



May 21, 2009

Mr. Steve Mader
 Supervisor of Parks & Facilities
 City of Rockville
 14625 Rothgeb Drive
 Rockville, MD 20850

WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

V. 410.841.6787
 F. 410.841.5523

www.wgm-arch.com

**RE: FEE MODIFICATION – CONTINUATION OF PROFESSIONAL SERVICES (P. O. #900-0915080192)
 ROCKVILLE GUDE DRIVE DPW IMPROVEMENTS – PHASE 2 Scope of Work Only**

Dear Mr. Mader:

WGM is pleased to provide this fee modification for additional services *in accordance with the pricing, terms and conditions of Contract RFP # 08-08 (Category A)* for the above referenced project.

Scope of Work: Provide continuing professional services, specifically the start of preparation of a Partial Set of 35% Complete Bid Documents for the implementation of the Phase 2 Scope of Work summarized below. Services will be based upon the Phase 1 SD/DD Phase Drawings prepared by WGM Architects as amended by the Rockville DRC PAM Meeting on June 11, 2009

1. New Fleet Services Building	18,873SF	3,240,000.00
2. Replacement Fuel Island Canopy Only		50,000.00
3. Site Work (Parking, Resurface Paving & SWM)		450,000.00
4. Existing MVM Building Renovations		775,000.00
5. Material Bins Structural Slab		50,000.00
6. Add Alternate for HVAC System in Fleet services Building		300,000.00
7. New Hydraulic Lifts for Fleet Services Building		250,000.00
	TOTAL	5,115,000.00*

*-This summary excludes A/E Fees and Expenses, Replacement Fuel Island, COR FF&E, IT Expenses, Public Utility Fees and Connection Costs, Other Consultants, Etc.

Key Scope Highlights:

- Attend and present project at COR Public Meeting
- Schedule follow-up meeting with DRC on project revisions & updates
- Team Meetings with COR Project Manager and User groups
- Present to Senior Management and M&C as appropriate
- Coordinate with City's Traffic Consultant for DRC meetings
- Develop Bid Documents to a 35% Completion (Drawings & Specifications)

Fee: \$129,375.00 (see attached spreadsheet for greater detail) Accounting Note: the current remaining funds balance in this Purchase Order must remain as that funding is due consultants under the Phase 1 work that was completed but not yet invoiced to the City.



Exclusions: (the following items are excluded from this scope of work & fee)

- Phase 3 Services: 35 – 100% Bid Documents, Bidding & Construction Administration Phases Services
- Off-Site SWM solutions – assumes SWM addressed as fee in lieu payment
- Off-Site Parking Requirements
- Off-Site Utility Extensions and Easement Negotiations or Documents/Exhibits Preparation
- Off-Site Road Improvements
- Title Report
- Boundary & Topo Survey provided by City of Rockville
- Traffic Study conducted by City of Rockville
- Geotechnical Borings conducted by City of Rockville
- HAZMAT Phase I & II Assessments
- Fuel Dispensing Equipment /Island Design (we have the canopy design only included in the Structural Fee)
- LEED Certification Activities through USGBC

Schedule: Estimated completion of Partial Phase 2 (35% Bid Documents) Services is 100 calendar days +/- after receipt of Purchase Order.

Very truly yours,

A handwritten signature in black ink, appearing to read 'E. Masek, Jr.', is written over the typed name.

Edward A. Masek, Jr., AIA
Principal

Attachments:

- ❖ WGM Fee Summary Spreadsheet dated 05/21/09
- ❖ CPJ Engineering Fee Spreadsheet dated 05/21/09
- ❖ SRBR Fee Proposal dated 05/14/09
- ❖ Watkins Partnership Fee Proposal dated 05/13/09



One Annapolis Street, Suite 100, Annapolis MD 21401

PROJECT: Gude Drive Improvements -Phase 2 Project - Partial Phase 2 Services (35% Bid Documents Only) 5/21/2009
CLIENT: City of Rockville

