

BBS ARCHITECTS | ENGINEERS

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Original: August 11, 2020, Rev: October 6, 2020
Revised: July 26, 2023

City of Stamford
Engineering Bureau
888 Washington Boulevard
Stamford, CT 06901

Attention: Domenico Tramontozzi, Senior Construction Manager

Re: Fee Proposal Letter - Revised

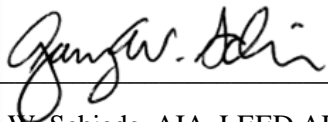
RFP No. 807 – Design Services for Window & Floor Replacement at Springdale Elementary School
BBS No. 20-248
Phase 1 – Window and Masonry Reconstruction
Phase 2 – Floor Replacement

Dear Mr. Tramontozzi:

BBS prepared Bid contract documents dated: November 17, 2022, as per City of Stamford RFP #807 for the Window, Masonry and Floor Replacement/Reconstruction scopes of work. Based upon the request made per our conversation with the City Engineering Bureau, we understand that the City will now be seeking a CT School Construction Grant for this project to be prepared in two separate applications. Therefore, as requested, our office has prepared a revised fee proposal to reflect the additional services and construction cost estimates that align with the new project timeline and division of work into two separate bidding and construction phases. We understand that the first phase will be comprised of the Window and Masonry Reconstruction with a bidding and subsequent construction timeframe of summer 2024. The second phase will be comprised of the Floor Replacement with a bidding and subsequent construction timeframe of summer 2025. Following is our fee proposal for your consideration.

On behalf of our entire professional team, I would like to sincerely thank you and the *City of Stamford* for awarding the Springdale Elementary School Window and Floor Replacement contract to *BBS Architects and Engineers*.

Sincerely,



Gary W. Schiede, AIA, LEED AP BD+C
Partner / Principal-in-Charge



Karalisa G. Grundner, AIA, LEED AP BD+C
Senior Associate/Architecture

A. Scope of Work –

Revise the previously issued and completed Bid contract documents dated: November 17, 2022, per the City of Stamford RFP #807 scope of work into the following two (2) sets of deliverables.

Phase 1 – Window and Masonry Reconstruction – Summer 2024 Construction

As we understand it, the scope of work will include the following items:

1. Replacement of approximately (150) windows and frames with code compliant assemblies. Windows are to be double glazed, high efficiency, low-E, insulated with safety glass. Emergency egress windows are to be provided as required.
2. Hazardous Materials Testing and specifications for removal, if required, at windows, frames, caulk, flashing, mortar, masonry affected by window replacement.
3. Restoration of all steel lintels, brick arches and soldier courses, including repointing.
4. Repair or restoration of cornice stones at exterior walls.
5. Provisions to be included for portable air conditioners to be re-mounted within the framed assembly.
6. Provisions for re-mounting of existing window shades and adding new where needed.
7. Submittals for Owner’s selection of window functions, types and appearance.
8. Construction Administration - construction duration will be (12) weeks.
9. Grant Assistance submission – Grant Application services including but not limited to a planning meeting prior to the grant application, preparation and attendance at the pre-conformance bid review (PCR) meeting, and working with the City Grants office to submit cost estimating documents in the CT Public School Cost Database, and conform documents to requirements issued by DAS & OSCG&R.

Phase 2 – Floor Replacement – Summer 2025 Construction

As we understand it, the scope of work will include the following items:

1. Replacement of approximately 25,000 square feet of flooring, including leveling and repairs to sub-floors.
2. Submittals for Owner’s selection of floor finishes, types and appearance.
3. Hazardous Materials Testing and specifications for removal and replacement of floor tiles, mastic, underlayment, layers of tile, and sub-floor or joist repair or replacement. Our fee assumes the plaster ceiling above the hung ceiling is non-asbestos. This plaster must be cut open to allow structural review of the floor joists
4. Construction Administration - construction duration will be (12) weeks.
5. Grant Assistance submission – Grant Application services including but not limited to a planning meeting prior to the grant application, preparation and attendance at the pre-conformance bid review (PCR) meeting, and working with the City Grants office to submit cost estimating documents in the CT Public School Cost Database, and conform documents to requirements issued by DAS & OSCG&R.

