



Open Session Item

SUBJECT: Contract Award (PUR-1339) – Architectural, Engineering, Design Services and Construction Administration for the Washington County Public Safety Training Center Project

PRESENTATION DATE: May 2, 2017

PRESENTATION BY: Karen R. Luther, and Scott Hobbs, P.E. – Deputy Director – Division of Engineering & Construction Management – Engineering Department

RECOMMENDED MOTION: Move to award the contract for the Architectural, Engineering, Design Services and Construction Administration for the Washington County Public Safety Training Center Project to the responsive, responsible proposer, **Crabtree, Rohrbaugh & Associates** of Mechanicsburg, PA / Baltimore, MD for the eight phases of the project with the lowest Total Lump Sum Fee of **\$528,000.00**.

REPORT-IN-BRIEF: The Washington County Commissioners have recently acquired 48.9 acres of land (9238 Sharpsburg Pike) for the construction of a consolidated public safety training center. The training center project is designed to be a multi-phase project that will over time provide a site with several facilities for use by fire and rescue, emergency medical services, and law enforcement throughout the county. The Washington County Division of Emergency Services has been working with other public safety agencies in the county (Sheriff's Office, Volunteer Fire Rescue Association, City of Hagerstown Fire and Police Departments) on a vision for the site. The location and general layout of the training center is shown on an attachment.

As a multi-year fiscal project, the public safety training center building and parking lot will be constructed in the first phase of work and the remaining facilities in the other phases will be constructed over several years as budgeted in the Capital Improvement Plan (CIP) and as other funding sources become available. The future site development outline is an attachment entitled - General Guidelines and Considerations.

The RFP was advertised locally in the newspaper, on the County's web site, and on the State's "*eMaryland Marketplace*" web site. One hundred twenty-eight (128) firms/persons accessed the RFP document on-line from the County's web site. Twenty-eight (28) firms were represented at the Pre-Proposal Conference. Proposals were received from eleven (11) firms; eight (8) of which were determined by the Coordinating Committee to be non-responsive to the County's RFP for Qualifications/Experience & Technical Proposals.

The Consultant is to complete all work and services under the maximum duration of each project related phase as follows:

<u>Phase and Description</u>	<u>Number of Calendar Days to Complete</u>
Phase 1 – Programming and planning	30 days
Phase 2 – Schematic Design and plan development	15 days
Phase 3 – Design development, 30%	30 days
Phase 4 – Construction documents development, 50%, Agency Review	45 days
Phase 5 – Construction documents development, 90% Agency Review	60 days
Phase 6 – Construction documents, 100% Agency Review	90 days
Phase 7 – Construction administration	450 days
Phase 8 – Post construction	90 days

Agency reviews and approvals vary by submission and agency. Review and approval times are not included in the schedule above.

The consultant design team on this project includes:

- **Crabtree, Rohrbaugh & Associates** (Mechanicsburg, PA / Baltimore, MD) – Architecture, Master Planning, Project Management, Interior Design & Construction Administration
- **Barry Isett & Associates** (Allentown, PA) – Mechanical, Electrical, Plumbing Engineering
- **Adtek Engineers** (Frederick, MD) – Structural Engineering
- **KCI Technologies, Inc.** (Sparks, MD) – Site/Civil/Landscape
- **ECS Mid-Atlantic** (Frederick, MD) – Geotechnical
- **Wright Engineering (Joppa, MD)** - Technology/Security

DISCUSSION: N/A

FISCAL IMPACT: Design and Construction are funded in the Capital Improvement Budget, BLD093. The Engineering/Design portion is budgeted at \$612,000.00.