Task Descriptions	Hours by Personnel Titles				CADD Drafts	Sr. Interiors	Jr. Interiors	Survey Crew
	Principal	P.M.	Architect	Designer				
Task 1: Project Management	24	24						
Task 2: Drawings to 35% CD Completion	24	80	160		240	0	0	0
Task 3: Specifications/Project Man. to 35% CD's	40	80						
Task 4: Code Meetings with Rockville Fire & Bldg	16	16						
Task 5: DRC & Planning Commission Meetings	20	20						
Task 6: Owner Meetings & Presentations	16	24						
Task 7: Design Team Meetings	16	24						
Task 8: Cost Estimate Update	8	8						
Total Hours	164	276	160	0	240	0	0	0
x Hourly Rates	\$ 130.00	\$ 105.00	\$ 75.00	\$ 65.00	\$ 55.00	\$ 75.00	\$ 65.00	\$ 120.00
Totals by Title	\$ 21,320.00	\$ 28,980.00	\$ 12,000.00	\$ -	\$ 13,200.00	\$ -	\$ -	\$ -

Consultants		Fixed Expenses	
CPJ Engineering	Civil	Mileage	N/A
Code Cons./COSTCON	Code & Cost	Reproduction	\$ 3,000.00
SRBR	M/E/P	Soil borings	N/A
Watkins Partnership	Structural	UPS/FedEx	\$ 200.00
Subtotal	\$ 50,675.00	Subtotal	\$ 3,200.00
Total Architectural	\$ 75,500.00	Total Architectural	\$ 75,500.00
Consultants	\$ 50,675.00	Consultants	\$ 50,675.00
Fixed Expenses	\$ 3,200.00	Fixed Expenses	\$ 3,200.00
Total Per Phase	\$ 129,375.00	Total Per Phase	\$ 129,375.00

CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

May 20, 2009

35% CD 5/21/09

WGM Architecture
One Annapolis Street
#100
Annapolis, MD 21401

Attention: Mr. Edward Masek

RE: Rockville Gude Maintenance Facility

City of Rockville, MD

Dear Mr. Masek

We appreciate the opportunity to present our proposal to provide professional services for the referenced project. The following scope of services with their respective fees is based on the development of final Construction Drawings after the initial PAM submittal.

This proposal assumes the following:

- Design fees for any entrance improvements or pedestrian improvements from Gude Drive up to the new buildings will be quoted when the final scope is determined.
- Assumes fire flow capacity test passes and that no improvement to the existing waterline is required.
- No improvements to the existing SWM Pond on the Golf Course are contemplated and the entire site is to be piped to the facility as shown on the SWM Concept.
- Design of the fuel island, Underground Storage Tanks, dry utilities (electric, tele, gas, etc), site lighting, to be done by the MEP or others.
- No Forest Conservation Plan work is required. The current FCP covers the entire site.

Our proposal is based on the following conditions:

- 1) The fees quoted are predicated upon this office being authorized to proceed with certain operations on a project basis where economy of design prevails or as required to obtain continuity.
- 2) Items not provided in our scope of services, i.e., topographic detail, traffic studies, soil testing, etc., will be furnished by the City, where required, at no expense to Charles P. Johnson & Associates, Inc.
- 3) No fees have been quoted for relocation or for special protection design as may be required by the utility companies to protect their existing facilities. No impacts have been identified to date.
- 4) The fees quoted do not include the preparation of bid packages or specification books. Specifications will be shown on the design plans.
- 5) This proposal is predicated upon agency requirements and ordinances as they presently exist. Any changes in these established policies, which may affect a substantial difference in the scope of services herein, may be the subject of a renegotiated fee.

Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

Mr. Edward Masek
WGM Architecture
Rockville Gude Maintenance Facility
May 20, 2009
Page 2

6) CPJ assumes no liability for services performed based on information provided by client or by client's consultants. CPJ does not warrant the accuracy of information on plans prepared by others or CPJ's subsequent use of that information.

