

**Blair Service Center
Ad Hoc Consultant Selection Subcommittee
May 12, 2009
6:30 p.m.
Agenda**

Blair Service Center Ad Hoc Consultant Selection Subcommittee:

Rick Kolowski, Chairperson
John Conley
Scott Japp
Dave Klug
Jim Thompson
Alternate – Fred Conley

Staff Liaison: Ralph Puls

1. Meeting Called to Order – Chairperson Kolowski
2. Notification of Open Meetings Act Posting and Announcement of Meeting Procedure – Chairperson Kolowski
3. Quorum Call
4. Adoption of Agenda
5. Proof of Publication of Meeting Notice
6. Review and Recommendation on Contract with Alley-Poyner Macchietto Architecture to Provide Architectural, Design and Construction Administration Services for the Blair Service Center. – Ralph Puls and Michael Alley, Alley-Poyner Macchietto Architecture and John Morrissey, Morrissey Engineering
7. Adjourn

MEMORANDUM

TO: Washington County Service Center
Ad Hoc Consultant Selection Subcommittee

SUBJECT: Contract for Professional Services with Alley Poyner Macchietto Architecture, P.C.

DATE: May 7, 2009

FROM: Ralph Puls, Land/Water Programs Coordinator, Michael Alley, Alley Poyner Macchietto,
George Morrissey, Morrissey Engineering

On March 3, 2009, the Washington County Service Center Ad Hoc Subcommittee interviewed and selected Alley Poyner Macchietto with which to negotiate a professional services contract to design and construct a Natural Resources Center office building in Blair, Nebraska. The approximately 9,500 gross square foot facility would provide office space for the Natural Resources Conservation Service (NRCS), Farm Service Agency (FSA), Papio-Missouri River Natural Resources District (P-MRNRD) Field Office staff and Rural Water personnel. Attached is a listing of the office space needs for each entity. District staff and Alley Poyner Macchietto have negotiated the attached Agreement containing the Scope of Services, time frame, and a cost estimate for the services requested.

Leadership in Energy and Environmental Design (LEED) and Energy Star principles and criteria will be used to maximize the environmental features utilized in the facility. A point system is used for LEED (attached checklist) that lists the number of points needed to qualify for certification. A Silver or higher LEED score (33-38 points) is the goal. To achieve this goal, a number of costs will be incurred, up to \$90,000 or more, costs not covered in the estimated \$1,425,000 basic building cost (\$150 per square foot).

Pending approval of this Agreement, Alley Poyner Macchietto will provide a range of architectural and engineering services from design development through construction administration. Those services would include architectural, mechanical engineering, electrical engineering and structural engineering. The total fee for this work has been negotiated at \$148,000 (\$120,000 base fee and \$28,000 LEED certification), plus reimbursable expenses not to exceed \$15,000.

Attached is a matrix that shows a comparison of estimated architect fees and building costs for varying levels of LEED certification. The recommended architect contract is for a certified LEED Silver rated building. As noted on the matrix, for example, architect fees could be reduced by \$9,000 if the actual LEED certification (documentation and paperwork) were not pursued.

The architect will be responsible for the selection of firms to do the on-site surveys and the geotechnical investigation. This work will be separate from the architectural agreement and will be paid for by the P-MRNRD; estimated cost is \$8,000.

Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute a professional services contract with Alley Poyner Macchietto Architecture, P.C., for the Washington County Service Center Office Building for a fee of \$148,000 plus reimbursable expenses not to exceed \$15,000, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.