

11.16.2021

**Belmont Middle and High School Building Committee**

William Lovallo, Chair  
455 Concord Avenue  
Belmont, MA 02478

**Re: West of Harris Fields Additional Service**

Dear Bill,

The following is an additional service cost proposal for work related to the redesign of the playing fields located to the west of Harris Field; which includes the junior varsity softball, baseball and soccer fields, discus ring, shot put circle, and the schematic study of various options for parking on the site. The redesign will take into consideration the potential future construction of a new ice rink on this site, based on the preferred scheme (Scheme 2) outlined in the West of Harris Field Site Concept Study report provided by Perkins&Will on May 7, 2021.

The program and site associated with this work was part of the original scope of work for the Belmont Middle and High School project. Perkins&Will brought the original design of this area to approximately Design Development level. At that time the Owner directed Perkins&Will to stop the progress of the design and documentation of that area until the Town of Belmont had a better understanding of the future of the existing ice rink on that site.

The scope of work of this additional service proposal includes the redesign of the site based on the potential new future ice rink through to Design Development, the cost of producing Construction Documents out of sequence with the original base design, and the Pricing and Bidding of the work separate from the original base design. This proposal is based on Construction Administration being concurrent with the overall school project, and on the attached project schedule as presented to the Belmont Middle and High School Building Committee on 10/20/2021. It includes six (6) building committee meetings, two (2) Planning Board Meetings, and two (2) Planning Board Working Group Sessions.

**The fee proposal is broken down into a baseline scope of work, with two additional alternates:**

- The Baseline Fee is based on proceeding with a design option that reuses the existing parking, with no additional parking, except for any required accessible parking. It is also based on the current CM (Skanska) proceeding with the bidding and construction of the work
- Add Alternate #1 is fee in addition to the baseline fee, for proceeding with a design option that includes adding parking that is either in addition to, or in lieu of, the existing parking. As well as the study of and potential inclusion of utility stubs for the new ice rink
- Add Alternate #2 is fee in addition to the baseline fee, for going out to bid for this work; which includes producing stand alone drawings, and specifications, as well work required for bidding process.

**Exclusions:**

- Construction Administration outside of the overall school project construction schedule.
- Currently there is no additional signalization required as part of this scope. If a design solution were to be selected that did require the need for a traffic/signalization study, an estimate of approx. \$20,000 should be considered for the review/design of traffic control of the intersection.

**FEE BASELINE WORK: BASED ON NO ADDED PARKING AND SKANSKA BIDDING & CA**

Description	Cost	Notes
Perkins & Will	\$34,400	
Warner Larson - Landscape Architect	\$35,700	See attached WL proposal
Nitsch - Civil Engineer	\$10,000	See attached Nitsch proposal
Bala - Electrical Engineer	\$0	See attached Bala proposal
Consultant Subtotal	\$45,700	
P&W Markup	\$4,570	10%
<b>Total Cost</b>	<b>\$84,670</b>	

**ALTERNATE #1: ADDITIONAL FEE FOR SCHEME WITH ADDED PARKING AND UTILITY STUBS**

Description	Cost	Notes
Perkins & Will	\$3,880	
Warner Larson - Landscape Architect	\$3,900	See attached WL proposal
Nitsch - Civil Engineer	\$12,000	See attached Nitsch proposal
Bala - Electrical Engineer	\$2,500	See attached Bala proposal
Consultant Subtotal	\$18,400	
P&W Markup	\$1,840	10%
<b>Total Cost</b>	<b>\$24,120</b>	

**ALTERNATE #2: ADDITIONAL FEE FOR GOING OUT TO BID**

Description	Cost	Notes
Perkins & Will	\$5,720	
Warner Larson - Landscape Architect	\$18,300	See attached WL proposal
Nitsch - Civil Engineer	\$12,000	See attached Nitsch proposal
Bala - Electrical Engineer	\$0	See attached Bala proposal
Consultant Subtotal	\$30,300	
P&W Markup	\$3,030	10%
<b>Total Cost</b>	<b>\$39,050</b>	

Sincerely,



**Vital Albuquerque**

AIA, LEED BD+C

Perkins&Will

Project Manager, Senior Associate

**Accepted:**

Belmont Middle and High School Building

Signature

Date

Name

Title

cc. Pat Bruschi

Brooke Trivas

Tom Gatzunis

Donald White

Sandra Saccone