

# Appendix A

**Must be submitted separate from the proposal response.**

## Fee Proposal Form: New Westhill High School - concept study, final design & CD's new building, demolition of existing buildings, site logistics, and restoration of fields and site.

Please complete your fee in yellow highlighted cells below.

Phase	Estimated Construction Cost	Fee (\$) Lump Sum amount	Notes
Construction Control Budget -Includes Items I, II, III below	\$257,696,057	NA	See Note 1
<b>I) Design and Construction of New School &amp; Logistics Plan(s)</b>			
Concept Design - Program Confirmation/Building Massing/Conceptual Site Design	NA	\$ 135,000.00	
Schematic Design (based on concept plan selected) -Includes Estimate Development, Estimate Reconciliation and VE/VM	NA	\$ 1,670,000.00	
Geotechnical Borings and Analysis	NA	\$ 65,000.00	See Note 5
Environmental Testing & Analysis	NA	\$ 50,000.00	See Note 7
Design Development -Includes Estimate Development, Estimate Reconciliation and VE/VM	NA	\$ 2,667,000.00	See Note 7
Construction Document/Bidding -Includes Estimate Development, Estimate Reconciliation and VE/VM	NA	\$ 3,358,000.00	See Note 7
Construction Administration	NA	\$ 2,900,000.00	See Note 7
FF&E (FF&E Budget of \$9,615,800.00)	NA	\$ 454,000.00	See Note 6
Added Fee for Early Bid Packages	NA	\$ 10,000.00	See Note 9
Added Fee for integrated Net Zero Design	NA	\$ 210,000.00	See Note 10
Reimbursable (not to exceed)	NA	\$ 90,000.00	
Physical Model of proposed building and grounds	NA	\$ 30,000.00	
Natorium - Break out Cost for Design/Construction	NA	\$ 650,000.00	See Note 8
<b>SUB-TOTAL</b>		<b>\$ 12,289,000.00</b>	Notes 2-5 Apply Throughout

## II) Survey, Testing, and Design of HAZMAT Abatement & Demolition Plans for Existing Buildings

Survey, Precon Testing, and Construction Documents for demolition of existing school buildings	NA	\$ 260,000.00	See Note 7
Construction Administration (coordination with Owner's Monitor)	NA	\$ 53,000.00	See Note 7
Reimbursable (not to exceed)	NA	\$ 5,000.00	
<b>SUB-TOTAL</b>		<b>\$ 318,000.00</b>	Notes 2-5 Apply Throughout
<b>III) Construction Bid Documents for Fields and Site</b>			
Construction bid documents for fields and site work	NA	\$ 287,000.00	See Note 7
Construction Administration	NA	\$ 185,000.00	See Note 7
Reimbursable (not to exceed)	NA	\$ 5,000.00	
<b>SUB-TOTAL</b>		<b>\$ 477,000.00</b>	Notes 2-5 Apply Throughout
<b>TOTAL FEE</b>		<b>\$ 13,084,000.00</b>	<b>See Notes 1 to 10</b>

Provide Project Team Hourly Rates As A Separate Attachment

Provide Monthly Rate for Building Construction Administration Services (if Schedule Requires Extension)

\$ 8,000.00

Provide Monthly Rate for HAZMAT Construction Administration Services (if Schedule Requires Extension)

\$ 5,500.00

Provide Monthly Rate for Field and Site Construction Administration Services (if Schedule Requires Extension)

\$ 6,500.00

### Notes:

1) Proposer's Total Fee shall be a lump sum fee tied to the scope of work herein, not construction cost.

2) Fees are inclusive of any and all meetings required to meet project deliverables and provide proper owner updates, including, but not limited to, school building committee meetings, City boards and commissions, internal project team meetings, end user working meetings, city leadership meetings, AHJ and OSCGR meetings, utility grant meetings, commissioning/OPR meetings, and informal discussions as required.

3) Consider LEED Silver Certification/CTHBC Required.

3A) Site Survey provided by City

4) Consider ConnDOT Study. Proposer shall be responsible for full traffic design/studies/AHJ coordination as required.

5) Proposer shall provide a comprehensive soil testing program inclusive of all borings, test pits, and other criteria as required.


6) FFE services to be comprehensive, including design of new FFE, incorporation of existing FFE, bidding, procurement, installation coordination and field

7) Fee shall include developing a soil management plan, soils laboratory analysis, and remedial action plan for the movement and disposal of soil to and from the site by a licensed environmental planner in accordance with all CT regulations.

8) There is the potential that the Natatorium may be removed from the final design. Accordingly, provide a breakout price for the design/construction of this space across all phases.

