

FACILITY DESIGN

To ensure that all new and renovated facilities are designed to best implement the educational program, the Superintendent provides for the development of detailed educational specifications to apply to the design and construction of new buildings. Educational specifications include detailed descriptions of:

- A. All the activities that are expected to take place in the building;
- B. The curriculum to be housed in the building;
- C. Specific architectural characteristics desired; and
- D. The facilities needed, their equipment requirements, and their space relationship to other facility elements.

The preparation of educational specifications will include the following information which will be organized in a manner to be clearly interpreted by the architect:

- A. An introductory section devoted to a brief description of the community and educational philosophy of the division that clarifies the needs, desires, and objectives of the educational program to be conducted within the proposed new or renovated building.

The persons involved in developing educational specifications should include representatives of the Board; the Superintendent, principals, teachers, and other certified staff members; student and citizen representatives; and the architect.

Consultants may be used in the development of educational specifications when deemed necessary by the Superintendent and the Board.

Adopted: July 1, 1993
 Amended: July 28, 1997; October 11, 2012; April 27, 2017; August 8, 2019

Legal Ref: Code of Virginia, 1950, as amended, §§ 22.1-70; 22.1-79; 22.1-138.

Cross Refs: AF, Commitment to Accomplishment
 FA, Building and Naming Facilities
 FB, Facilities Planning
 FECBA, Energy-Efficient Construction
 FECBB, Accommodations for the Disabled
 FEG, Construction Planning

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Architectural/Engineering Selection

The School Board employs fully qualified architects and engineers to design and supervise major construction and renovation projects.

Procedures for Architectural/Engineering Selection

- I. An Architectural/Engineering Selection Committee will be appointed jointly by the School Board and the Superintendent for the procurement of all architectural and engineering services when the fee for such services is expected to exceed one hundred thousand dollars (\$100,000).

When the fee is expected to be less than one hundred thousand dollars (\$100,000), staff will make the selections.

Procurement of all Architectural/Engineering services will be governed by the Virginia Public Procurement Act and Albemarle County procurement policies and procedures.

- II. Request for Proposal (RFP) will be developed for each selection that will be issued by the purchasing agent and will be advertised in newspapers with a general circulation in central Virginia. This RFP would at a minimum consist of the following information:
- A. A project description and site location with detail on the scope of the work and other significant factors.
 - B. Experience requirements to be used in the selection, including, but not limited to, knowledge of school construction, ability to meet planning budgets and schedules, professional qualifications of personnel and other factors which in the opinion of the Selection Committee are pertinent to the particular project.
 - C. Specific submittal requirements for each firm to follow in sending in their response to the RFP, including but not limited to the following:
 - 1. A Standard Form 254 outlining the number of personnel in the firm, the types of personnel, and the last five years' project experience;
 - 2. A description of three recent, similar school or other related projects;
 - 3. A statement of qualifications using a Standard Form SF 255 relating to the selection requirements listed in the RFP;
 - 4. A deadline and filing address of responding to the RFP; and

5. A contact person for comments and questions regarding the RFP.
- D. Any additional requirements or considerations that make this project unique will be listed.
- III. All RFP responses will be evaluated and reviewed by a staff steering committee, which includes the Building Services staff and representative from General Government. Staff will prepare a list for the Selection Committee of those firms that are responsible to the RFP and qualified for the work. Staff will notify the Selection Committee of those firms that submitted a proposal, but were recommended to be excluded from further consideration. If the Selection Committee desires it may choose to reconsider one or more of those firms during the selection process.
 - IV. The Staff Steering Committee will develop a rating and ranking system to rate each qualified and responsive firm according to criteria and provided in the RFP with emphasis on professional competence.
 - V. The Staff Steering Committee will evaluate the proposals and will select not less than two firms that would be requested to make a presentation to the Selection Committee. Firms that are not responsive to the RFP or not qualified for the work would not be given further consideration.
 - VI. A presentation and discussion will be held with firms. This review will include the following:
 - A. Any screening criteria and information deemed appropriate by the Selection Committee. Topics may include but are not limited to:
 - B.
 1. Detailed information on projects similar to that required in the RFP,
 2. The proposed team that will work on the project,
 3. Information on compliance with budgets and schedules,
 4. Design techniques, project management, scheduling and budgeting techniques, and
 5. Knowledge of school design.
 - VII. The short-listed firms will be provided the standard Albemarle County Public Schools Architect and Engineering Contract for review prior to the presentation and discussion stage. One section of the contract will state that the School Board will own the design of the project and may choose to rebuild the design without the involvement of the Architect or Engineer. Firms will be requested to inform the Staff Steering Committee concerning any exceptions to the standard contract during the presentation and discussion stage.
 - VIII. The short-listed firms will then be ranked in numerical order by the Committee taking into consideration the rating criteria, the RFP, and other information gathered by the Staff Steering Committee during the presentation and discussion stage. The School Board will

be notified of the top ranked firms, and authorization to begin negotiations with the top ranked firm will be requested.

- IX. The top firm based on the presentations and discussions will be notified and requested to prepare a binding fee proposal, based on a Fixed Price Contract or an hourly rate, Not to Exceed Contract.
- X. The fee proposal will be in sufficient detail and include all information necessary to fully review the fee, including hourly rates for key and support personnel, multipliers for overhead and profit, number of drawings required to provide the professional services, time schedules, and personnel for implementation of the design process and other material necessary for successful and complete negotiation of the fee.
- XI. The Staff Steering Committee and/or Staff will negotiate with the top ranked firm until a contract is concluded that is fair and reasonable and in the best interests of the School Board. If successful negotiations are not reached with the top ranked firm, discussions with that firm would be formally terminated, and the second firm will be invited to submit a fee proposal.

Discussion or further negotiations will not be allowed with any firm after negotiations are terminated.
- XII. The architect and engineering contract format will be based on the County's Contract between Owner and Architect/Engineer for Professional Services which makes reference the "Commonwealth of Virginia's Construction and Professional Services Manual".
- XIII. All contracts must be approved by the School Board Attorney as to the form of the contract.
- XIV. The negotiations with selected firms may include changes to the standard contract when those changes impact the cost of the work and when, in the opinion of staff, these changes do not impact the intent of the overall contract or when these changes have been brought to the attention of the Staff Steering Committee prior to the numerical ranking.
- XV. The School Board will select the architectural and engineering firm and commission it to provide services for the project.

Adopted: December 14, 1992

Amended: July 28, 1997; October 11, 2012; April 27, 2017; August 8, 2019
