

THE GROSSE POINTE PUBLIC SCHOOL SYSTEM
Grosse Pointe, Michigan

AGENDA NUMBER & TITLE: V.F.

**Approval of Ehresman Architects
Contract**

BACKGROUND INFORMATION:

This year we have been working on a five-year sinking fund plan. Our sinking fund project team has identified a project list and propose that we engage Ehresman Architects to provide architectural/engineering services for the projects that are independent of our bond program.

The largest project planned are the turf field improvements at the North and South ball fields; the cost of this work is estimated to be \$3,788,000 and Ehresman has proposed a fee for their professional services of 4.85% or \$183,718 plus reimbursable expenses. As noted in their proposal, future services provided on sinking fund projects would be provided at a rate of 6.25% plus reimbursable expenses.

Also enclosed is a proposal for the Monteith ceiling fan replacement project that is estimated to cost \$82,500; the Ehresman fee of 6.25% or \$5,156 plus reimbursable expenses would be charged for this project.

REQUEST:

The Board of Education approve the Ehresman Architect contract for sinking fund projects as presented.

Funding Source		
<input type="checkbox"/> General Fund	<input type="checkbox"/> Bond Fund	<input checked="" type="checkbox"/> Sinking Fund

Amanda Matheson
Deputy Superintendent for Business Operations

May 18, 2021

Ms. Amanda Matheson
Deputy Superintendent for Business Operations
Grosse Pointe Public School System
389 St. Clair Avenue
Grosse Pointe, MI 48230

via email: mathesa@gpschools.org

RE: Grosse Pointe Public School System Sinking Fund Program
A/E Engagement for Select Projects – Ehresman Architects

Dear Ms. Matheson:

This letter transmits an update from Plante Moran Cresa (PMC) as it relates to the assignment to assist and advise the Grosse Pointe Public School System (GPPSS) in the procurement of an Architectural/Engineering (A/E) firm for select District Sinking Fund Projects (Project). This update represents the mutual efforts of PMC and GPPSS administration and Clark Hill Attorneys (The Project Team) to present a framework in order to identify, evaluate and recommend Ehresman Architects for specific Sinking Fund Projects.

RECOMMENDATION

The Project Team is recommending the engagement of Ehresman Architects for the GP North and GP South Turf Field improvements projects for a negotiated fixed fee amount of 4.85% plus a \$5,000 survey fee for each Project exclusive of reimbursable expenses. The total fee amount (including survey work) is **\$193,718**. All future sinking fund work will be based on an established 6.25% on the Cost of Work or hourly rates provided (see attached proposal letter). The Project Team, with the input of Clark Hill Attorneys, has developed a modified AIA B105 or an AIA B132 contract, depending on the construction delivery method, for all future Ehresman Architect Sinking Fund engagements.

The Project Team is also recommending the engagement of Ehresman Architects for the Monteith ES Ceiling Fan Replacement Sinking Fund Project. The established fee is 6.25% on the Cost of Work of \$82,500 = **\$5,156** plus reimbursable expenses.

Should you have any questions regarding this recommendation described above, please do not hesitate to contact me at 248-766-0996 or robert.stempien@plantemoran.com.

Sincerely,
PLANTE MORAN CRESA



Robert Stempien, AIA
Sr. Vice President

Attachments: 2021 Turf Field Replacement Proposal
2021 Monteith Ceiling Fan Replacement Proposal

CC: Denise Sharples, GPPSS
Paul Theriault, PMC



May 18, 2021

Ms. Amanda Matheson
Deputy Superintendent for Business and Operations
Grosse Pointe Public School System
389 St. Clair Avenue
Grosse Pointe, MI 48230

RE: Architectural Design / Engineering Fees
GP North & GP South Turf Field Improvements
Project No. 2120 / 2220

Dear Amanda,

We greatly appreciate the opportunity to submit our proposal for Sinking Fund Projects for the Grosse Pointe Public School System (GPPS) for Architectural Design and Engineering Services. As requested by Plante Moran CRESA, below is our formal fee proposal for the work that has been previously submitted.

FEE

We are proposing a 4.85% fee for each school (budget for each school is \$1,894,000 including hard construction cost, CM fees, and contingency). If the project budget and costs exceed the budgets indicated, we would apply a percentage fee calculation per building to the excess costs and would be added to the original lump sum fee. We have billed time for both of these projects already, as we were actively working on these projects prior to the engagement of PMC. We would apply the payments already made for design services to the overall fixed fee. However, because of the change in invoice agreement (T&M versus percentage fee), we have backed out the survey fee of \$5000 at each school from the fee and moved it into the reimbursables. We can review this with our invoices if requested.

