



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

November 17, 2021

Marion Serfass, CPA
Director of Finance / Treasurer
Town of Vienna
127 Center Street South
Vienna, Virginia 22180

Reference: Design & Construction Agreement- Patrick Henry Library & Garage Project
Revised Funding Request- Town of Vienna's Design Costs Proration
County Project LB-000015, Fund 30030

Dear Ms. Serfass,

Please accept this revised letter as a request for payment under the Design and Construction Agreement (the "Agreement") between the Fairfax County Board of Supervisors and the Town of Vienna (the "Town") for the Patrick Henry Library and Garage Project to be located at 101 Maple Avenue, Vienna (the "Project"). Under Section 2.2 of the Agreement, the Town Design Payment will be the lesser of 30% of the total design cost or \$850,000.

On September 20, 2021, Fairfax County provided a letter outlining the Town's proration of the Total Design Contract Amount. Per the updated Fairfax County Operational Energy Strategies, all new construction projects are required to achieve the enhanced sustainability goals including Net Zero Design and 50% energy performance improvement above the ASRAE standards. We requested a new proposal from the consultants to include Net Zero Design strategies. RRMM Architects provided a revised proposal in the amount of \$2,210,000. (see RRMM revised proposal attached). The Town Design Payment of 30% of the Total Design Contract Amount is now revised to \$663,000.

Fairfax County will continue evaluating the impact that the changes to the Operational Energy Policy may have on the Project, and we may need to further amend the Design Contract in the future to incorporate any necessary changes. We will keep you informed of this review and any resulting additional funding that may be needed, up to the not-to-exceed amount of \$850,000.

Department of Public Works and Environmental Services

Building Design & Construction Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY 711, Fax: 703-324-4365

www.fairfaxcounty.gov/publicworks



Marion Serfass
Patrick Henry Library & Garage Project
Page 2 of 2

At this time, funds in the amount of \$663,000 are being requested from the Town of Vienna, representing 30% of the current design contract amount. Wire instructions from the Department of Finance are attached.

If you have any questions, please call me at 703-324-4472.

Sincerely,

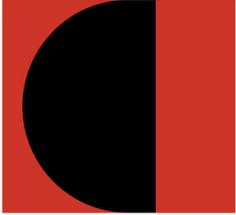


Maryam Mostamandi
Project Manager, Building Design Branch

Attachments: RRMM Architects Revised Design Service Proposal
Finance Department Funds Transfer Instructions

\\ffxsharev01\dpwes\CAP\Projects\Building Design\Patrick Henry Library\Budget\Town Affirmation Design Funds\Town Of Vienna Funding.docx

cc: Susan Timoner, Assistant County Attorney, Office of the County Attorney
Janet Burns, Chief, Administrative Services, Capital Facilities
Allison Terzigni, Senior Section Manger, Building Design Branch (BDB)
Adam Kulawy, Section Manager, BDB



RRMM
ARCHITECTS

2900 S. QUINCY ST
SUITE 710
ARLINGTON, VA 22206
T: 703.998.0101

1317 EXECUTIVE BLVD
SUITE 200
CHESAPEAKE, VA 23320
T: 757.622.2828

28 CHURCH AVE SW
ROANOKE, VA 24011
T: 540.344.1212

115 SOUTH 15TH STREET,
SUITE 202
RICHMOND, VA 23219
T: 804.277.8987

1 RESEARCH COURT
SUITE 450
ROCKVILLE, MD 20850

4/21/2021
5/27/2021 Revised
6/18/2021 Revised
9/12/2021 Revised
10/27/2021 Revised
10/29/2021 Revised

Maryam Mostamandi
Project Manager
County of Fairfax
Department of Public Works and Environmental Services
Building Design Branch
12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052
Maryam.Mostamandi@fairfaxcounty.gov
703-324-4472

RE: Fee Proposal for Patrick Henry Library in Vienna, VA
RRMM Project # 21115-00

Dear Maryam,
Attached is our fee proposal for the subject project. Note – The fee has been modified based on responses to your comments dated 6/4/11. The is based upon information contained in the following documents:

- 1) Award letter from you dated 4/5/21
- 2) Sample “Standard Fairfax County Agreement Between Owner & Architect”
- 3) Fairfax County Library Design Manual dated 4/7/2017
- 4) Draft project schedule provided by you, dated 04/05/2021. with which we agree.