9) The Owner anticipates at least one early bid package, defined as a separate construction package of select scopes/trades that would normally be bid as part of the main building construction package. The early package is separate from the other OSCGR bid packages (main construction, FFE, IT/AV, Demo/Hazmat) that will need to be developed by the architect.

10) If the Architect and first-tier MEP consultant do not have the capability/experience to produce a low Energy Use Intensity (EUI) design or potentially achieve net-zero, then please identify the breakout cost for a specialty sustainability consultant or similar (should the City wish to pursue these types of systems/design).

Signature: 

---

E-Mail Address: [kmorhardt@slamcoll.com](mailto:kmorhardt@slamcoll.com)

---

Company Name and Address: [The S/L/A/M Collaborative, Inc.](#) 80 Glastonbury Boulevard, Glastonbury, CT 06033

---

**RFP No. 2023.0030 Re-Issued ADDENDUM #4**



June 8, 2023

Mr. Erik Larson, Purchasing Agent  
Mr. Domenick Tramontozzi, Sr. Construction Manager  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**RE: RFP #2023.0030 - City of Stamford - Architectural & Engineering Services for New Westhill High School, 125 Roxbury Road, Stamford, CT. State Project #135-0280 N – Fee Proposal**

Dear Mr. Larson and Mr. Tramontozzi:

The S/L/A/M Collaborative (SLAM) is pleased to submit the enclosed fee proposal for the New Westhill High School project. The scope of services included in the attached lump sum proposal are as requested in the RFP, as clarified in the four addenda, and what are typically necessary to provide design, bidding, and construction administration services for a comprehensive school project; subject to the following assumptions and clarifications.

1. We have the following understanding regarding Construction Cost, FF&E and Technology budgets:
  - a. New building size of approximately 459,893 gross square feet, with an approximate budget breakdown as follows in Q2 2025 dollars:
    - Project budget: \$ 301.0 million
    - Owner approximate soft cost budget: \$ 43.3 million
    - Site construction budget: \$ 26.4 million
    - Existing building demolition budget: \$ 12.7 million
    - Building construction budget: \$ 218.6 million
  - a. FF&E budget is understood to be approximately \$5.5 million.
  - b. Technology Equipment budget is understood to be approximately \$3.4-3.6 million.
  - c. FF&E and Technology Equipment budgets are understood to be within the Owner soft cost budget indicated above.
2. The scope of work included by our consultant team is detailed in Appendix 5 of our written submission.
3. Cost estimating services include three cost estimates: Schematic Design, Design Development, and Construction Documents. Cost estimating services include 1-2 reconciliation meetings to reconcile the Architect provided estimates with the Construction Manager's estimates at each phase end. Estimating of value management initiatives is the responsibility of the Construction Manager with support from the Architect's estimator.
4. Educational commissioning and staff professional development services as discussed in the Programming + Planning portion of our project approach, is available as an additional service.
5. The following services are excluded:
  - a. Design of off-site utility infrastructure, roads, sidewalks, traffic signal improvements, or other off-site improvements.
  - b. Major Traffic Generator Certification process with Office of State Traffic Authority (OSTA). An administrative decision approval process with OSTA is included within the values presented on the Fee Proposal Form.
  - c. Geotechnical construction phase services, since indeterminate at the time of proposal.
  - d. Special inspections administration services.

6. The following services are understood to be contracted directly by the city of Stamford:
  - a. Commissioning agent (required for CT HPBS requirements C.G.S. 16a-38k),
  - b. Redi-Check, or other third-party document coordination consultant, if desired.
  - c. Third Party Code Review consultant for the purposes of assisting the local officials with permit review (if required),
  - d. Materials testing laboratory and inspection services during construction.

We appreciate your consideration of our team's unique credentials & expertise presented in our written proposal and the thoughtful and responsible preparation of professional fees presented herein. We welcome the opportunity to work with the Westhill High School Building Committee, the city of Stamford and Stamford Public Schools on this exciting project and our team is available for an immediate start.

Please contact me at [kmorhardt@slamcoll.com](mailto:kmorhardt@slamcoll.com) , or 860-368-4221 (office) and 860-712-9233 (cell) with any questions.

Respectfully submitted,

The S/L/A/M Collaborative, Inc.



Kemp A. Morhardt, AIA, NCARB  
Principal and Officer

CT Registered Architect: 14580

- Enclosures:
1. Appendix A - Fee Proposal Form – New Westhill High School (3 pages)
  2. Prime and Consultant Hourly Rate Schedules (15 pages) – uploaded as a separate file