Operation Number	Description	Fee	
210	Preparation and processing of the site development plan including addressing PAM and DRC comments. (Fee assumes no substantial revisions are requested by the City.)	\$10,000.00 (Time Basis - Estimated Fee)	25% CD \$5,000
214	Meetings and consultations with client, agencies, attorneys, citizens, etc., relating to the planning and engineering process.	\$5,000.00 (Time not to exceed w/o authorization)	\$2,500
235	Preparation of a full approval sediment control plan to be utilized for grading, paving, storm drain, and building construction.	\$5,000.00 (Time Basis - Estimated Fee)	\$2,000
245	Preparation of a storm water quality management plan. (Fee assumes two water quality treatment structures). If Required by the City.	\$4,500.00 (Time Basis - Estimated Fee)	\$1,000
252	Preparation for and processing of a Maryland DOE National Pollutant Discharge Elimination General Permit application for construction activity.	\$500.00 (Time Basis - Estimated Fee)	-
278	Consultation, monitoring, and assistance in processing of grading, paving, storm drain, and building permits from the point of application or plan approval through permit issuance. (If requested)	\$2,000.00 (Time Basis - Estimated Fee)	-
320	Preparation of a soil boring plan.	\$500.00 (Time Basis - Estimated Fee)	\$500
370	Computations for and preparation of a horizontal position sheet to fix the location of the "big square" of the buildings, parking lots and pavement centerlines. (Does not include computation of architecture necessary for building stakeout.)	\$1,500.00 (Time Basis - Estimated Fee)	\$1,000
400	Preparation of the private storm drainage plan. (Fee assumes scope as shown on the SWM Concept).	\$6,000.00 (Time Basis - Estimated Fee)	\$3,000
420	Preparation of the private paving and striping plan.	\$5,500.00 (Time Basis - Estimated Fee)	\$1,500
460	Preparation of the water and sewer plan assuming no upgrades to the existing system.	\$5,500.00 (Time Basis - Estimated Fee)	\$2,000

Mr. Edward Masek
 WGM Architecture
 Rockville Gude Maintenance Facility
 May 20, 2009
 Page 3

Operation Number	Description	Fee
480	Preparation of agency rights of way and/or easements by description and sketch.	\$1,000.00 (Time Basis - Estimated Fee)
530	Preparation of the landscape plan.	\$5,000.00 (Time Basis - Estimated Fee)

35%
CD

Total Fee Not To Exceed ~~\$52,000.00~~

Work requested which is not covered by this or subsequent proposals and/ or time basis items shall be undertaken at the following hourly rates:

\$1,500
\$20,000.00

Principal/Associate	\$ 110.00
Project Manager	104.00
Sr. Engineer/Planner	92.00
Jr. Engineer/Planner	80.00
Cadd Operator	68.00
2 man Survey Crew	124.00

Thank you for affording us the opportunity to present this proposal. We look forward to participating in this project and should further information be necessary, please contact us.

Respectfully submitted,



David M. O'Bryan
 Director of Operations

Enclosure

WE HEREBY AUTHORIZE CHARLES P. JOHNSON & ASSOCIATES, INC., TO PROCEED IN ACCORDANCE WITH THE ABOVE PROPOSAL.

Organization: _____ Date: _____
 By: _____ Title: _____

Siegel, Rutherford, Bradstock & Ridgway, Inc.

CONSULTING ENGINEERS

RAYMOND H. SIEGEL

HOWARD E. RUTHERFORD
ALDEN S. BRADSTOCK III
CHARLES W. RIDGWAY
BRUCE J. KLEBE, SR.
WENDY L. DEBUS

May 14, 2009

DONALD W. GRAY
PATRICK T. LANGE
JOE C. FORTNEY
WILLIAM F. STEVENS
JOHN W. JUNG
TIMOTHY KNORR**Mr. Ed Masek**WGM Architecture + Interiors
One Annapolis Street
Suite 100
Annapolis, MD 53186**Re: Rockville Maintenance Facility**

Dear Ed,

We are pleased to offer this proposal for professional mechanical, electrical and plumbing design and engineering services. The general scope of the project will be the design associated with the renovation and expansion to the City of Rockville Gude Drive maintenance facility. Generally, the scope of work will follow the design development documents presently being completed.

