

Design Services for George Wythe HS

First Read of Contract Over \$250K for Board Approval

Presented by: Jason Kamras, Superintendent

Venue: Richmond City School Board Meeting

Date: May 2, 2022

RFP Scope of Work

The Request for Proposal (RFP) was for comprehensive design services for a new George Wythe High School, including the following specifications:

- Accommodate up to 1,600 students and encompass approximately 260,000 square feet of finished interior space to include general classrooms, specialty classrooms and laboratories, media center, gymnasium, performance level auditorium, cafeteria, common areas, and administrative spaces [Note: Per the Board's resolution at its April 11 meeting, the design has been updated to accommodate 1,800 students with a higher square footage.]
- Support either an Arts or a STEM theme per RPS's Passion4Learning initiative
- Incorporate shared community space to accommodate use outside of regular school hours
- Achieve LEED Silver certification, or an alternative level that meets City ordinances and is approved by the School Board
- Relocate a 72" diameter storm sewer line that runs across the eastern portion of the athletic field prior to construction
- Allow academic program to continue during the construction by building on athletic fields
- Include demolition of existing building once new structure is built, followed by completion of new athletic facilities

RFP Evaluation Committee

Evaluation Committee Members

- Alana Gonzalez, Chief Operating Officer, Richmond Public Schools
- Tracy Epp, Chief Academic Officer, Richmond Public Schools
- Riddick Parker, George Wythe HS Principal, Richmond Public Schools
- Dana Fox, Director of School Construction, Richmond Public Schools
- Ronald Hathaway, Director of Facilities, Richmond Public Schools
- Lloyd Schieldge, Facilities Planner, Richmond Public Schools
- Eva Colen, Mayor's Office, City of Richmond
- Lynne Lancaster, Deputy Director of Public Works, City of Richmond
- Heywood Harrison, Senior Capital Project Manager, City of Richmond Parks & Recreation

Melissa Chasteen, Construction Procurement Manager, organized and managed the Evaluation Committee, but was not a voting member.

Evaluation Process

Overview

- Each member of the Evaluation Committee individually scored the proposals based on the criteria and weights below.
- The Evaluation Committee then selected a shortlist for the Discussion Stage based on overall scores.
- At the conclusion of the Discussion Stage, the Evaluation Committee ranked the firms based on all the information gathered during the selection process, including informal interviews.

Scoring Rubric

Criteria	Weight
Suitability of Offered Designs	30%
Ability to Meet Requirements	15%
Qualifications of Personnel	15%
Experience with Similar Projects	15%
Accessibility (Ease of Access to Firm)	10%
Minority-Owned Business Commitment	15%

Final Selection: RRMM Architects

Proposals Received (In Alphabetical Order)

- Ballou Justice Upton Architects
- Crabtree, Rohrbaugh & Associates
- DLR Group of DC
- Grimm+Parker Architects
- HBA Architecture & Interior Design
- Little Diversified Architectural Consulting
- Moseley Architects
- Quinn Evans Architects
- RRMM Architects

Shortlist (In Alphabetical Order)

- Crabtree, Rohrbaugh & Associates
- DLR Group of DC
- Grimm+Parker Architects
- Moseley Architects
- Quinn Evans Architects
- RRMM Architects

Final Ranking

1. RRMM Architects
2. DLR Group of DC
3. Quinn Evans Architects
4. Crabtree, Rohrbaugh & Associates
5. Grimm+Parker Architects
6. Moseley Architects

Cost Summary

Total Contract Cost: \$6,350,046

- The cost for basic design services is \$5,864,390:

Service	Negotiated Fee	Proportion of Fee*
Schematics (Including Community Engagement)	\$1,172,878	20%
Preliminary Design	\$1,172,878	20%
Working Drawings (Bid Documents)	\$2,052,536	35%
Bidding, Construction Administration, and Project Closeout	\$1,466,098	25%

- The cost for selected additional services is \$485,656, which includes: Furnishings, Fixtures and Equipment Design Package; Topographic and Boundary Surveys; Underground Utility Survey; Fire Flow Testing; Early Sitework Bid Package; Traffic Study; Hazmat Survey and Abatement Design; and Hazmat Abatement Project Monitoring.

*Proportions are in line with the Virginia State Department of General Services Construction Guidelines for A/E Services (*Construction and Professional Services Manual 2021*).

