

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

BRIEFING  
DRAFT

MEETING DATE: MAY 8, 2017

AGENDA ITEM NUMBER: 9

**SUBJECT: RESOLUTION SELECTING AN ARCHITECTURAL AND ENGINEERING FIRM AND AUTHORIZING EXECUTION OF A CONTRACT TO PROVIDE PROFESSIONAL DESIGN AND CONSTRUCTION SERVICES UNDER THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE KALEIDEUM (CHILDREN'S MUSEUM) PROJECT (GENERAL SERVICES DEPARTMENT)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:**

**SUMMARY OF INFORMATION:**

Forsyth County received responses from eighteen architectural and engineering firms to the Request for Qualifications for design and construction services for a facility to house the museum to be operated by Kaleideum, which formed as a result of the merger of SciWorks and The Children's Museum of Winston-Salem. The Selection Committee, made up of Kaleideum representatives and County Staff, evaluated the responses and narrowed the list to six firms for final consideration. Each of the six firms was interviewed and invited to make a presentation to convey its qualifications and abilities to deliver services resulting in an innovative facility reflective of the proposed Kaleideum Project. The Selection Committee ultimately identified and recommends Gensler Architecture, Design, & Planning, P.C. (Gensler) and its proposed team of consultants as the best qualified firm/team to provide professional architectural and engineering services for the Kaleideum Project on the basis of demonstrated competence and qualification.

The proposed Phase I (Definition and Concept Phase) contract is intended to bring definition to the project scope of work through a combination of pre-design and design services conducted in three parts: 1) Programming 2) Conceptual Design 3) Schematic Design. Phase I efforts include exhibit master planning, confirming the square footage appropriate to fit the needs of the facility, and determining to what degree the former Sheriff's Administration Building may be re-used.

Gensler's preliminary schedule indicates a duration of 33 weeks for Phase I. Forsyth County staff negotiated the proposed fee for Phase I as follows:

Architectural & Engineering Services:	\$282,580.00
Exhibits Master Planning:	\$110,567.00*
A/E Team Reimbursables:	\$ 13,300.00
Rendering Allowance:	\$ 3,200.00*
Exhibits Team Reimbursables:	\$ 3,300.00*
Additional Services:	\$ 15,000.00
Total Phase I Fee:	\$427,947.00

\*Items to be funded by Kaleideum. Forsyth County and Kaleideum will both fund additional services as appropriate based on the specific services provided by Gensler. All other items funded by Forsyth County.

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_

COUNTY MANAGER

DATE: 04/172017

**RESOLUTION SELECTING AN ARCHITECTURAL AND ENGINEERING  
FIRM AND AUTHORIZING EXECUTION OF A CONTRACT TO PROVIDE  
PROFESSIONAL DESIGN AND CONSTRUCTION SERVICES UNDER THE  
CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE  
KALEIDEUM (CHILDREN'S MUSEUM) PROJECT  
(GENERAL SERVICES DEPARTMENT)**

**WHEREAS**, Forsyth County staff announced the County's requirements for architectural and engineering services under the construction manager at risk delivery method for the Kaleideum children's museum project consistent with the provisions of N.C.G.S. 143-64.31; and

**WHEREAS**, Forsyth County staff submitted a Request for Qualifications in order to identify qualified firms to provide architectural and engineering services on the basis of demonstrated competence and qualification to provide these professional services without regard to a fee pursuant to N.C.G.S. 143-64.31; and

**WHEREAS**, Forsyth County staff's efforts to identify qualified architectural and engineering firms included the use of good faith efforts to notify minority firms of the opportunity to submit qualifications for consideration; and

**WHEREAS**, Forsyth County received eighteen responses to the Request for Qualifications from architectural and engineering firms; and County management identified a selection committee, which included Kaleideum representatives and County staff, to review and evaluate the responses; and

**WHEREAS**, the selection committee's review and evaluation of the submittals narrowed the group of eighteen to six qualified firms that were invited to make a presentation to the committee and participate in an interview; and

**WHEREAS**, the selection committee ultimately identified and recommends Gensler Architecture, Design, & Planning, P.C. and its proposed team of consultants as the best qualified firm/team to provide professional architectural and engineering services for the Kaleideum children's museum project; and

**WHEREAS**, subject to approval by the Forsyth County Board of Commissioners, Forsyth County staff thereafter negotiated a contract with Gensler Architecture, Design, & Planning, P.C. for architectural and engineering services at a fair and reasonable fee of \$427,947 for the Definition and Concept Phase of professional services including programming, conceptual design, and schematic design along with reimbursables, allowances, and additional services as authorized by N.C.G.S. 143-64.31;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby selects Gensler Architecture, Design, & Planning, P.C. to provide architectural and engineering services as outlined herein for the Kaleideum children's museum project.

**BE IT FURTHER RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes the County Manager and the Clerk to the Board to execute a contract, on behalf of Forsyth County, with Gensler Architecture, Design, & Planning, P.C. for architectural and engineering services, under the construction manager at risk delivery method at a negotiated amount not to exceed a lump sum fee of \$427,947 for professional services Phase I, including programming, conceptual design, and schematic design along with reimbursables, allowances and additional services as authorized by N.C.G.S. 143-64.31, subject to a pre-audit certificate thereon by the County Chief Financial Officer, and approval as to form and legality by the County Attorney.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to execute, on behalf of Forsyth County, subsequent contracts and contract amendments with Gensler Architecture, Design, & Planning, P.C. to provide services on the Kaleideum children's museum Project within budgeted appropriations in the current and future fiscal years if these services are deemed necessary, subject to a pre-audit certificate thereon by the County Chief Financial Officer, where applicable, and approval as to form and legality by the County Attorney.

Adopted this the 8<sup>th</sup> day of May, 2017.