

03 March 2014

11 March 2014 - REVISED

Michael Gauthier
City of Woburn
Purchasing Department
10 Common Street
Woburn, MA 01801

Reference: **Wyman-Hurld Elementary School Project (14-RFS-012)**
 Woburn, MA

Subject: Designer Services Fee Proposal - REVISED

Dear Mr. Gauthier:

We are pleased to submit this Fee Proposal for the Feasibility Study and Schematic Design Designer Services for the Wyman-Hurld Elementary School Project as described in the attached RFS.

The Architect/Owner Agreement shall be the Massachusetts School Building Authority's (MSBA) Standard Contract for Designer Services with changes that are customized to the project and are acceptable to the City of Woburn, the MSBA, and DiNisco Design Partnership (DDP).

Scope of Work

The scope of work for the feasibility study includes preparation and evaluation of potential alternative solutions relative to the Wyman and Hurld Schools as follows:

- | | |
|-------------------------|---|
| Wyman School | - Renovation/addition for a combined school
- New building for a combined school |
| Hurld School | - Renovation/addition for a combined school
- New building for a combined school |
| Alternative New Site(s) | - Two sites to be determined within the Wyman-Hurld School District |

Following acceptance of the Feasibility Study preferred alternative, further work shall continue through the Schematic Design phase.

Assumptions – Fee Proposal

The fee proposal is based upon the following project description as defined in the RFS:

1. Assume a combined Wyman-Hurld School.
2. Design based upon 410 students, grades K through 5.
3. Area of building is to be approximately 66,000 SF to 70,000 SF.
4. Estimated construction cost range is \$25 million to \$30 million.

Scope of Services Included in Fixed Fee

DiNisco Design will provide Feasibility Study and Schematic Design Designer Services for the above referenced project. Our basic services is broken down as follows according to the Massachusetts School Building Authority's (MSBA) Standard Contract for Designer Services.

Feasibility Study Phase – Basic services fee includes:

1. Architectural Services as described in the RFS and MSBA Contract dated 02/25/2011
2. Preliminary Design Program as outlined in the MSBA Module 3 dated 11/21/2011
3. Preferred Schematic Report as outlined in the MSBA Module 3 dated 11/21/2011.
4. Structural Engineering
5. HVAC Engineering
6. Plumbing Engineering
7. Fire Protection Engineering
8. Electrical Engineering
9. Civil Engineering
10. Landscape Architecture
11. Food Service Consultant
12. Educational Programming
13. FF&E Consultant
14. Technology Consultant (Data/Communications)
15. Green Design Consultant (Sustainable Design/Green Design/Renewable Energy)
16. Cost Estimate
17. Traffic Consultant
18. Environmental Permitting Consultant
19. City/MSBA Agency Meetings

Schematic Design Phase – Basic services fee includes:

1. Architectural Services as described in the RFS and MSBA Contract dated 02/25/11 and MSBA Module 4 dated 07/13/2013
2. DESE Submittal
3. Structural Engineering
4. Mechanical Engineering
5. Plumbing Engineering
6. Fire Protection Engineering
7. Electrical Engineering
8. Structural & Building Enclosure Engineering
9. Civil Engineering
10. Landscape Architecture
11. Food Service Consultant
12. Technology Consultant
13. Acoustical Consultant
14. Specification Consultant
15. Library/Media Consultant
16. Code Consultant

17. Accessibility Consultant
18. Traffic Consultant
19. Hazardous Materials Consultant
20. Security Consultant
21. FF&E Consultant
22. Life Cycle Cost Analysis
23. Energy Modeling (one for each option, i.e. repair, renovation/addition and new construction - 3 total)
24. LEED/MA-CHPS Scorecard based upon MSBA Green School prerequisite guidelines
25. Cost Estimate
26. City/MSBA Agency Meetings

Compensation

The fee for the work outlined above in Basic Architectural Services is as follows:

Feasibility Study	\$165,000	
Schematic Design Phase	<u>\$303,000</u>	
TOTAL BASIC FEE		\$468,000
Estimated Reimbursable Expenses	<u>\$139,000</u>	
TOTAL ESTIMATED COMPENSATION		\$607,000

We also enclose Attachment A which shows an estimated breakdown of fees for the Feasibility Study Phase and Schematic Design Phase for DDP and our consultants. This fee breakdown based upon our most recent MSBA elementary school project with an enrollment of 465 students and CM@Risk construction method.

Upon approval by the City and the MSBA to proceed to the next phase, the fee for the remaining phases (Design Development, Construction Documents, Bidding and Construction Administration) will be based upon the Estimated Construction Cost established at the end of Schematic Design.