SCOPE OF SERVICES

- Provide mechanical and electrical design and engineering services, drawings and specifications, to *WGM Architects* for the renovation of the referenced building.
- The existing maintenance building will be renovated as reflected on the design development drawings. The design will include HVAC systems, lighting, power, plumbing, sprinkler monitoring system, modifications to existing security system and connections to owner supplied equipment. Existing utilities will be utilized except the electric service will be increased.
- A new fleet services building will be designed and will follow the design development drawings. The design will include HVAC systems, lighting, power, plumbing, fire alarm, security, compressed air, lube reels with central drum storage and connections to owner supplied equipment.
- Water service to the buildings will be designed complete. Sprinkler systems will also be contractor designed using performance specifications prepared by SRBR. A water flow test, obtained by the civil engineer, will be used as a basis for the sprinkler design.
- The site electric design will include lighting, telephone conduits and power distribution. Also included are 'structural' drawings required by PEPSCO for electric services.
- A new fuel island is included in the design. SRBR will be responsible for the electrical design elements associated with lighting and power connections. Others will design the fuel tanks, fuel pumps, piping and fuel card system.

- Three design meetings are also included. Expenses associated with our design are included including plotting costs for permit submission. Excluded are costs for plotting for owner reviews, submissions to reviewing agencies or plots for bids.
- Construction administration services will include review of contractors shop drawings and submittals, response to RFI's, telephone and fax support. We have included a pre-bid meeting, four site visits for the maintenance building renovation and four site visits for the fleet services building. Each site visit will be documented with an engineers' field report.

COMPENSATION

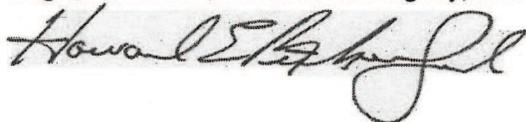
Our fee-break down for the above effort is;

	Fleet Services	Maintenance Building	
Construction Documents	\$38,400.00	+ \$26,300.00	= 64,700.00 x 35% =
Construction Administration	\$19,500.00		
Totals	\$84,200.00	→	<u><u>\$22,645.00</u></u>

Hourly rates are: Principal ----- \$160.00
 Project Engineer ----- \$110.00
 Design Engineer ----- \$95.00
 Designer----- \$70.00
 Cad tech----- \$65.00

We hope this meets with your approval and please call me with any questions.

Very Truly Yours,
 Siegel, Rutherford, Bradstock & Ridgway, Inc.



Howard E. Rutherford, PE
 President



Suite 202 • 3032 Mitchellville Road • Bowie, Maryland 20716

Anna. (410) 741-1791
Wash. (301) 249-0974
Fax (301) 249-0976
e-mail: @WatkinsPartnership.com

Client: **Wheeler Goodman Masek & Associates, Inc** Contact: **Mr. Ed Masek**
Address: **One Annapolis Street** **Principal**
Annapolis, Maryland 21401 Date: **May 13, 2009**
Phone # **410-841-6787** Fax # **410-841-5523**

Proposal: Gude Drive Improvements;
New Fleet Services Building,
Renovations to Existing Building,
New Materials Storage Bin Structural Slab,
New Fuel Island Canopy
Phase 2
Rockville, Maryland
Proposal #P2008-30-03

CONTRACT FOR PROFESSIONAL SERVICES

This contract is entered into between The Watkins Partnership and "Client", this date. Client requests that **The Watkins Partnership, Inc.** provide the professional design development phase for the structural engineering design on the Project known.

Fleet Services Building will be a pre-engineered building, with mezzanine and crane.

Renovation to existing vehicle maintenance building, adding ramp and reinforcing existing raised structural floor, new openings and a small addition.

Material storage bins - structural slab

Foundation for Fuel Island Canopy

	CD	Bidding	CA	Total
Project Meetings (\$500.00/ea)	\$1,500.00			\$1,500.00
a Pre-engineered vehicle building, w/ crane and 1,900 sq. ft. mezzanine	\$4,500.00	\$400.00	\$3,250.00	\$8,150.00
b Renovations to Existing Maintenance Building	\$4,250.00	\$400.00	\$4,050.00	\$8,700.00
c New Materials Storage Bin Structural Slab	\$1,250.00	\$250.00	\$1,600.00	\$3,100.00
d New Fuel Island Canopy Foundation	\$2,000.00	\$250.00	\$2,100.00	\$4,350.00
e Expenses	\$300.00	\$0.00	\$200.00	\$500.00
	\$13,800.00	\$1,300.00	\$11,200.00	\$26,300.00

x 35%
→ \$4,830.00