The general description of the project is as follows:
Design of a 21,000 square foot library and a separate parking structure at the corner of Maple Avenue and Center Street in Vienna, VA. The fixed construction cost (FCC) for the project is established at \$17,200,000. The project includes the demolition of the existing library at that location as well as all sitework, utilities, accessibility improvements, interior finishes, basic AV systems, security systems, IT infrastructure. The project is required to achieve LEED Gold as well as a minimum of 30% energy performance improvement over the current ASHRAE baseline.

Basic Services include:

Architecture & interior design	RRMM Architects
Civil engineering & landscape design	Christopher Consultants
Library structural engineering	Columbia Engineering
Library MEP/FP engineering	GPI Engineering
Garage structural & MEP/FP engineering	Walker Consultants
CPTED design	Major Security
Cost estimating	Downey & Scott
Traffic consulting	Wells Associates
Lighting design	EXCLUDED PER DIRECTION FROM FC

Not to Exceed (NTE) services include:

Geotechnical engineering	ECS
--------------------------	-----



2900 S. QUINCY ST
SUITE 710
ARLINGTON, VA 22206
T: 703.998.0101

1317 EXECUTIVE BLVD
SUITE 200
CHESAPEAKE, VA 23320
T: 757.622.2828

28 CHURCH AVE SW
ROANOKE, VA 24011
T: 540.344.1212

115 SOUTH 15TH STREET,
SUITE 202
RICHMOND, VA 23219
T: 804.277.8987

1 RESEARCH COURT
SUITE 450
ROCKVILLE, MD 20850

Special inspections
Value engineering
Commissioning
Surveying
Stormwater Enhancement Feasibility Study
Utility Designation & Test Pits
Optional Boundary Survey
AV/ IT/ Security Consultant

LEED Consultant

ECS
Axias
Brinjac
Christopher Consultants
Christopher Consultants
Christopher Consultants
Christopher Consultants
EXCLUDED PER DIRECTION FROM FC SEE
NOTES BELOW
Sustainable Design Consulting

All work regarding audiovisual design and IT design is excluded. It is our understanding that Fairfax County will engage a vendor directly to design and construct these systems in the building.

All work regarding Intrusion detection – Including specification sections 280000 Security, 281000 Access Control, 282300 Video Surveillance and the coordination of security systems with our door hardware consultant is excluded. It is our understanding that Fairfax County will engage a vendor directly to design and construct these systems in the building and coordinate with our door hardware consultant.

The fee breaks out as follows:

Basic Services	\$1,577,346.12
<u>NTE Services including 3.3 Contingency</u>	<u>\$632,653.88</u>
Total	\$2,210,000.00

Please review and let me know if you have any comments or questions. Thanks for this opportunity to be of service to Fairfax County once again.

Approved

"Carey F. Needham, Deputy Director,
Department of Public Works and
Environmental Services, Capital
Facilities, Fairfax County

Date

Sincerely,

Keith D. Leonard, AIA, LEED AP
Principal
RRMM Architects



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

Funds Transfer Instructions

Via Automated Clearing House (ACH)

Bank Name: Bank of America VA/Rich
Bank Address: 100 S. Charles Street, 3rd Floor
Baltimore, MD 21201
Bank ABA: 051 000 017
Account Name: County of Fairfax – Deposit Account
Account Number: 0000 7902 5799

Via FED WIRE

Bank Name: Bank of America
Bank ABA: 026 009 593
Account Name: County of Fairfax – Deposit Account
Account Number: 0000 7902 5799
Reference: Agency name & contact

*The Department of Finance would appreciate advance notification of at least one business day for large incoming payments. Please e-mail Finance-ICM@fairfaxcounty.gov.

Individual agencies are responsible for recording the receipt of all incoming electronic payments into the County's financial system, FOCUS.

Should you have any questions please contact Christopher Hartl at 703-324-2557.

Department of Finance

12000 Government Center Parkway, Suite 214
Fairfax, Virginia 22035
703-324-3120; TTY 711

www.fairfaxcounty.gov/finance