Selected Prototype

Grassfield High School in Chesapeake, Virginia

- The first floor will consist of approximately 207,830 square feet and house the main administration office, athletic facilities (main/auxiliary gymnasiums, weight/locker rooms), cafeteria, auditorium, orchestra, band, chorus and drama rooms, media center, project-based learning areas, various general and specialty classrooms, and an after-hours center for joint community use.
- The second floor will consist of approximately 58,767 square feet and house extended learning areas, and various general and specialty classrooms.
- The new George Wythe High School will have the benefits of the existing Grassfield High School floor plan with some enhancements, including extended and project-based learning areas, an enlarged auditorium with a balcony, independent main and auxiliary gymnasiums, a concession stand, and state-of-the-art technology.
- The design will accommodate an academy or “house” style, in which students are grouped by grade level to create a sense of cohesion and community.



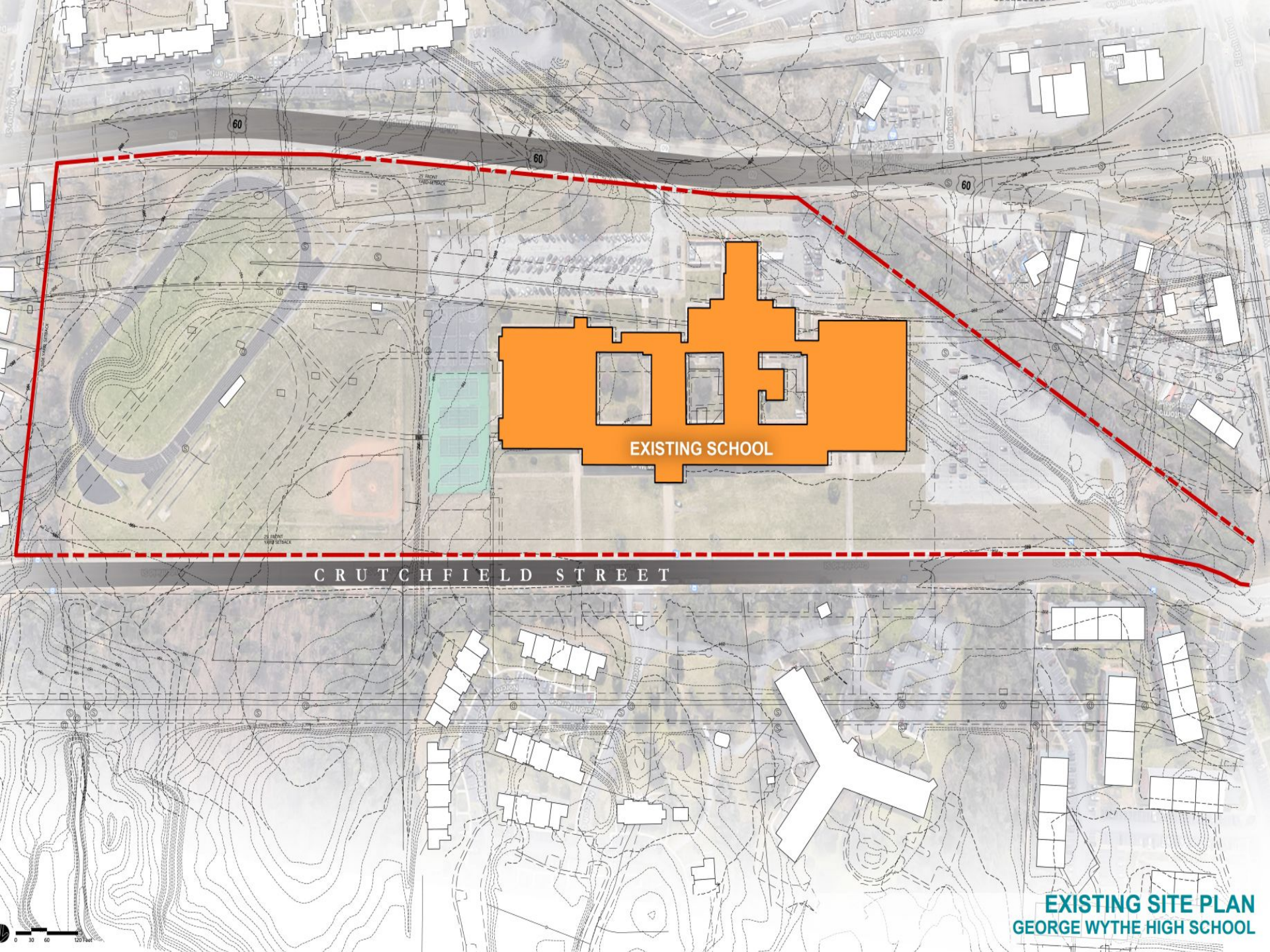
GRASSFIELD HIGH SCHOOL FRONT ELEVATION



GRASSFIELD HIGH SCHOOL WEST ELEVATION



Grassfield High School

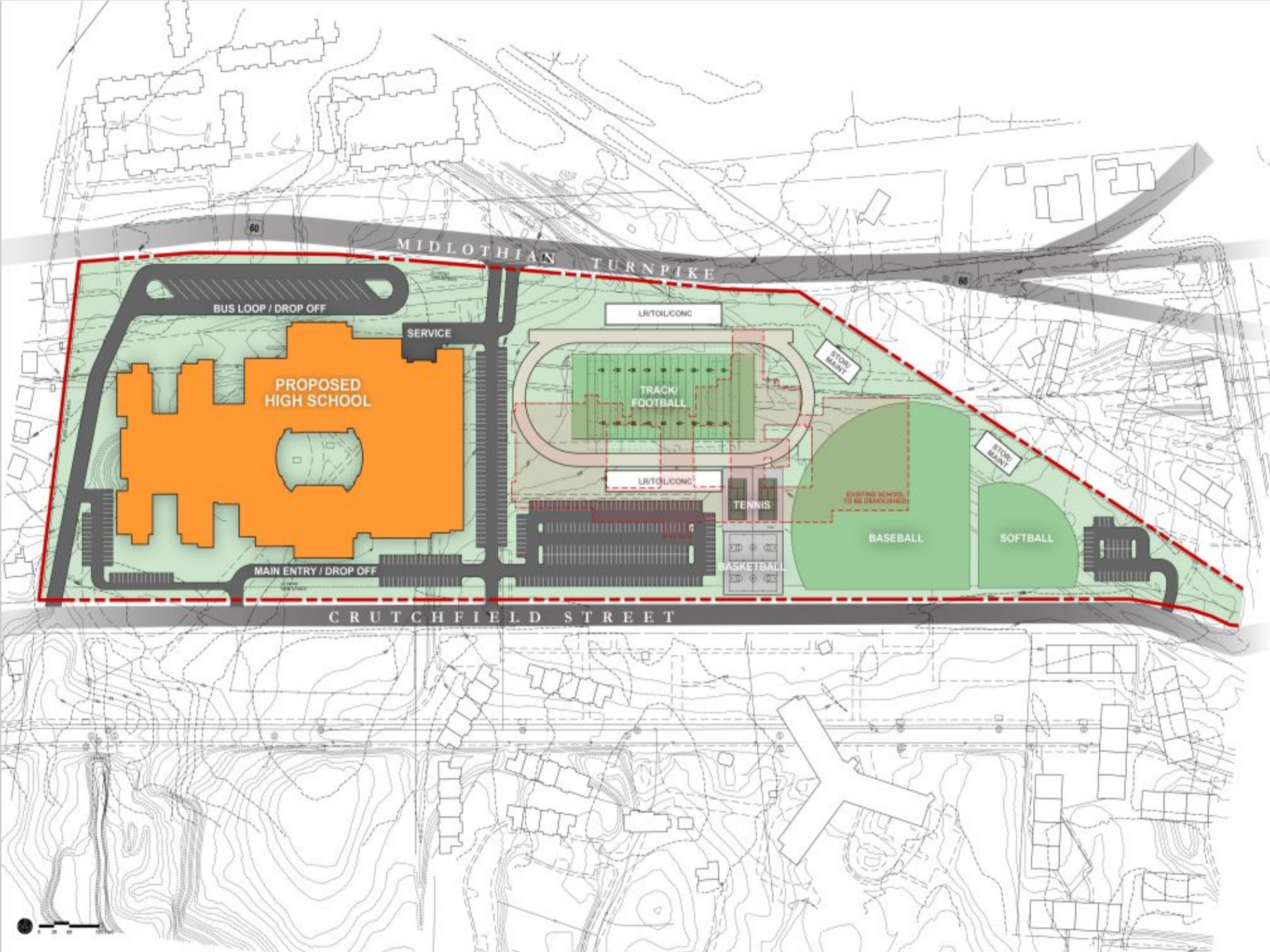


EXISTING SCHOOL

CRUTCHFIELD STREET

