

FAUQUIER COUNTY GOVERNMENT AND PUBLIC SCHOOLS

FINANCE DEPARTMENT, PROCUREMENT DIVISION

320 Hospital Drive Ste. 23

Warrenton, Virginia 20186

Phone: (540) 422-8354

Fax: (540) 422-8355

NOTICE OF CONTRACT

1. DATE: December 26, 2024
2. CONTRACT NAME: Open-End A/E Services –
MEP & Commissioning
3. CONTRACT NUMBER: 91-24sbc (as customized below)
4. CONTRACT PERIOD: Oct. 17, 2024, through Oct. 16, 2025
1st Renewal: Oct. 17, 2025 through Oct. 16, 2026
5. RENEWAL OPTIONS: Three (3) one-year renewals
6. CONTRACTORS:

V/N 000000 Shaffer, Wilson, Sarver & Gray *Contract 91-24 SWSG*
607 Herndon Parkway
Herndon, VA 20170
mike.robertson@swsgpc.com Mike Robertson, President

V/N 000000 Thompson Consulting *Contract 91-24 THOM*
4411 Cox Rd.
Glen Allen, VA 23060
mhaltiner@mjtengineers.com Matthew Haltiner, Principal

V/N 000000 Strickler Associates Ltd. *Contract 91-24 SA*
9900 Main Street, Suite 300.
Fairfax, VA 22031
gmorgan@stricklerassociates.com Geoffrey Morgan, Project Manager

V/N 000000 Chinook Systems, Inc. *Contract 91-24 CHIN*
1235 So. Clark St. Suite 625
Arlington, VA 22202
kdiggs@chinooksystems.com Kenneth Diggs, Business Manager
7. TERMS: Net 45
8. FOR FURTHER
INFORMATION CONTACT: Scott Bargas, Procurement Officer III
PH (540) 422-8354
scott.bargas@fauquiercounty.gov

NOTICE TO ALL FAUQUIER COUNTY GOVERNMENT AND PUBLIC SCHOOL USING
DEPARTMENTS: This contract is the result of a competitive bid program and its use must follow

the FCG&PS Procurement Policy/Procedures for the purchase of the commodity listed herein.
Please see the reverse side of this notice for further instructions regarding this contract.

See Below for Instructions and Fees.

INSTRUCTIONS

1. Orders: All Using Departments must order services listed by issuing a Purchase Orders per the Procurement Procedures Manual, after following the instructions below. An extra copy of the Procedures Manual can be obtained by calling Procurement at (540) 422-8351 or 8352.

PROJECT ORDERS AND PROCEDURES FOR ORDERING SERVICES FOR OPEN-END ARCHITECTURAL SERVICES:

Types of Project Orders:

Lump Sum Fee Project Orders: Lump sum fees shall be negotiated individually for each project and issued as a separate Purchase Order. Offeror shall provide with the lump sum fee, an itemized list indicating how the lump sum fee was obtained, including but not limited to number of hours estimated per personnel classification and allowable additional costs, per the contract rates. The Owner reserves the right to withhold notice to proceed, or the release of the Purchase Order, until an acceptable proposal breakdown is provided.

Hourly Rate Project Orders: When the scope of services involves work of such nature that the Firm cannot reasonably estimate the time which would be required to provide the services, the Using Department may authorize an Hourly Rate based on the actual hours worked times the hourly rates indicated on the attached fee schedule and other approved expenses. A maximum Purchase Order fee or cost not to exceed limitation shall be agreed upon for Hourly Rate Purchase Orders. When an Hourly Rate Purchase Order is used, the Firm shall submit detailed time records, documentation for other expenses, and such other evidence as the Using Department may require to support the Firm's billing request.

Procedures for Ordering Services

Using Departments will utilize these contracts on a rotating basis, using a spreadsheet the on the County Intranet, to ensure equitable sharing of tasks among all awarded Firms.

Presently, that process is still under development. The Using Department will request a lump sum fee or hourly rate proposal for each Project from the Firm. At the Firm's expense, the Firm shall visit the site and prepare a detailed proposal for accomplishing the services. The Firm shall determine feasibility of the proposed budget at this time. The Firm shall prepare a detailed lump sum or hourly rate (as applicable) fee proposal for accomplishing the services.