B. Fee Proposal

We propose that the compensation for our professional efforts, as specified within the RFP No. 807 and section A. *Scope of Work* above, be **in accordance with the following sliding fee schedule:**

<i>For Projects with Construction Cost of:</i>	<i>Fee</i>
Construction costs up to \$750,000	8.75 %
Construction costs of \$750,001 to \$1,000,000	8.00 %
Construction costs over \$1,000,001	7.40 %

Phase 1 – Window and Masonry Reconstruction – Fee = \$89,584.000

Our Fee above is 7.40% based upon the estimated construction cost of \$1,210,589 as per the latest Construction Cost Estimate dated: January 5, 2023.

Phase 2 – Floor Replacement – Fee = \$67,843.00

Our Fee above is 8.00% based upon the estimated construction cost of \$848,031 as per the latest Construction Cost Estimate dated: January 5, 2023.

C. Reimbursable Expenses

BBS will not be seeking reimbursement for any travel, lodging, subsistence, or other out-of-pocket costs in connection to the contract with the City of Stamford, except for the reimbursable expenses agreed-upon by the City and BBS, and the expenses listed below.

With a mark-up of ten percent (10.0%), we will invoice the following expenses and project deliverables to the City, if applicable:

1. Printing, postage, Federal Express charges, reproductions/copying, plots or digitizing/ scanning of construction documents provided by the City beyond those specified as the contract deliverables.

Kindly call if you have any questions. **Thank you for considering our team.**

Attachments:

Excluded Services
Hourly Rate Schedule

Excluded Services

Our fee proposal excludes the following services as is typical in the A/E industry. Note that some of these services can be performed by BBS or our sub-consultants as Additional Services. Certain others would need to be performed by independent consultants directly contracted to the City of Stamford, for which BBS can advise on their necessity and assist in procuring same.

1. Services beyond the stated Scope of Work and Assumptions.
2. Field measurement and verification of existing conditions beyond specific work zones.
3. Destructive or specialized investigation such as roof cores and infrared scans.
4. Fees paid to agencies having jurisdiction for securing approvals and permits.
5. Construction Administration services over and above those outlined in the current Standard AIA Owner-Architect Agreement or other mutually agreed-upon services contract.
6. Construction Management services, OSHA enforcement, job site safety reviews, and determinations of physical and biological safety with regards to means, methods, processes, or actions of others.
7. Controlled and Special Inspection services required by building code or local jurisdictions.
8. Services made necessary by the default of a Contractor, including legal proceedings and arbitration.
9. OSHA confined space entry and entry into hazardous or potentially contaminated areas.
10. Expense of overtime work requiring higher than regular rates.
11. Project funding consultation, financial performance, and fiduciary liability of any kind.
12. Postage, overnight delivery, or hand delivery cost.
13. Printing, plotting and reproduction of documents and/or drawings.
14. Digitizing or scanning of original paper documents and/or drawings.
15. Permit expediting services.

HOURLY RATE SCHEDULE

Below is our full list of titles and corresponding hourly rates. Kindly note that the presented rates are “fully loaded” billing rates, inclusive of but not limited to our direct technical labor, overhead, and profit. We reserve the right to adjust these rates based on the *Regional Consumer Price Index* annually on January 1st.

Principals

	<i>Rate / Hr.</i>
Partner.....	\$250.00

Associates + Directors

Senior Associate.....	\$210.00
Associate.....	\$195.00
Director of Architecture.....	\$195.00
Director of Engineering.....	\$195.00

Architecture + Interior Design

Senior Project Manager	\$185.00
Project Manager	\$170.00
Project Architect	\$160.00
Interior Designer	\$150.00
Senior Architectural Designer.....	\$150.00
Architectural Designer.....	\$125.00
Draftsperson	\$ 95.00

Landscape Architecture + Civil

	<i>Rate / Hr.</i>
Landscape Architect	\$185.00
Senior Planner	\$185.00
Civil Planner	\$170.00
Draftsperson	\$ 95.00

MEP + IT Engineering

Project Manager	\$180.00
Project Engineer	\$165.00
Senior Mechanical Engineer.....	\$150.00
Senior Electrical Engineer.....	\$150.00
Mechanical Engineer.....	\$130.00
Electrical Engineer.....	\$130.00
Computer Network & IT Specialist	\$195.00
Draftsperson	\$ 95.00

Project Administration

Senior Construction Administrator	\$170.00
Construction Administrator	\$160.00
Business Administrator.....	\$140.00
Administrative Staff	\$ 90.00