EXISTING SITE PLAN
GEORGE WYTHE HIGH SCHOOL





60

MIDLOTHIAN TURNPIKE

60

BUS LOOP / DROP OFF

SERVICE

PROPOSED HIGH SCHOOL

LR/TOL/CONC

TRACK/
FOOTBALL

STOR
RM

LR/TOL/CONC

TENNIS

EXISTING SCHOOL
TO BE DEMOLISHED

BASEBALL

SOFTBALL

STOR
RM

MAIN ENTRY / DROP OFF

BASKETBALL

CRUTCHFIELD STREET

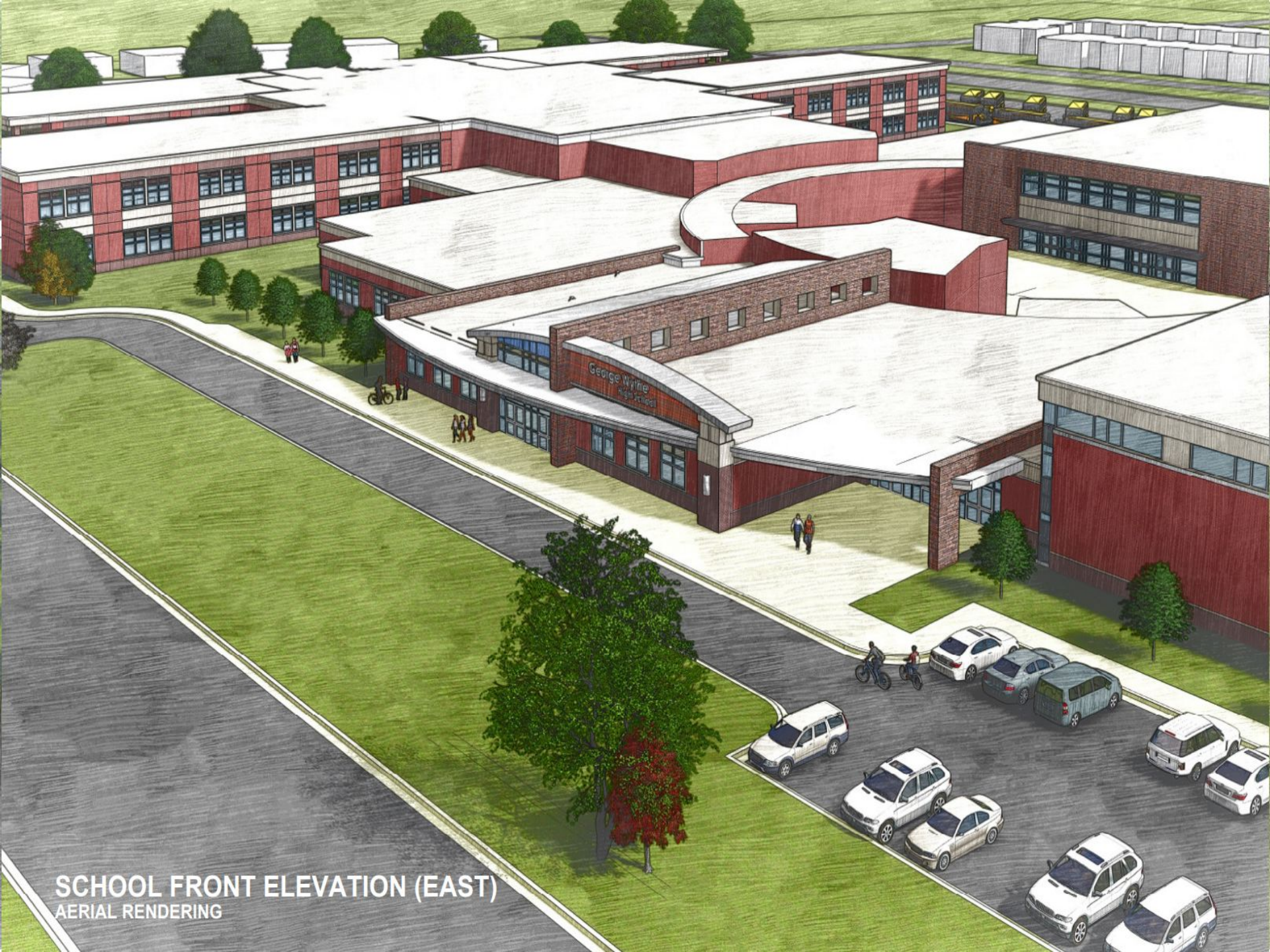




SCHOOL FRONT ELEVATION (WEST)
RENDERING



SCHOOL FRONT ELEVATION (EAST)
RENDERING



SCHOOL FRONT ELEVATION (EAST)
AERIAL RENDERING



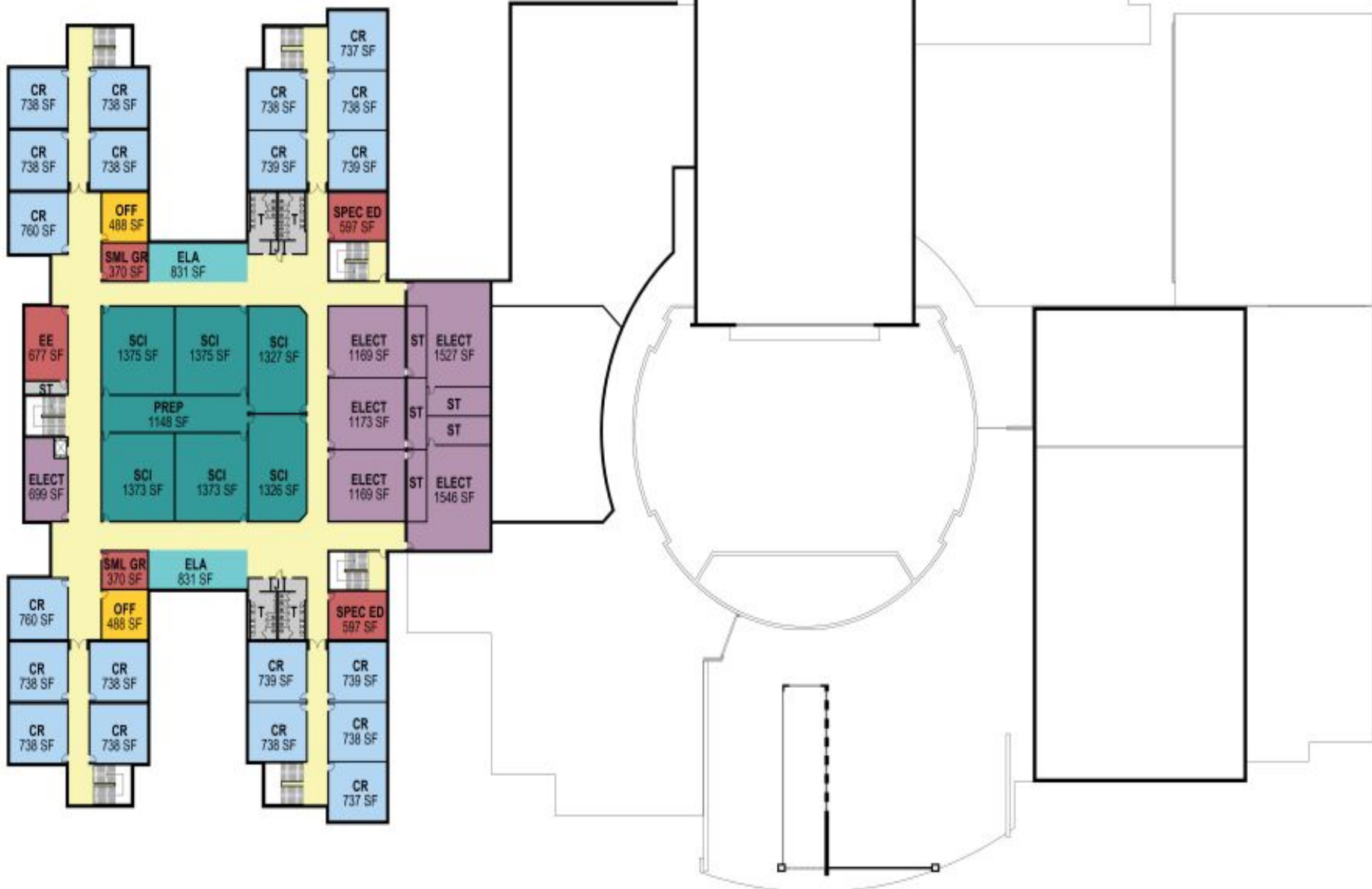
SCHOOL FRONT ELEVATION (WEST)
AERIAL RENDERING

SCHOOL CAMPUS
AERIAL RENDERING









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738 SF

CR
738 SF

CR
738 SF

CR
737 SF

CR
738 SF

CR
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738 SF

CR
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OFF
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SML GR
370 SF

ELA
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SPEC ED
597 SF

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677 SF

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1375 SF

SCI
1375 SF

SCI
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ELECT
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PREP
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