CONCURRENCES: As recommended by the Coordinating Committee that was comprised of the Deputy Director of Engineering and Construction Management – Engineering, (Chairman), Deputy Director of Engineering and Construction Management – Construction, Senior Architectural Project Manager, Sheriff (Designee), Director of Emergency Services, Vice-President of the Washington County Volunteer Fire & Rescue Association, Director of Training, Quality Assurance, and Quality Control – Division of Emergency Services, and the County Director of Purchasing

ALTERNATIVES: N/A

ATTACHMENTS: Price Proposal Tabulation

AUDIO/VISUAL NEEDS: N/A

PUR-1339 Architectural, Engineering, Design Services and Construction Administration for the Washington County Public Safety Training Center Project	Crabtree, Rohrbaugh & Associates Architects Towson, MD	Manns Woodward Studios White Marsh, MD	Smolen Emr Iikovich Architects Rockville, MD
Phase 1 - Program Development	\$36,960.00	\$29,050.00	\$53,617.00
Phase 2 - Schematic Design and Plan Development, 15% Submittal	\$95,040.00	\$85,773.00	\$60,370.00
Phase 3 - Design Development, 30% Submittal	\$184,800.00	\$105,941.00	\$112,464.00
Phase 4 - Construction Documents, 50% Submittal	\$52,800.00	\$108,380.00	\$169,192.00
Phase 5 - Construction Documents, 90% Submittal	\$79,200.00	\$98,825.00	\$138,780.00
Phase 6 - Construction Documents, 100% - Advertisement and Bidding	\$26,400.00	\$57,750.00	\$24,642.00
Phase 7 - Construction Administration	\$42,240.00	\$101,730.00	\$101,440.00
Phase 7A - Additional cost per calendar month for Construction Administration:	\$3,360.00	≤\$5,000.00	\$5,300.00
Phase 8 - Post Construction Phase	\$10,560.00	\$5,130.00	\$22,176.00
*Total Lump Sum Fee (for the eight (8) phases of the project, excluding Phase 7A, which is unit price work authorized only by Change Order from the County)	\$528,000.00	\$592,579.00 (Corrected Total)	*\$682,681.00

*Included various Qualifications & Clarifications statements

General Guidelines and Considerations

The mission of the Public Safety Training Center is to provide a site for premier public safety training in the most responsive, efficient, economical, and professional manner. The center will provide a wide variety of training programs both didactic and practical for police, fire, health care and emergency service personnel as well as response and safety training for private industry and other allied agencies. It is the County's intent that through a phased approach, the training center will eventually have the following training facilities/amenities on site:

Phase I:

- A. Training Center Building and parking lot.
- B. Physical fitness trails.
- C. Pad sites for Phase II facilities.

Phase II:

- A. Police tactical training area
 - a. Small arms firing range
 - b. Simunition training area
- B. Canine agility training area.
- C. Natural gas firefighting props
- D. Pavilion / bathroom complex w/outside classroom area
- E. Vehicle extrication / fire training area.
- F. Trench rescue area.
- G. High Bay Storage / Training building
 - a. Two story smoke chamber / training maze
 - b. Confined space training area
- H. Outdoor track
- I. Commercial Transportation / Instructional Facility
- J. Drone Flying Area

Phase III:

- A. Driving Track
- B. Pump pad / drafting pit w/self-contained water system.
- C. Hazardous materials training area.
- D. Structural collapse training area and rubble pile
- E. Five story training tower w/standpipe system

Phase IV:

- A. Fire extinguisher / flammable liquids suppression training area.
- B. Driving Pad
- C. Class A / Class B Combustible 2 ½ story burn building.

Desirables for Phase I Training Center Building:

- A. 4 large classrooms (min of 40 people), projectors/whiteboards/outlets for computers/podium.
- B. 4 smaller classrooms (15 people), projectors/whiteboards/outlets for computers/podium.
- C. Large multi-purpose room, auditorium with a divider (room would be used for lectures/ conferences/graduations, etc.
- D. Weight room (30'x30') plus large gym area (75'x75'), minimum 50'x50'.
- E. Locker room / bathroom (50 lockers for men, 25 lockers for women), shower (6 for men, 3 for women).
- F. 6 to 7 offices for administration (10'x10').
- G. Front reception area.
- H. Learning resource center (library/computers), maybe the size of the two small classrooms together.
- I. Lots of storage area for equipment.
- J. Administration single bathrooms.

9238 Sharpsburg Pike

