



Department of Purchasing

100 N. Main Street, 2nd Floor

Suffolk, VA 23434

Ph. (757)925-6762 Fax (757)942-4333

NOTICE OF INTENT TO AWARD

TO: Jeff Harris, RA
Principal-in-Charge
RRMM Architects
1317 Executive Blvd.
Chesapeake, VA 23320

Date: May 01, 2026

Topic: RFP 1943-P Term Architectural and Engineering

This Notice of Intent to Award is to RRMM Architects, as specified for Suffolk Public Schools, based on the criteria listed in the RFP. Performance of all services related to this award shall be in accordance with RFP 1943-P and addenda, your proposal received on 03/31/2026, all made a part of this award by reference. Contact me if you have questions or need additional information.

Please return an acknowledged copy of this Notice of Award to the above address within ten (10) calendar days. Thank you and we look forward to working with you.

Sincerely,

Linda Bates, NIGP-CPP, VCO, VCA
Coordinator of Purchasing

Receipt of the above **NOTICE OF AWARD** is hereby acknowledged by:

Acknowledged this the _____ day of _____, 2026

By _____ Title _____

Copies: Dr. John B. Gordon, III, Superintendent
Anthony Lebron, Chief Financial Officer
Terry Napier, Director of Facilities and Planning
Vernon Jackson, Coordinator of Facilities and Planning
Bid File

RFP 1943-P
Term Architectural and Engineering
May 01, 2026

Terms of Agreement:

The initial term of this agreement shall begin on July 1, 2026 and continue through June 30, 2027 after which, this agreement may be automatically extended for four additional one year periods, beginning July 1st and ending June 30th of each year, unless otherwise terminated by either party by giving written notice May 1st of each year. The School Board may approve a price increase for each subsequent year. Any changes to the agreement will be done in writing and mutually agreed upon. Suffolk Public Schools reserves the right to purchase additional services within the intent of the RFP. Suffolk Public Schools may also add, delete or modify locations as needed for the duration of the agreement.

Compensation:

Paid in accordance with the attached rate sheets.

Initials _____

Date _____



**RRMM ARCHITECTS, P.C.
HOURLY BILLING RATES
FY 2026**

Senior Principal.....	\$ 245.00
Principal	\$ 225.00 \$220
Senior Project Manager.....	\$ 200.00 \$195
Project Mgr./Sr. Project Architect	\$ 165.00
Asst. PM/Project Architect	\$ 135.00
Cost Estimator (Internal).....	\$ 160.00
BIM Scanner I.....	\$ 130.00
BIM Scanner II	\$ 165.00
Senior Technician	\$ 115.00
Technician.....	\$ 95.00
Administrative.....	\$ 75.00
Senior Interior Designer.....	\$ 140.00
Interior Designer	\$ 115.00
Interior Design Technician	\$ 85.00
Graphic Designer	\$ 160.00
Senior Construction Admin	\$ 155.00
Construction Admin.....	\$ 135.00
IT/CAD Trainer	\$ 175.00
Specifications Writer	\$ 190.00



ENGINEERS | SCIENTISTS | SURVEYORS

SCHEDULE OF HOURLY RATES AND REIMBURSABLE EXPENSES

<u>Environmental Sciences:</u>	<u>Rate Per Hour</u>
Principal Environmental Scientist.....	\$150
Project Manager - Environmental.....	\$130
Environmental Scientist.....	\$110
Environmental Technician.....	\$100

<u>Surveying:</u>	
Principal Surveyor.....	\$165
Project Manager - Surveying.....	\$150
Survey Crew.....	\$165
Survey Crew – OSHA Hazardous Waste Operations (HAZWOPER) Certified.....	\$250
Survey Technician/Office Calculations.....	\$100

<u>Civil Engineering:</u>	
Principal Engineer.....	\$195
Project Manager - Civil.....	\$165
Project Engineer.....	\$135
Civil Design Technician.....	\$115

<u>Other:</u>	
Administrative Assistant.....	\$ 60
Subcontracted Services.....	Lost + 10%
Local Mileage.....	N/A
Mileage Outside 50-mile Radius.....	Current IRS Reimbursement Rate + 10%
Other Reimbursable Expenses – Lodging, Meals, Printing, etc.....	Cost + 10%



SPEIGHT, MARSHALL & FRANCIS

1228 Perimeter Parkway, Suite 201, Virginia Beach, VA 23454 | 757.427.1020
2821 Emerywood Parkway, Suite 300, Richmond, VA 23294 | 804.464.4111
3540 Toringdon Way, Suite 251, Charlotte, NC 28277 | 704.641.1567
www.smandf.com

April 29, 2026

Jeff Harris
RRMM Architects, PC
1317 Executive Boulevard
Chesapeake, VA 23320

Re: Suffolk Public Schools A/E Term Contract
2026 SMF Hourly Rates
SMF Job No.: 26.150

Our hourly rates are as follows:

Principal Engineer	\$ 205.00 / Hr.
Senior Structural Engineer	\$ 165.00 / Hr.
Senior Project Manager	\$ 165.00 / Hr.
Structural Engineer	\$ 135.00 / Hr.
Professional Construction Administration	\$ 135.00 / Hr.
Senior Engineering Technician	\$ 120.00 / Hr.
Special Inspector	\$ 120.00 / Hr.
Structural Engineering Technician	\$ 100.00 / Hr.
Administration	\$ 60.00 / Hr.

