



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: February 17, 2014

AGENDA ITEM: Consider Approval of Architect Firm for 2025 Committee as a Consultant

PRESENTER: Earl Husfeld and Dr. Derek Citty

ALIGNS TO BOARD GOAL(S): Financial/Facilities – The District shall exhibit excellence in financial and facility planning, management, and stewardship.

BACKGROUND INFORMATION:

- During the January 20th board meeting, the formation of the Aledo ISD 2025 Committee was approved.
- It was noted during the January meeting that AISD Administration would bring a recommendation to the Board of Trustees at the February meeting to hire a team of consultants to assist the 2025 Committee.

ADMINISTRATIVE CONSIDERATIONS:

- The District has successfully utilized the services of VLK Architects (VLK) for a number of years and for a number of projects.
- Throughout this time period, and for each of the projects, VLK has demonstrated exceptional competence and displayed the high qualifications expected by the District.
- VLK has assembled a team of engineers/consultants that reflects the same high standards and successful track record exemplified of VLK's work in the District.
- The following Professional Fee Proposal outlines the scope of the facility planning services to be provided by the VLK team.
- The value of the services and deliverables the VLK team will provide to the 2025 Committee and the District far exceed the cost of these services.

FISCAL NOTE:

The not to exceed amount of \$40,000 will be paid from currently budgeted monies in General Fund 199.

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Professional Fee Proposal for facility planning services with VLK Architects as presented.



February 14, 2014

Dr. Derek Citty
Superintendent of Schools
Aledo Independent School District
1008 Bailey Ranch Road
Aledo, TX 76008

Reference: 2025 Long Range Facility Planning Services - Aledo ISD
Professional Fee Proposal

Dear Dr. Citty:

VLK Architects and our team of Teague, Nall and Perkins, Image Engineering Group, and Elert and Associates are pleased to provide the following proposal for facility planning services. We look forward to a productive relationship that will assist Aledo assess their future facility needs. Our proposal shall include the following services:

- Functional Capacity Analysis
- Educational Adequacy Assessment of Existing Facilities
- Creation of Elementary, Intermediate, Middle and High School Educational Program
- Physical condition assessment of school facilities
- New Facility Option Assessment
- Site Evaluation for proposed new facilities
- Development of Budgets
- Development of Project(s) Timeline
- Attend Facility Planning Meetings as requested by AISD
- Present information to the Board of Trustees as requested by AISD
- Attend public meetings as requested by AISD
- Bond Planning/Education

Based on the scope of services outlined above and on Attachment 'A', we propose that VLK Architects and team shall work on an hourly basis according to Attachment 'B' attached. We propose that this fee would not exceed \$40,000. We appreciate the opportunity to provide a proposal for this project and hope that it will meet the District's approval. If this proposal is acceptable, please sign and return the original and keep one copy for your records. Please contact me if you have any questions or need additional information.

Dr. Citty
February 14, 2014
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Sincerely,



Leesa Vardeman, AIA
Principal

Aledo ISD – Owner Representative

Approved: _____

Name/Title: _____

Date: _____

Attachments

Cc: Earl Husfeld
Linsy Grozdanich
file

ATTACHMENT 'A'

VLK Architects shall manage and coordinate information with our team of consultants in the implementation of the following tasks. Our team of consultants shall include:

Teague, Nall and Perkins, Inc	Civil Engineers
Image Engineering Group, Ltd.	MEP Engineers
Elert & Associates	Technology Consultants

FUNCTIONAL CAPACITY ASSESSMENT

Every school campus modifies and adapts its facility at some point from what was originally conceived to serve new or growing programs. It is necessary to understand the new usage and to gain an understanding of the current population each space serves to document current functional capacity. VLK shall undertake a functional capacity assessment that includes an analysis of how the district is using the current educational spaces, the student-to-teacher ratio, class schedule, class offerings, special teaming concepts, lunch rotation and available square footage per instructional space. The functional capacity shall be utilized in demographic projections to determine when a given campus is projected to exceed its capacity.

