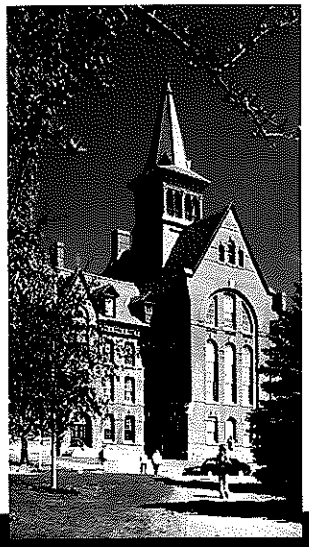
WATERBURY OFFICE COMPLEX

FEASIBILITY STUDY

•

STATE OF VERMONT
WATERBURY, VERMONT



SMITH • ALVAREZ • SIENKIEWYCZ ARCHITECTS

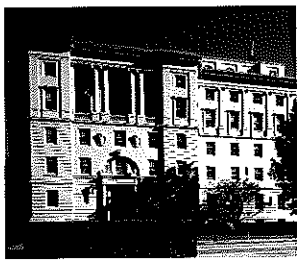
117 St. Paul Street
3rd Floor
Burlington, VT 05401

P: 802•863•2227
F: 802•863•0093
E:info@sasarchitects.com

FEE PROPOSAL

PROPOSAL FOR
ARCHITECTURAL & ENGINEERING SERVICES

DECEMBER 6, 2011



STATE OF VERMONT
RFP – WATERBURY OFFICE COMPLEX – FEASIBILITY AYALYSIS
ISSUE DATE: NOVEMBER 10, 2011

PRICE SCHEDULE

Based on the respondents understanding of the options identified under Phase II Section 2.1, b) of the RFP and in consideration of the required timeframe for completing the analysis, estimate the total cost associated with requirements of this RFP.

Total Cost: $ 323,000

Additionally, submit the titles, hourly rates, and job descriptions for any and all team members that will be providing services as part of this RFP; include all applicable taxes, fees, overhead, and all other direct or indirect expenses. The attached **Price Schedule** must be completed and submitted as part of the response for the proposal to be considered valid.

FIRM NAMES	Team Member(s)	HOURLY RATE
Lead Firm: SMITH · ALVAREZ SIEHKIEWICZ	PRINCIPAL	$ 85.
	ARCHITECT	$ 75.
	INTERN	$ 45.
Sub-Consultant: LN CONSULTING ENGINEERS	PRINCIPAL	$ 135.
	ENGINEER	$ 100.
	TECHNICIAN	$ 80.
Sub-Consultant: ENGINEERING VENTURES	PRINCIPAL	$ 125.-150.
	ENGINEER	$ 85.-100.
	TECHNICIAN	$ 55.-80.
Sub-Consultant: EMILY WADHAMS	PRINCIPAL	$ 150.
		$
		$

Date: 12.6.11

Name of Firm: SAS ARCHITECTS Signature of Firm:

ESTIMATED FEE PROPOSAL

• Smith-Alvarez-Sienkiewycz:	$ 101,000	
• L.N. Consulting Engineers:	89,500	(1)
• Engineering Ventures:	103,000	(2)
• Tom Barden:	5,000	
• E.F. Wall:	12,000	
• Emily Wadhams:	12,500	
TOTAL:	$ 323,000	(6)

FEE ASSUMPTIONS/CLARIFICATIONS:

1. L.N. Consulting Engineers proposes to provide the engineering consulting services as defined in their proposal and as estimateed below:

Existing Buildings Evaluation/Reuse Program	$ 12,000.00
Multi-Use	11,500.00
New Off Site Building	12,500.00
New Power Plant Concept Design	12,500.00
Site Energy Distribution Evaluation	16,000.00
Central Power Plant Evaluation	5000.00
Site Basic Energy Modeling	20,000.00
Total Estimated Fee:	$ 89,500.00

2. Engineering Ventures proposes to provide structural and civil engineering, services as defined in their proposal and as estimated below:

• Structural: (Option #3)	$ 36,000.00
• Civil: (Options 2 & 3)	67,000.00
Total Estimated Fee:	$ 103,000.00