If you have any questions, please do not hesitate to contact us.

Sincerely,

SPEIGHT, MARSHALL & FRANCIS

Wadetta L. Saunders

Wadetta L. Saunders
Partner
wls@smandf.com

THOMPSON CONSULTING ENGINEERS

SCHEDULE OF RATES AND SERVICES PROPOSED FOR SUFFOLK PUBLIC SCHOOLS May 1, 2026 - May 1, 2027

Direct Services

The following billing hourly rates shall be used for all in-house labor:

• Principal	\$235.00
• Project Manager	\$190.00
• Senior Engineer	\$180.00
• Junior Engineer	\$145.00
• Graduate Engineer	\$115.00
• Revit Technician	\$90.00
• Fire Protection Engineer	\$190.00
• Energy Modeler	\$165.00
• Cost Estimator	\$145.00
• Specification Writer	\$145.00
• Administrative	\$80.00
• Construction Administrator	\$145.00
• Commissioning Agent	\$180.00

A written proposal of costs will be provided for the project, which will include a detailed breakdown of man-hours for each billed rate. Suffolk Public Schools staff will have an opportunity to review and comment on the proposed man-hours for the project.

Direct Expenses

Travel: Expenses shall only be charged for pre-approved out of town travel at the following rates
Auto mileage: Time-Of-Service IRS Mileage Reimbursement Rate
Other: Actual cost

Printing: Expenses for printing project specific documents for Suffolk Public Schools' use shall be vendor actual cost.



HOURLY RATES (effective January 1, 2026)

includes reimbursables for projects local to Central/Northern/Eastern Virginia

Role	Hourly Rate
Principal Foodservice Consultant	\$235
Senior Project Manager	\$175
Quality Control Manager	\$175
Project Manager	\$165
Senior Designer	\$155
Designer	\$145
CAD/BIM/Revit Manager	\$165
CAD/BIM/Revit Technician	\$130
Administrative/Spec Writer	\$90

1. **Principal in Charge**: Ultimate responsibility for the project. Oversees all aspects of the assignment. Ensures that contract documents are clear, concise, and complete. Final quality control generally falls under the guidance of the principal in charge.
2. **Senior Project Manager & Project Manager**: Responsible for managing all production deadlines. The project manager also assigns resources to the project, generates the overall equipment design, and ensures that the brand choices represent the Owner's desires.
3. **Quality Control Manager**: Responsible for the accuracy of all documents throughout the project. Conducts multiple quality checks prior to key project deliverables.
4. **CAD/BIM/Revit Manager**: Manages the BIM production team and oversees everything related to the BIM model.
5. **CAD/BIM/Revit Tech**: Executes the BIM process, including generating documentation, posting submission documents, and tracking design options throughout the entire design effort.
6. **Administrative/Spec Writer**: Responsible for supporting the project manager and Principal in Charge. Coordinates communication between team members and outside engineers and product specialists. Prepares Section 114000 specifications.

Terracon Consultants, Inc.
Schedule of Services And Fees
Geotechnical Engineering & Construction Materials Testing Services
 2026