EDUCATIONAL ADEQUACY ASSESSMENT OF EXISTING FACILITIES

Curriculum and the way in which students learn have changed dramatically with the advent of technology. Facilities should be flexible and must support a wide arrange of technological tools. With the provision of 1:1 (or even 3:1) wireless access and bring-your-own-device, facilities need to have a robust network and electrical infrastructure to support both known and anticipated future use. VLK shall develop an educational appropriateness assessment by site observations and through discussions with district representatives. The assessment shall document how your current facility meets your current and future curriculum objectives.

CREATION OF ELEMENTARY, INTERMEDIATE, MIDDLE AND HIGH SCHOOL EDUCATIONAL SPECIFICATIONS

VLK shall develop an educational specification for each contemplated grade level configuration that identifies the number of students to be served, number of spaces, types of spaces, size of spaces, the appropriate net-to-gross area, specialized classrooms or major support areas, non-instructional support areas, and external activity spaces. The education specification shall be used to more accurately forecast the cost of facilities being contemplated.

PHYSICAL CONDITION ASSESSMENT

VLK shall assess the physical condition of each district building or campus by conducting site observations, reviewing conditions with district representatives and reviewing existing maintenance plans. Our team shall review existing ADA non-compliance issues, life-safety systems, the physical conditions of finishes, building systems, roofing, hardware, technology, mechanical systems, electrical systems and services, plumbing systems, drainage systems, paving, etc. and document the deficiencies, criteria and cost for replacement and a projected timeline for replacement.

NEW FACILITY OPTION ASSESSMENT

VLK shall develop design concepts for new construction, renovated or replacement facilities to meet the demand of the long range facility plan. The design concept is a tool for properly considering the cost of the project. Each concept shall include the probable project cost pricing which includes hard construction costs for both on-site and off-site development, soft project costs including professional fees, reimbursable costs, furniture, fixture, equipment and technology, and the projected inflation for the anticipated timeline.

DEVELOPMENT OF BUDGETS AND TIMELINE

VLK shall assist the district by developing a project budget for each project under consideration and for any maintenance objectives under consideration. A timeline shall be established based upon end date or occupancy requirements. The project budget shall include inflation forecasted to the project bid date. The timeline shall be coordinated with the District's ability to sell bonds.

ATTACHMENT 'B'

Hourly Rates for VLK Architects Team

ARCHITECTS

VLK Architects, Inc.

Reference Attached

CIVIL ENGINEERS

Teague, Nall, and Perkins, Inc.

Reference attached ATTACHMENT 'B' TEAGUE NALL AND PERKINS, INC.

MEP ENGINEERS

Image Engineering Group, Ltd.

Principal/Engineers Rate	\$175.00 per hour
Project Managers Rate	\$150.00 per hour
Design/Drafter/Site Observation/ CA	\$125.00 per hour
Clerical /Admin Rate	\$ 75.00 per hour

TECHNOLOGY CONSULTANTS

Elert and Associates

Technology Consultant	\$150.00 per hour
Staff Consultant	\$135.00 per hour
Staff Designer	\$ 95.00 per hour
Drafter	\$ 65.00 per hour
Technical Writer	\$ 65.00 per hour
Administrative Support	\$ 45.00 per hour



VLK | ARCHITECTS

STANDARD HOURLY RATES
March 1, 2013

<u>Classification</u>	<u>Billing Rate</u>
PRINCIPAL	\$200.00
PROJECT DIRECTOR	\$175.00
DIRECTOR OF DESIGN	\$155.00
PROJECT DESIGNER	\$145.00
DIRECTOR OF PRODUCTION	\$150.00
PROJECT ARCHITECT	\$140.00
PROJECT COORDINATOR	\$120.00
DIRECTOR OF CONSTRUCTION ADMINISTRATION	\$150.00
CONSTRUCTION ADMINISTRATOR	\$145.00
DIRECTOR OF SPECIFICATIONS	\$150.00
SPECIFICATION WRITER	\$125.00
ARCHITECTURAL INTERN	\$85.00
INTERIOR DESIGNER	\$80.00
SPECIFICATION SUPPORT	\$75.00
ADMINISTRATIVE	\$70.00

ATTACHMENT 'B'
TEAGUE NALL AND PERKINS, INC.
 Standard Rate Schedule for Time and Expense Contracts
 Effective January 1, 2014 to December 31, 2014*

