

March 2, 2018 - *Revised*

Milton Nagel, Assistant Superintendent for Administrative Services  
Caroline County Public Schools  
Support Services Center  
414 Gay Street  
Denton, MD 21629

**RE: GREENSBORO ELEMENTARY SCHOOL**  
Replacement School – A/E Fee Proposal - *Revised*

Dear Milton:

Hord Coplan Macht is pleased to provide you with this revised fee proposal for Architectural and Engineering design services for the replacement of Greensboro Elementary School.

**PROJECT DESCRIPTION**

The project involves the construction of a new replacement school of approximately 91,500 sf. The anticipated enrollment that is to be accommodated is approximately 800 students in pre-kindergarten through grade five. The school will be built on the same site as the existing GES, presumably on the fields behind the existing school. Once the new school is complete, the existing school will be demolished, to make room for other site improvements, such as new parking and bus loop, new fields, etc. The current construction cost estimate based on the feasibility study for the new replacement school is approximately \$34,000,000

As discussed, the project will be required to seek some accepted form of high performing building certification, either LEED V4 (minimum Silver level), or one of the acceptable alternate paths such as IGCC or Green Globes. Our fees cover our efforts to pursue LEED certification (Silver level) or a comparable path. HCM cannot guarantee certification, as this granted by a third-party reviewing authority.

We understand that the County intends to hire a Construction Manager during the design phase, and that the project will likely be constructed using a Construction Manager at Risk (CMR) method. We further assume that the CM will provide all necessary cost estimating services.

**DESIGN TEAM**

We propose to use the same consultants from the feasibility study, plus additional consultants as noted below. Should it be determined that additional consultants or disciplines are required, we will work with you to select the appropriate firm, and adjust our fee accordingly.

Hord Coplan Macht	Architectural, Sustainability
DMS	Site/Civil Engineer
Davis Bowen Friedel	Structural Engineer
Gipe Associates	MEP Engineering
Nyikos Associates	Food Service
Educational Systems Planning	IT/AV
Hush	Acoustics
Budova	Energy Modeling
EMO	Commissioning

**SCHEDULE**

The following is the “best-case” scenario for the project schedule, and takes into consideration the anticipated availability of funds from both the County and State. We understand that there is the potential for this schedule to change based on a number of factors, including funding.

750 East Pratt Street  
Suite 1100  
Baltimore, Maryland 21202  
P 410.837.7311  
F 410.837.6530  
www.hcm2.com

**BALTIMORE  
DENVER  
ALEXANDRIA**

Proposed Project Schedule:

Schematic Design:	April – June 2018
SD's to State:	July 1, 2018
Design Development:	July – October 2018
DD's to State:	November 1, 2018
Construction Documents:	December 2018 – March 2019
CD's to State:	April 1, 2019
Bidding/GMP:	May – June 2019
Construction:	July 2019 – June 2021
Occupancy:	Summer 2021
Bldg. Demo/Site Restoration:	Summer/Fall 2021

**FEE**

Our lump-sum fee for full design services (excluding LEED design fees) is \$1,979,240, and is broken out by phase as follows:

Schematic Design	\$224,528
Design Development	\$370,403
Construction Documents	\$790,706
Bidding/Negotiation	\$71,560
<u>Construction Administration</u>	<u>\$520,043</u>
<b>TOTAL FEE</b>	<b>\$1,979,240</b>

Additional Design Fees for LEED \$116,740

We have included within our fees certain expenses which are typically considered overhead. All other project related expenses will be invoiced at direct cost plus 10%.

We anticipate executing a standard Owner-Architect agreement/contract, and we are happy to produce a draft AIA contract for your review.

Thank you again for this opportunity. We are very excited to continue to work with you and Caroline County Public Schools on this important project. Please contact me with any questions or comments.

Sincerely:

**HORD COPLAN MACHT, INC.**



Peter Winebrenner, AIA, LEED AP, REFP  
Principal

CC Michelle Harris, HCM  
Jeff Hagan, HCM

**GREENSBORO ELEMENTARY SCHOOL**  
 Replacement School  
 Caroline County Public Schools

**PROFESSIONAL SERVICES CASH-FLOW PROJECTIONS**

	Total Fee	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY2019 TOTAL	Remaining Fee
<b>HORD COPLAN MACHT - BASE FEE</b>																		
Schematic Design	\$224,528	\$74,843	\$74,842	\$74,843													\$224,528	\$0
Design Development	\$370,403				\$92,600	\$92,600	\$92,600	\$92,603									\$370,403	\$0
Construction Documents	\$790,706							\$131,784	\$131,784	\$131,784	\$131,784	\$131,784	\$131,784	\$131,786			\$790,706	\$0
Bidding	\$71,560														\$35,780	\$35,780	\$71,560	\$0
Construction Administration	\$520,043																\$0	\$520,043
<b>LEED DESIGN FEES</b>																		
Schematic Design	\$10,720	\$3,500	\$3,500	\$3,720													\$10,720	\$0
Design Development	\$24,630				\$6,157	\$6,157	\$6,158	\$6,158									\$24,630	\$0
Construction Documents	\$28,240							\$4,706	\$4,706	\$4,706	\$4,707	\$4,707	\$4,707	\$4,707			\$28,240	\$0
Construction Administration	\$53,150																\$0	\$53,150
<b>OWNER COSTS</b>																		
TBD	\$0																\$0	\$0
<b>TOTAL</b>	<b>\$2,093,980</b>	<b>\$78,343</b>	<b>\$78,342</b>	<b>\$78,563</b>	<b>\$98,757</b>	<b>\$98,757</b>	<b>\$98,758</b>	<b>\$98,761</b>	<b>\$136,490</b>	<b>\$136,490</b>	<b>\$136,491</b>	<b>\$136,491</b>	<b>\$136,491</b>	<b>\$136,493</b>	<b>\$35,780</b>	<b>\$35,780</b>	<b>\$1,520,787</b>	