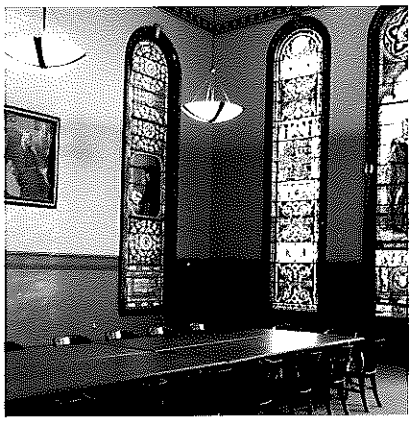
3. We understand that the exact scope of work for the feasibility study has not yet been fully defined but will be clarified early in the study. Therefore, the allocation of fees is only an estimate on our part and will change in response to decisions made by the State.

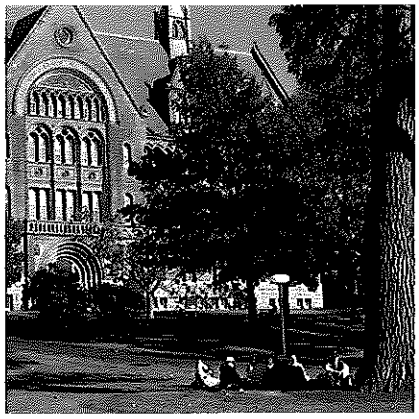
ESTIMATED FEE PROPOSAL

4. Buildings and General Services (BGS) will perform all investigation and abatement of hazardous materials, including asbestos, lead and mold in a timely manner. BGS will provide cost estimates for asbestos, mold and lead abatement.

5. The State will provide accurate drawings of the existing buildings in electronic format. Preparation of existing conditions drawings is not included in our basic services.

6. This is an estimate of the fees required. Once the project scope and services are better defined, we could propose a fixed fee.





RFP/PROJECT: Waterbury Office Complex – Feasibility Study
DATE: November 10, 2011

CERTIFICATE OF COMPLIANCE

This form must be completed in its entirety and submitted as part of the response for the proposal to be considered valid.

TAXES: Pursuant to 32 V.S.A. § 3113, bidder hereby certifies, under the pains and penalties of perjury, that the company/individual is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due to the State of Vermont as of the date this statement is made. A person is in good standing if no taxes are due, if the liability for any tax that may be due is on appeal, or if the person is in compliance with a payment plan approved by the Commissioner of Taxes.

INSURANCE: Bidder certifies that the company/individual is in compliance with, or is prepared to comply with, the insurance requirements as detailed in Section 7 of Attachment C: Standard State Contract Provisions. Certificates of insurance must be provided prior to issuance of a contract and/or purchase order. If the certificate(s) of insurance is/are not received by the Office of Purchasing & Contracting within five (5) days of notification of award, the State of Vermont reserves the right to select another vendor. Please reference the RFP and/or RFQ # when submitting the certificate of insurance.

CONTRACT TERMS: The undersigned hereby acknowledges and agrees to Attachment C: Standard State Contract Provisions and Attachment D Additional Terms and Conditions for Architectural and Engineering Services.

TERMS OF SALE: The undersigned agrees to furnish the products or services listed at the prices quoted. The Terms of Sales are Net 30 days from receipt of service or invoice, whichever is later. Percentage discounts may be offered for prompt payments of invoices, however such discounts must be in effect for a period of 30 days or more in order to be considered in making awards.

FORM OF PAYMENT: Would you accept the Visa Purchasing Card as a form of payment? X Yes ____ No

Insurance Certificate(s): Attached _____

Will provide upon notification of award X

Delivery Offered: 5 days after notice of award

Terms of Sale: _____ (If Discount)

Quotation Valid for: 30 days

Date: _____

Name of Company: SAS ARCHITECTS

Contact Name: STEPHEN H. SMITH

Address: 117 ST PAUL ST
BURLINGTON, VT 05401

Fax Number: 802.863.0093

E-mail: STEVE@SASARCHITECTS.COM

By: _____
Signature (Bid Not Valid Unless Signed)

Name: STEPHEN H. SMITH
(Type or Print)

All returned quotes and related documents must be identified with our request for quote number.