Engineering /Landscape Architecture/ROW	From	-	To	
Principal	\$190	-	\$240	Per Hour
Team Leader	\$155	-	\$220	Per Hour
Senior Project Manager	\$160	-	\$225	Per Hour
Project Manager	\$110	-	\$175	Per Hour
Senior Engineer	\$180	-	\$225	Per Hour
Project Engineer	\$95	-	\$160	Per Hour
Engineer III/IV	\$105	-	\$125	Per Hour
Engineer I/II	\$ 85	-	\$105	Per Hour
Landscape Architect / Planner	\$110	-	\$190	Per Hour
Landscape Designer	\$70	-	\$100	Per Hour
Senior Designer	\$105	-	\$130	Per Hour
Designer	\$100	-	\$120	Per Hour
Senior CAD Technician	\$85	-	\$110	Per Hour
CAD Technician	\$60	-	\$100	Per Hour
IT Consultant	\$95	-	\$155	Per Hour
Clerical	\$50	-	\$80	Per Hour
Resident Project Representative	\$75	-	\$120	Per Hour
ROW Manager	\$95	-	\$130	Per Hour
Senior ROW Agent	\$90	-	\$125	Per Hour
ROW Agent	\$75	-	\$100	Per Hour
Senior Utility Coordinator	\$85	-	\$115	Per Hour
Utility Coordinator	\$70	-	\$95	Per Hour
Intern	\$40	-	\$60	Per Hour

Surveying

Survey Manager	\$150	-	\$200	Per Hour
Registered Professional Land Surveyor (RPLS)	\$130	-	\$160	Per Hour
Field Coordinator	\$90	-	\$110	Per Hour
S.I.T. or Senior Survey Technician	\$65	-	\$110	Per Hour
Survey Technician	\$65	-	\$100	Per Hour
1-Person Field Crew w/Equipment**	\$120			Per Hour
2-Person Field Crew w/Equipment**	\$145			Per Hour
3-Person Field Crew w/Equipment**	\$165			Per Hour
4-Person Field Crew w/Equipment**	\$190			Per Hour
Flagger	\$40			Per Hour
Abstractor (Property Deed Research)	\$85			Per Hour

Subsurface Utility Engineering (SUE)

Hourly Rate

SUE Project Manager	\$185		
SUE Engineer	\$160		
Sr. Utility Location Specialist	\$ 95		
Utility Location Specialist	\$ 75		
1-Person Designator Crew w/Equipment	\$115		
2-Person Designator Crew w/Equipment	\$135		
2-Person Vacuum Excavator Crew w/Equipment	\$220		(Travel and Stand-by)
SUE QL-A Test Hole (0 ≤ 4 ft)***	\$900		per hole
SUE QL-A Test Hole (>4 ≤ 6 ft)***	\$1,100		per hole
SUE QL-A Test Hole (>6 ≤ 8 ft)***	\$1,310		per hole
SUE QL-A Test Hole (>8 ≤ 10ft)***	\$1,530		per hole
SUE QL-A Test Hole (>10 ≤ 12ft)***	\$1,770		per hole
SUE QL-A Test Hole (>12 ≤ 14ft)***	\$2,000		per hole

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* Rates shown are for calendar year 2014 and are subject to change in subsequent years.

** Equipment may include Truck, ATV, Robotic Total Station, GPS Units and Digital Level.

*** Pricing includes 2-Person crew, designating for excavation, vehicle costs, and field supplies.



ATTACHMENT 'B'
TEAGUE NALL AND PERKINS, INC.
Standard Rate Schedule for Time and Expense Contracts
Reimbursed Direct Cost Items
Effective January 1, 2014 to December 31, 2014*

Direct Cost Reimbursables

Photocopies:	\$0.154/sf \$0.7701/sf	letter, legal and 11" x 17" size bond paper, B&W letter, legal and 11" x 17" bond paper, color
Prints:	\$0.154/sf	letter, legal and 11" x 17" bond paper, B&W & color
Plots:	\$0.154/sf \$0.50/sf \$1.00/sf	11" x 17" size bond paper, B&W & color 22" x 34" and larger bond paper or vellum, B&W & color 22" x 34" and larger mylar or acetate, B&W
Mileage	\$0.56/mile	
Plans on CD	\$20/each	