The above fee does not include construction testing. If additional work is requested that we believe to exceed the above listed percentage fee, or if additional consultants are required for the design / engineering, we will discuss and agree to an amendment prior to any services being performed.

1. GP North Turf Field Improvements
 $\$1,894,000 \times 4.85\% = \$91,859 + \text{reimbursable expenses (note above comment regarding survey as well)}$
2. GP South Turf Field Improvements
 $\$1,894,000 \times 4.85\% = \$91,859 + \text{reimbursable expenses (note above comment regarding survey as well)}$

CHANGES IN THE WORK

For changes in the scope of work, Ehresman Architects and GPPS will mutually agree to proceed on a time basis or agree upon a fee at the time of change. No work will proceed with written authorization.

REMAINING SINKING FUND PROJECTS

For additional work or changes in scope agreed to in writing, for all remaining sinking fund projects to be determined in each subsequent year of the sinking fund, if awarded to Ehresman Architects in total:

Cost of the Work x 6.25% = Fee proposal

2021 HOURLY BILLING RATES

Partner	\$126
Senior Project Manager	\$116
Project Manager	\$106
Lead Architectural Staff	\$96
Architectural Staff	\$86
Architectural Intern	\$76
Office Manager	\$76
Senior Mechanical Engineer:	\$120 avg.
Senior Electrical Engineer:	\$120 avg.
Senior Structural Engineer:	\$120 avg.
Senior Civil Engineer:	\$114 avg.
Landscape Architect:	\$124 avg.

REIMBURSABLE COSTS

Billed as an additional expense and are not included in the Base Fee.

Photocopies:	\$ 0.15 each
Plotted Drawings	
• 24 x 36 Print:	\$ 1.50 each
• 11 x 17 Print:	\$ 0.50 each
Mileage:	\$ 0.58 mile
UPS Delivery:	Cost, plus 50%
Outside Printing:	Cost, plus 10%
Survey	Cost, plus 10%

CONTRACT CONDITIONS

Ehresman Architects has accepted the form of agreement AIA B105 – 2017 “Standard Short Form of Agreement Between Owner and Architect”, as modified, that has been negotiated between Ehresman Architects and Clark Hill.

Sincerely,



Marc Chamberlin, AIA
Senior Architect, Partner
marc@ehresmanarchitects.com



May 19, 2021

Ms. Amanda Matheson
Deputy Superintendent for Business and Operations
Grosse Pointe Public School System
389 St. Clair Avenue
Grosse Pointe, MI 48230

RE: Architectural Design / Engineering Fees
Monteith Ceiling Fan Replacement
Project No. 2521

Dear Amanda,

We greatly appreciate the opportunity to submit our proposal for Sinking Fund Projects for the Grosse Pointe Public School System (GPPS) for Architectural Design and Engineering Services. As requested by Plante Moran CRESA, below is our formal fee proposal for the work that has been previously submitted.

FEE

We are proposing a 6.25% fee for the project (budget for this project as established by PMC is \$82,500 including hard construction cost and contingency) to be consistent with other Sinking Fund Proposals submitted as part of the strategic alliance with French Associates, Inc. (FA / EA). If the project budget and costs exceed the budgets indicated, we would apply a percentage fee calculation to the excess costs and would be added to the original lump sum fee.

The above fee does not include construction testing. If additional work is requested that we believe to exceed the above listed percentage fee, or if additional consultants are required for the design / engineering, we will discuss and agree to an amendment prior to any services being performed.

1. Monteith Ceiling Fan Replacement
 $\$82,500 \times 6.25\% = \$5,156 + \text{reimbursable expenses}$

CHANGES IN THE WORK

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REMAINING SINKING FUND PROJECTS

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Cost of the Work x 6.25% = Fee proposal

2021 HOURLY BILLING RATES

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Senior Project Manager	\$116
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ehresmanarchitects.com

Senior Electrical Engineer:	\$120 avg.
Senior Structural Engineer:	\$120 avg.
Senior Civil Engineer:	\$114 avg.
Landscape Architect:	\$124 avg.

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Marc Chamberlin, AIA
Senior Architect, Partner
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