The Using Department will evaluate the Firm's fee proposal and may negotiate a suitable lump sum fee or a "not to exceed" amount with the Firm. Prompt completion of fee negotiations is imperative. Following successful negotiations, the Using Department will prepare a purchase order for the agreed scope of work and fee proposal, incorporating by reference the terms and conditions of this contract and forward to the Procurement Division. Once the Procurement Division has processed the purchase order (and assigned a number) the Using Department will authorize and instruct the Firm to proceed with the appropriate phase of the work. All purchase orders shall incorporate by reference the terms of this agreement.

The Firm shall not perform any work that has not been authorized by a written purchase order (or change order) executed by the Procurement Division. The Firm assumes all risk and financial liability for any services rendered without such proper authorization.

The Using Department reserves the right, at its sole discretion, to issue purchase orders to any Open-End firm based on its evaluation of each Firm's qualifications, expertise, capabilities, performance record, current workload, location or distance to the project and other factors as may be pertinent to a particular project.

Purchase Order Restriction/Maximum Fee Limitation: No individual purchase order fee shall exceed \$150,000 under contracts awarded within Open-End A/E contracts, and the sum of all projects during the contract term shall not exceed \$500,000. If a project is expected to be over this amount, requirements shall be forwarded to the Procurement Division and a separate RFP will be done for that project.

Change Orders: Change orders, authorized by the Procurement Division, may be issued to modify the scope of a Purchase Order. Change orders may add to, delete or otherwise modify the scope of services against a particular Purchase Order.

No modification can be made which will increase the original purchase order price by more than twenty-five percent (25%) or \$50,000, whichever is greater or exceed the purchase order limits established above, without the approval of the Board of Supervisors or the School Board, as the case may be.

In making any modifications, the resulting increase or decrease in cost for the modification shall be determined by one of the following methods:

- A. The written modification shall stipulate the mutually agreeable fixed price for the specific addition to and/or deletion from the scope of work and/or specifications, which shall be added to or deducted from the total contract amount.
 - B. The written modification shall direct the Firm to proceed with a specific scope of work and to keep, and present in a form as the Using Department may direct, a correct account of the actual man-hours by category and discipline and the time sheets therefore. The fee amount will be the man-hours expended multiplied by the hourly rates specified in attached hourly fee schedule. No additional increase for overhead and profit will be allowed. Changes using this procedure will usually specify a maximum amount.
2. All correspondence and documents (to include invoices) shall reference the contract number, applicable purchase order number and any project reference number the Using Department may identify.
 3. Approval of Firm's invoice is the responsibility of the receiving using department.
 4. Any complaint as to quality of services or violation of contract provisions by the Firm shall be reported to the Procurement Division for handling with the Firm. All complaints must be submitted in writing and can be forwarded to Procurement via fax, e-mail or courier.
 5. Renewals: As stated on the face of this notice, there are four (4) one-year renewals on this contract; Firms may only negotiate adjustments to the fee schedules during the renewal timeframe which should occur approximately 90 days prior to the current term. Per the contracts, Firms may utilize the CPI-U, Other Services, as the method of fee adjustment. The contract officer must approve all price increases. Contract users will be sent notification of contract changes from the Procurement Division as official notification of such changes, if approved.

2024 SWSG Hourly Fee & Reimbursable Schedules
Fauquier County RFP 91-24sb

SWSG Fee Schedule

Position (Classification)	Hourly Rates (\$)
Principal in Charge	185.00
Director of Design	175.00
Director - Construction Management	175.00
Project Manager	165.00
Director - Architecture	175.00
Discipline Leader/Manager - Engineering	175.00
Supervisor of Architecture	170.00
Senior Architecture	165.00
Supervisor of Engineering	170.00
Senior Engineer	165.00
Senior Construction Manager	155.00
Architect	145.00
Engineer	145.00
Construction Manager	145.00
Senior Designer	100.00
Designer	95.00
Intern Architect	80.00
Intern Engineer	80.00
Intern Designer	60.00
Administration	75.00