Item Description	Unit Fee
A. Drilling Services*	
Land Borings	
Mobilization of Drill Rig/CPT Rig (75 mile radius)	\$ 750.00/LS
Mobilization outside of 75 mile radius	\$750.00 plus \$5.00 each additional mile
Standard Penetration Test Borings: 0 to 50 feet	\$ 16.00/LF
Standard Penetration Test Borings: 51 to 100 feet	\$ 18.00/LF
Standard Penetration Test Borings: 100+ feet	\$22.00/LF
Grout Backfill	\$10.00/LF
Continuous Flight Auger	\$12.00/LF
Core Patch	\$125.00/each
Private Utility Locator (minimum 4 hours)	\$250.00/Hr
Vibracores- Mobilize Men and Equipment	\$ 1000.00/each
Collect Shelby Tube Sample	\$ 150.00/each
Clearing- Excavator and Operator	\$ 300.00/Hr
Clearing- Excavator and Operator	\$2500.00/Day
Traffic Control (no crash truck, signage, cones, 1 setup)	\$ 2000.00/Day/Lane-set up
Traffic Control (Crash truck, signage, cones, 1mile max, 1 setup)	\$ 2500.00/Day/Lane-set up
Traffic Control (per .1 mile after 1st mile)	\$150.00/0.1mile/Lane-set up
Traffic Control each additional set up	\$750.00 each
Asphalt Cores & Patches (4 to 6 inch diameter)	\$ 6.00/in/in - \$ 150.00 Min. per site
Concrete Cores & Patches (4 to 6 inch diameter)	\$ 8.00/in/in - \$ 150.00 Min. per site
Collect CBR Bulk Subgrade Sample	\$ 100.00/each
In-Situ Permeability Test (Constant Head, Above Static Groundwater)	\$ 750.00/each
100' CPT Probe	\$ 5000.00/day
CPT Shearwave Test	\$ 25.00/strike
CPT Pore Pressure Dissipation Testing	\$ 300.00/each
Shelby Tube/Vibracore Extraction and Logging (Photograph/Tube Log)	\$150.00/each
Temporary Ground Monitoring Well	\$ 750.00/each
Site Restoration- Manpower (does not include materials)	\$ 125.00/person
Crash Truck	\$ 600.00/day
Water Truck	\$ 250.00/day
Water Borings	Priced Upon Request
*50% Surcharge for night work (6pm-6am)	
B. Professional Services	
Senior Level Engineer, PE	\$ 250.00/Hr
Project Level Engineer	\$ 175.00/Hr
Senior Project Management/Senior Environmental Scientist	\$ 190.00/Hr
Staff Level Engineer/Geologist/Scientist	\$ 150.00/Hr
Project Management/Dispatch	\$ 140.00/Hr
SWPPP Inspector	\$ 140.00/Hr
Field Project Manager	\$ 125.00/Hr
Construction Materials Specialist	\$ 125.00/Hr
Roofing Inspector	\$ 125.00/Hr
Wood Framing Inspector	\$ 125.00/Hr
Welding/Bolting/Post-Tension Inspector	\$ 125.00/Hr
Non Destructive Testing Technician	\$ 125.00/Hr
Fireproofing/Fire Stop Inspector	\$ 115.00/Hr
Assistant Project Management	\$ 110.00/Hr
Project Coordinator	\$ 110.00/Hr
Foundation Inspector	\$ 100.00/Hr
Precast/Soils/Reinforcing Steel/Concrete/Masonry Inspector	\$ 95.00/Hr
Asphalt/Coring Technician	\$ 95.00/Hr
Administration	\$ 75.00/Hr
Soils/Concrete/Masonry Technician	\$ 70.00/Hr
Sample Pickup	\$ 70.00/Hr
Certified Flaggers	\$ 70.00/Hr
Soils Tests: Compaction Testing	\$ 400.00/Trip
Foundation Tests: Subgrade Evaluation/Proofroll/Footing/Rebar Inspections	\$ 500.00/Trip
Concrete Tests	\$ 900.00/Trip
Masonry Tests	\$ 900.00/Trip
Nondestructive Tests: Welding/Bolting/Wood Framing/Fireproofing/EIFS Inspections	\$ 800.00/Trip
Note: Overtime rates will be billed at 1.5 times the standard rates. Overtime rates will be charged for work performed in excess of eight hours per day, work between 6pm and 6am, weekends and holidays. A minimum of 2 hours will be applied to all visits (4 hours for welding/bolting inspections)	

Terracon Consultants, Inc.
 Schedule of Services And Fees
 Geotechnical Engineering & Construction Materials Testing Services
 2026