Reimbursable Expenses – Not Included

- A. Reimbursable items not included within the scope of work and not included in the Feasibility Study and Schematic Design are as follows:
 1. Site Plan Review/ZBA formal hearings
 2. Conservation Commission formal hearings
 3. Massachusetts Historical Commission & Woburn Historical Commission formal hearings

Reimbursable Expenses - Included

The following services may be added to the Feasibility Study or Schematic Design scope of work, as a Reimbursable Service only when authorized by the City to proceed with, but not limited to, the work described below.

B. <u>FEASIBILITY STUDY – Consultation</u>	<u>Estimated Costs</u>
Wetlands	\$10,000
Traffic	\$17,000
Hazardous Materials	\$ 7,000
Environmental (21E) Four (4) Sites Further Analyses	\$10,000 \$ 5,000
Historical	\$ 5,000
Hydrant Flow Tests	<u>\$ 2,000</u>
Subtotal	\$56,000 Estimated Costs

C. <u>SCHEMATIC DESIGN – Consultation</u>	<u>Estimated Costs</u>
Wetlands	\$15,000
Traffic	\$15,000
Hazardous Materials	\$ 8,000
Environmental	\$12,000
Geotechnical	\$13,000
Topographic Survey	<u>\$20,000</u>
Subtotal	\$83,000 Estimated Costs

TOTAL REIMBURSABLE EXPENSES \$139,000 Estimated Costs

Other Basic Services

Other Basic Services may be provided at an agreed upon fee per service or at an hourly rate as follows:

- Principals..... \$150/hour
For purposes of this agreement, principals are Kenneth DiNisco, Richard Rice, Gary Ainslie, Leno Filippi and Donna DiNisco-Crawford
- Project Managers..... \$150/hour
- Senior Architects..... \$140/hour
- Technical Staff..... 2.50 times actual payroll costs

Project Schedule

Our basic services fee is in accordance with the project schedule included in the RFS.

Consultants

We request to change our Cost Estimator, AM Fogarty with CostPro. At the time of the submittal AM Fogarty was unaware they were on the OPM's team. As such, DDP cannot use AM Fogarty as our cost estimator. We request approval to retain CostPro as our Cost Estimator.

Please acknowledge your consent of the foregoing by signing where indicated below. We look forward to working with the City of Woburn on this very important project.

Sincerely,



Kenneth F. DiNisco
DiNISCO DESIGN

KFD/djc

cc: Patrick Saitta
Richard Rice
Donna DiNisco
Susan Cabral

Enclosures: 1. By Reference: Request for Designer Services,
Wyman-Hurld Elementary School Project 01/08/2014
2. Attachment A (03/11/2014)

OWNER

NAME OF PERSON AUTHORIZED TO SIGN CONTRACT Date

AFFIDAVIT OF COMPLIANCE WITH G.L. c.44 §31C,

CERTIFICATE OF APPROPRIATION FOR THE CONTRACT:

The undersigned _____, Title _____, hereby certifies, pursuant to Commonwealth of Massachusetts General Laws Chapter 44, Section 31C, that an appropriation in the amount stated herein to the contract entitled: DiNisco Design Partnership, Ltd. - Wyman-Hurld Elementary School Project is available for payment for services rendered under said contract and that _____, Title _____, has been authorized to execute said contract, approve all requisitions and change orders thereto.

By _____ Date _____
Name of Person
City of Woburn

	TOTAL FEE FS-SD	Study	BASIC SERVICES					TOTAL
			Schematics	Design Dev.	Const. Docs	Bidding	Construction	
1. Consultants								
Structural - FBRA	\$31,388	\$4,988	\$26,400					
HVAC - VAV	\$28,857	\$2,512	\$26,344					
FP/Plumbing - AKAL	\$9,570	\$1,430	\$8,140					
Electrical - TEC	\$10,521	\$3,000	\$7,521					
Landscaping - Brown Sardina	\$54,365	\$15,000	\$39,365					
Civil - SBNE	\$51,114	\$15,000	\$36,114					
Food Service - CMA	\$4,550	\$0	\$4,550					
Lighting - LAM								
Code - RWS Code								
Acoustical - Copley Assoc.								
Cost Estimating - CostPro								
Technology - EdVance								
FF&E - Tavares Design	\$33,050	\$5,000	\$28,050					
Geotechnical - Stephens Associates								
HazMat - ECMS								
Green Design - IES								
Green Design - A+L								
Green Design - Solar Design								
Consultant Totals	\$223,414	\$46,930	\$176,485					
2. Net Architectural Fee	\$244,586	\$118,070	\$126,515					
3. Total FS-SD BAS Fee	\$468,000	\$165,000	\$303,000					