

## Discussion and Possible Action for the Purchase of Architectural/Engineering/Master Planning Services

Presented to the Alamo Colleges District Board of Trustees on August 24, 2017.

### MINUTE ORDER

"The Board of Trustees hereby awards contracts providing for the purchase of Architectural/Engineering/Master Planning Services to the following: Architectural Services to the following twelve firms: Ford, Powell & Carson Architects & Planners, Inc.; Alamo Architects, Inc.; Barnes Gromatzky Kosarek Architects, Inc.; O'Connell Robertson; WestEast Design Group; Overland; Lake/Flato; RVK, Inc. and Lopez Salas Architects, Inc.; Page Southerland Page, Inc.; HKS, Inc./Robey architecture Team; PBK; and Pfluger Architects; Civil Engineering Services to the following three firms: Intelligent Engineering Services, LLP; Bain Medina Bain, Inc.; and Pape-Dawson Engineers; and Master Planning Services to Facility Programming & Consulting, on an as needed basis as requested by the Associate Vice Chancellor for Facilities Operations and Construction Management. This action also authorizes the Chancellor or designee to approve the fee for each engagement."

### PURPOSE

This contract action provides for the purchase of Architectural/Engineering/Master Planning Services on an Indefinite Delivery, Indefinite Quantity (IDIQ) Basis. Services will be performed, as needed based on requirements and funding and there is no guaranteed minimum amount of work. Services will be provided in support of construction projects on an as needed basis. The compensation for Architectural/Engineering services shall be in accordance with the Architect/Engineer Fee Schedule for Selected Levels of Construction adopted by the Board of Trustees December 14, 2004 and attached hereto.

### BACKGROUND

A notice soliciting a Request for Qualification Statements (RFQ) was advertised in the San Antonio Express News and La Prensa twice over a thirty-five day period. Additionally, Purchasing and Contract Administration sent notices to 246 potential offerors. The forty-three qualification statements received by the RFQ deadline were evaluated by representatives from each college and Facilities Operations and Construction Management considering the RFQ specifications and requirements. As a result of this effort, the qualification statements submitted by the firms identified herein are recommended for award on the basis of qualifications and competency. The contracts will begin upon award and include three (3) annual renewal options upon mutual consent of the individual firms and Alamo Colleges District. The contract awards to Alamo Architects, Inc.; Bain Medina Bain, Inc.; Barnes Gromatzky Kosarek Architects, Inc.; Facility Programming and Consulting; Ford, Powell & Carson Architects & Planners, Inc.; Intelligent Engineering Services, LLP; and WestEast Design Group will contribute to the Alamo Colleges Small, Minority, Woman, and Veteran Owned Business Enterprise (SMWVBE) Program Aspirational Goals.

### IMPLICATIONS

**Financial:** Funds are not encumbered and will be provided with each engagement

**Strategic Plan:** Goal I – Student Success; Goal III Performance Excellence

**Employee Services:** None

**Attachments:** Ranking, Architect/Engineer Fee Schedule for Selected Levels of Construction Cost, and Evaluation Criteria

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Gary O'Bar, C.P.M.  
Director Purchasing & Contract Administration

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John Strybos, MA, P.E.  
Associate Vice Chancellor of Facilities Operations &  
Construction Management

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Diane E. Snyder, Ph. D., CPA  
Vice Chancellor for Finance & Administration

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Dr. Bruce H. Leslie  
Chancellor



RANKING

PURCHASE OF ARCHITECTURAL / ENGINEERING / MASTER PLANNING SERVICES

<b>Architectural Firm</b>	<b>Ranking</b>
Ford, Powell & Carson Architects & Planners, Inc.	1
O'Connell Robertson	2
Barnes Gromatzky Kosarek Architects, Inc.	3
Alamo Architects, Inc.	4
Overland	5
WestEast Design Group	6
PBK	7
Page Southerland Page, Inc.	8
Lake/Flato	9
RFV, Inc. and Lopez Salas Architects, Inc.	10
HKS, Inc./Robery Architecture Team	11
Pflugger Architects	12
Stantec	13
Munoz & Company	14
Garza/Bomberger & Associates	15
VLK Architects	16
Durand-Hollis Rupe Architects / Corgan Team	17
Shawn Kaarlsen & Associates, Inc./Lammers Team	18
Smith & Company Architects with SJPA	19
Huckabee	20
Marmon Mok	21
Randal Scott Architects, Inc.	22
Jacobs Engineering Group, Inc.	23
Huitt-Zollars, Inc.	24
Chesney Morales Partners & Fisher Heck Architects	25
Energy Architecture	26
Collaborate Architects Team	27
SLAY Architecture	28
Work5hop	29
Saldana & Associates Architects	30

Gignac & Associates, LLP/GRG Architecture Team	31
McChesney/Bianco Architecture	32

<b>Civil Engineering Firm</b>	<b>Ranking</b>
Intelligent Engineering Services, LLP	1
Bain Medina Bain, Inc.	2
Pape-Dawson Engineers	3
Garza EMC, LLC	4
Burns & McDonnell	5
Slay Engineering Company, Inc.	6
Walker Parking Consultants	7
Big Red Dog Engineering & Consulting	8

<b>Programming/Master Planning Firm</b>	<b>Ranking</b>
Facility Programming & Consulting	1



ARCHITECT/ENGINEER FEE SCHEDULE FOR  
SELECTED LEVELS OF CONSTRUCTION COST

Construction Cost of Project--NEW WORK	FEE GUIDELINE
< \$200,000	8.25%
\$200,001 - \$500,000	7.50%
\$500,001 - \$1,000,000	6.75%
\$1,000,001 - \$2,000,000	6.60%
\$2,000,001 - \$4,000,000	6.38%
\$4,000,001 - \$6,000,000	6.29%
\$6,000,001 - \$10,000,000	6.13%
\$10,000,001 - \$15,000,000	5.95%
\$15,000,001 - \$20,000,000	5.88%
\$20,000,001+	5.83%
REMODELING AND RENOVATIONS	
< \$200,000	9.28%
\$200,001 - \$500,000	8.44%
\$500,001 - \$1,000,000	7.60%
\$1,000,001 - \$2,000,000	7.43%
\$2,000,001 - \$4,000,000	7.18%
\$4,000,001 - \$6,000,000	7.06%
\$6,000,001 - \$10,000,000	6.88%
\$10,000,001 - \$15,000,000	6.68%
\$15,000,001 - \$20,000,000	6.60%
\$20,000,001+	6.56%

The fee schedule was adopted by action of the Alamo College District Board of Trustees during the regular Board meeting of December 14, 2004.



## EVALUATION CRITERIA

### PURCHASE OF ARCHITECTURAL / ENGINEERING / MASTER PLANNING SERVICES

CRITERIA	POINTS
Offeror's Statement of Qualifications and Availability to Undertake the Project	30
Offeror's Ability to Provide Services	15
Offeror's Performance on Past Representative Projects	15
Offeror's Performance on Alamo Colleges District Projects	10
Offeror's Knowledge of Best Practices	10
Offeror's Ability to Identify and Resolve Problems on Past Projects	15
Offeror's SMWVBE Commitment Goal	5
TOTAL:	100