Item Description	Unit Fee
C. Field & Laboratory Testing Services	
Atterberg Limits (1pt.)	\$ 105.00/each
Atterberg Limits (3pt.)	\$ 125.00/each
Hydrometer Analysis	\$ 200.00/each
Grain Size Analysis	\$ 95.00/each
Organic Content (Soil)	\$ 50.00/each
Wash #200 Sieve (Aggregate)	\$ 75.00/each
Specific Gravity (Soil)	\$ 150.00/each
Classification (Soil)	\$ 150.00/each
Consolidation (Constant Rate)	\$ 850.00/each
Consolidation (Incremental)	\$ 850.00/each
Unconfined Compressive Strength (Soil)	\$ 175.00/each
Direct Shear (Soil)	\$ 350.00/each
Triaxial (Unconsolidated, Undrained)	\$ 350.00/each Point
Triaxial (Consolidated, Undrained)	\$ 550.00/each Point
Triaxial (Consolidated, Drained)	\$ 750.00/each Point
California Bearing Ratio	\$600.00/each
Laboratory Compaction Characteristics (Standard)	\$ 150.00/each
Laboratory Compaction Characteristics (Modified)	\$ 200.00/each
Permeability (Constant Head)	\$ 350.00/test
Permeability (Falling Head)	\$ 350.00/test
Chloride Ion	\$ 255.00/each
Unconfined Compressive Strength (Soil Lime)	\$ 200.00/each
Oversized Particle Correction	\$ 100.00/each
Triaxial (Preparation)	\$ 150.00/each
Undrained Triaxial Compression (Rock)	\$ 350.00/each Point
Hand Penetrometer	\$ 25.00/each
Rapid Determination of Carbonate Content (Soil)	\$ 100.00/each
Correction of Unit Wt.+ Water Cont. for Soils with Oversized Particles	\$ 25.00/each
Asphalt Extraction (Gradation)	\$ 150.00/each
Asphalt Extraction	\$ 150.00/each
Asphalt Bulk Density	\$ 100.00/each
Theoretical Maximum Specific Gravity	\$ 150.00/each
FAA Moisture in Asphalt Mix	\$ 50.00/each
Preparation by Marshall Method	\$ 200.00/each
Asphalt Bulk Specific Gravity using Paraffin-Coating	\$ 100.00/each
Percent Air Voids in Asphalt	\$ 25.00/each
Mechanical Size Analysis of Extracted Aggregate	\$ 150.00/each
Asphalt Content by Ignition	\$ 150.00/each
Asphalt Bulk Specific Gravity using Vacuum Sealing	\$ 100.00/each
Sieve Analysis (Aggregate)	\$ 95.00/each
Specific Gravity (Aggregate)	\$ 25.00/each
Specific Gravity and Absorption (Fine)	\$ 100.00/each
Specific Gravity and Absorption (Coarse)	\$ 60.00/each
Unit Weight of Aggregate	\$ 50.00/each
Bulk Density (Aggregate)	\$ 50.00/each
Compressive Strength (Concrete)	\$ 15.00/each
Trimming for Capping (Concrete)	\$ 50.00/each
Compressive Strength (6x12 Cylinder)	\$ 20.00/each
Flexural Strength of Concrete (Third-Point Loading)	\$ 50.00/each
Splitting Tensile Strength (Concrete)	\$ 100.00/each
Resistance to Chloride Ion Penetration (Concrete)	\$ 200.00/each
Fireproofing Thickness and Density	\$ 50.00/each
Moisture Content by Oven	\$ 15.00/each
Compressive Strength (Masonry Units)	\$ 100.00/each
Compressive Strength (Masonry Prism)	\$ 350.00/each
Compressive Strength (Masonry Prism with Grout)	\$ 500.00/each
Compressive Strength (Grout Prisms)	\$ 15.00/each
Compressive Strength (2-in. Cubes)	\$ 15.00/each
Compressive Strength (Grout Cylinders)	\$ 15.00/each
Vibracores	\$ 800.00/each

Terracon Consultants, Inc.
Schedule of Services And Fees
 Geotechnical Engineering & Construction Materials Testing Services
 2026

<i>Item Description</i>	<i>Unit Fee</i>
D. Environmental Services	
Geoprobe	\$ 3500/Day
Ground Penetrating Radar	\$ 300.00/Hr. -4Hr Min
Polarized Light Microscopy-Bulk Sample	\$ 18.00/Sample
Lead Analysis-NIOSH/AAS	\$ 20.00/Sample
Total Petroleum Hydrocarbons GRO/DRO 8015C	\$ 150.00/Sample
RCRA-8 Metals Analysis	\$ 155.00/Sample
BTEX and MTBE-8260	\$ 145.00/Sample
VOCs 8260B	\$ 150.00/Sample
SVOCs 8270	\$ 375.00/Sample
TCLP Extraction	\$ 125.00/Sample
Full TCLP	\$ 1350.00/Sample
PCB's	\$ 125.00/Sample
Waste Characteristic Analyses	\$ 3200.00/Sample
Total Petroleum Hyd. TPH (oil range organics ORO)	\$ 155.00/Sample
TCLP Metals	\$ 155.00/Sample
E. Reimbursable	
Per Diem (Meals Only)	\$ 85 per day
Per Diem (Lodging and Meals)	\$ 223 per day
Mileage	\$ 0.70/Mi
Trip Charge	Set per project
Travel Charge	Set per project



**Osmundson & Associates
Cost Consultants, Inc**

April 28, 2026

To: RRMM Architects

Attention: Jeff Harris, Principal

Mr. Harris,

See below for OACCI 2026 fully burdened hourly rates.

Principal/Project Manager: \$186.00/HR

Senior Cost Engineer: \$138.00/HR

Sincerely,

A handwritten signature in black ink, appearing to read "Jakob Osmundson", written in a cursive style.

Jakob Osmundson
President