L. N. CONSULTING INC.
P. O . BOX 65178
BURLINGTON, VT 05406-5178
TELEPHONE (802) 655-1753
FAX: (802) 655-7628

December 2, 2011

Steve Smith
SAS Architects
117 St. Paul St.

Re: Waterbury State Office Complex – Campus Master Plan & New Building Feasibility Project – Mechanical, Electrical, Plumbing, and Fire Protection Consulting and Design Fee Estimate.

Dear Steve,

Thank you for the opportunity to provide a proposal regarding the Waterbury State Office Complex Campus Master Plan & New Building Feasibility Project. L.N. Consulting is excited about the opportunity to work with SAS Architects on another sustainable, energy efficient, historic project. Our team has had the wonderful opportunity to work on so many projects of this type and we are grateful for this opportunity. As you already know, we have much experience in the development of energy efficient office buildings, biomass CHP plants, and campus energy master planning and distribution. We have worked together on the first LEED Platinum project in Vermont and have extensive experience working on large campus projects together. Our enthusiasm for energy efficient, sustainable and carbon neutral projects is paramount as we believe that human existence on this planet should conform to cooperation with nature

Fee Estimates
L.N. Consulting, Inc. proposes to provide the project engineering consulting services as indicated by the estimates below:

Existing Buildings Evaluation/Reuse Program	$12,000.00
Multi-Use	$11,500.00
New Off Site Building	$12,500.00
New Power Plant Concept Design	$12,500.00
Site Energy Distribution Evaluation	$16,000.00
Central Power Plant Evaluation	$5000.00
Site Basic Energy Modeling	$20,000.00

L.N. Consulting Inc. is only providing estimates as the scope of work will be better defined during the programming stage of the project. Our estimate of reimbursable expenses for the project is $ 2,000.00

Deliverables
The evaluation will include the following:

- Existing conditions general field survey of the existing campus buildings systems.

- Existing conditions field survey of existing power plant systems and utility infrastructure.
- Conceptual design services for: existing building renovations, new building development, power plant renovation and replacement, heating and electrical distribution utility renovation and replacement. Services will include narratives for estimation purposes.
- Energy Master Plan Report indicating energy transport loads (mechanical and electrical) and recommended solutions with life cycle cost information.

Exclusions
The following is excluded from our services:

- Space/Program Feasibility Studies
- Site/Civil utility Consulting Services
- Reimbursable Expenses.
- Building/Site/Civil Permitting Services
- Building Systems IR Scanning Services.

Sincerely,

Wayne Nelson, President
L.N. Consulting, Inc.

Encl. Rate Schedule

L.N. Consulting Rate Schedule – 2011

Design Engineering Service Rates:

Principal	$135.00
Project Manager	$125.00
Design/Consulting Technician Experience Level One	$100.00
Design/Consulting Technician Experience Level Two	$80.00

Reimbursable Expenses:

Finish Plots	$10.00 per sheet
Prints	$1.25 per sheet
Telephone	At Cost
FAX	At Cost
Mileage	$0.60 per mile
Energy Modeling	Cost +10%
Miscellaneous Costs	Cost +10%

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 · Tel: 802-863-6225 · Fax: 802-863-6306
85 Mechanic Street, Suite 350A, Lebanon, NH 03766 · Tel: 603-442-9333 · Fax: 603-442-9331

Waterbury State Office Complex **Engineering Ventures' Scope of Work**

Principals in Charge - Kevin Worden, PE, Bob Neeld, PE
Project Engineers - Paul Boisvert, PE and/or Jeff Zweber, PE – Civil Engineering
Paul Hobbs, PE and/or Russ Johnson, PE – Structural Engineering
Total Civil Engineering Staff 12 (8PE's)
Total Structural Engineering Staff 15 (6 PE's)

Average hourly rate for this project: $110/hr
Note that hours and corresponding fees (rounded to the nearest $500 for each item) are estimates.