SWSG Reimbursable Expenses Rate Schedule

Services(s) and/or Good(s)	Price (\$)	Unit of Measure
Drawings on Standard Bond Paper: Per Sheet		
D Size (24 x 36) Black & White	2.00	24x36" sheet
D Size (24 x 36) Color	7.00	24x36" sheet
E Size (30x42) Black & White	2.50	30x42" sheet
E Size (30x42) Color	10.00	30x42" sheet
Half Size D or E Black & White	1.00	12x18 or 15x21"
Half Size D or E Color	5.00	12x18 or 15x21"
Drawings on Mounted Presentation Foam Poster Board		
D Size (24 x 36) Black & White or Color	42.00	24x36" sheet
E Size (30x42) Black & White or Color	63.00	30x42" sheet
Copies		
Electronic Copies: Per CD Disc	2.00	CD disk
Electronic Copies: Per 8MB flash drive	10.00	8 MB flash drive
Color Copies: 8.5 x 11 Per Sheet	0.30	\$0.30
11 x 17 Per Sheet	0.60	\$0.60
Specifications: Reports (< 250 pages) Per Report	36.00	double sided
Reports (> 250 pages) Per Sheet	\$0.15	double sided
Long Distance Travel (over 50 miles)		
Personal Automobile: Per Mile	0.66	per mile
Other Transportation & Lodging	At Cost	At Cost
Food: Per Diem	45.00	
Courier Services: PC & CM Deliveries	At Cost	At Cost
Managed Construction		
Construction Contractors & Purchased Equipment	Cost Plus	Cost Plus

Note: All reimbursable expenses including sub consultants shall have a 10% OH fee added to the cost

SCHEDULE OF RATES AND SERVICES

PROPOSED FOR FAUQUIER COUNTY GOVERNMENT AND PUBLIC SCHOOLS FY2024-2025

Direct Services

The following billing hourly rates shall be used for all in-house labor:

• Principal	\$290.00
• Project Manager	\$200.00
• Engineer	\$174.00
• BIM Technician	\$115.00
• Quality Assurance Review	\$290.00
• Construction Administrator	\$174.00
• Commissioning Agent	\$190.00
• Typist	\$106.00
• Miscellaneous	\$106.00

A written proposal of costs will be provided for each project, which will include a detailed breakdown of man-hours for each billed rate. Fauquier County Government and Public Schools staff will have an opportunity to review and comment on the proposed man-hours for each order.

Direct Expenses

Travel: Expenses shall only be charged for pre-approved out of town travel at the following rates
Auto mileage: Time-Of-Service IRS Mileage Reimbursement Rate
Other: Actual Cost

Printing: Expenses for printing project specific for Fauquier County Government and Public Schools' use shall be vendor actual cost.





CONSULTING ENGINEERS

Fairfax Square
9900 Main Street Suite 300
Fairfax, Virginia 22031
Tel: (703) 273-5441
Fax: (703) 273-8846

PRINCIPAL

Alan R. Gerber, P.E.

ASSOCIATES

Mary Bellissimo
William J. Martin, P.E.
Geoffrey P. Morgan, P.E.
Bobby W. Callahan, Jr.

SENIOR ASSOCIATES

Robert H Evans, Jr.
Russell J. Simpkins, Jr.
Clay D. Hunton



2024 Hourly Billing Rates

Principal	\$290.00
Department Heads	\$230.00
Assistant Department Heads	\$205.00
Engineers	\$130.00
Specs/Clerical	\$104.00

~ Please treat this data as company-confidential. ~



August 29th, 2024

Scott Bargas
Procurement Officer III
320 Hospital Dr., Suite 23
Warrenton, VA 20186
Scott.Bargas@fauquiercounty.gov
540-422-8354

Re: RFP#91-24sb Open-End A/E Mechanical, Electrical, Plumbing and Commissioning Fees Request

Dear Mr. Bargas,

Our commissioning rates, subcontractor markups, equipment markups, and anticipated reimbursement costs have been included below:

Labor Category	Hourly Rate
Principal	\$255
Engineering Manager/Director	\$245
Program Manager	\$230
Commissioning Project Manager	\$200
Commissioning Engineer III	\$190
Commissioning Engineer II	\$180
Commissioning Engineer I	\$170
Commissioning Specialist III	\$165
Commissioning Specialist II	\$150
Commissioning Specialist I	\$135
Commissioning Technician III	\$130
Commissioning Technician II	\$120
Commissioning Technician I	\$95
Subcontractor Mark-Up (if applicable)	15%
Equipment Mark-Up (if applicable)	10%
Reimbursable Category	Rate
Mileage (as applicable)	\$0.67 (2024 rate)

Sincerely,
Chinook Systems, Inc.

A handwritten signature in blue ink that reads "Kenneth Diggs". The signature is fluid and cursive, with the first name "Kenneth" and last name "Diggs" clearly legible.

Kenneth Diggs, PE, CxA, CEM, CQM-C
Facility Optimization Services Line of Business Manager
703.216.5652
kdiggs@chinooksystems.com