STRUCTURAL ENGINEERING :

Option #1 (Estimate $34,000)

- On-site review of existing building structural systems. Review available drawings and other documentation and on site time to assess conditions: Two engineers, 7 days= $14,000
- Summary of conditions, conceptual recommendations for rehabilitation: $ 9,000
- Meetings (combination of Burlington, Montpelier and Waterbury)9 meetings $ 5,000
- Consultation with cost estimator: $ 2,000
- Assistance on flood control structures – berm walls, flood gates: $4,000

Option #2 (Estimate $34,000 + $2,000= $36,000)

- All of the work included above in Option #1:
- Assistance on new structures- narrative/outline spec: $ 2,000

Option #3 (Estimate $2,100)

- Assistance on new structures- narrative/outline spec: $1,500
- If this is a "stand-alone" project, add one meeting : $600

Excluded Work/Assumptions:

- Geotechnical testing and evaluation is not included.
- Work will commence at the beginning of January 2012 and will be complete by early March 2012
- Evaluation is limited to observable conditions. Removal of finishes to observe existing structural conditions is not included. The State will provide copies (electronic or paper) of all existing conditions drawings that are available.
- Detailed structural evaluation or seismic review

CIVIL ENGINEERING

Option #1 (estimate $38,000)

- Preparation for and attendance at meetings, follow-up, assumed every week (total 9): 9mtgs $5,000
- Interview facility staff related to scope items below: $2,000
- Broad evaluation of Irene and past flood levels and establish assumed flood level basis of design: $2,500
- Ground floor elevation survey for all campus buildings (not a topographic survey): $2,500
- Site walk, review and report on general site conditions at each building (drainage, access, etc): $2,500
- Review of existing campus utility infrastructure, general capacity and issues (map review and interviews): $2,500
- Review existing and conceptual vehicular and pedestrian circulation: $2,500
- Identify existing and conceptual stormwater management strategies: $2,500
- Identify sustainability strategies for the campus (LEED/Green Sites applicability, rainwater reuse, PV, etc) : $2,500
- Develop and evaluate range of broad site solutions (berms, dikes, walls, abandon parts or all of buildings etc): $4,500
- Develop concept drawings for exhibits in final feasibility report: $4,500
- Coordinate with Cost Estimator on concepts and conceptual cost approaches: $2,000
- Coordinate with team lead to write, review and edit feasibility narrative: $2,500

Option #2 (estimate $38,000 + $11,500 = $49,500)

- All items from Option #1
- Considerations for mixed use of the site (feasibility to delineate areas of use, utilities, responsibilities, risks etc): $2,500
- Evaluate 1 alternative nearby site identified by the State for new building (assume site data provided by the State): $9,000

Option #3 (estimate $17,500)

- Complete feasibility study and concept design for up to 2 alternative sites identified by the State for new building (assume site data provided by the State): $17,500

Excluded or Additional services:

- Services beyond the proposed completion date
- Topographic or boundary surveys
- Flood Studies, LOMA map adjustment analysis and review, etc
- Detailed utility capacity calculations
- Landscape design,
- Traffic analysis,
- Construction level drawings

- Design of site lighting, site power and site communications systems.
- Hydrant pressure and flow testing.
- Opinion of Costs
- Soil testing and geotechnical engineering.
- Location and identification of existing subsurface utilities
- Phase I and II Environmental Site Assessment
- Offsite utility improvements beyond relocations required for placement of new features.

HISTORIC PRESERVATION ANALYSIS

1.	Background and Conditions Assessment	$ 1,500.00
	Review background materials and existing relevant documentation including the National Register Nomination. Evaluate existing building conditions for reuse.	
2.	Project Evaluation	6,000.00
	Develop a building-by-building analysis of options for rehabilitation or demolition. Assess potential for compatible new construction within the National Register District to determine the total capacity for State employees and other potential uses. Include an assessment of the feasibility of flexible, energy-efficient office space and the reduction of future flood damage while meeting the Secretary of the Interior's Standards for Rehabilitation.	
3.	Consultation	1,200.00
	Consult with VDHP and NPS staff on rehabilitation/demolition strategies and reach preliminary consensus.	
4.	Final Recommendations and Report	3,750.00
	Prepare final report/presentation with recommended master plan for historic building retention and reuse, demolition schedule and, if appropriate, the location(s) of new buildings.	
	TOTAL:	$ 12,450