



April 2, 2019

Anthony P. Delaney  
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Re: Fee Proposal for Cost Estimating Services  
Town of Amherst - Seeking Quotes - Independent Cost Estimate

Dear Mr. Delaney,

Thank you for the opportunity to submit this proposal for the feasibility estimates for Amherst's Fort River Elementary School in Massachusetts. The scope of work is to analyze and prepare estimates based on the plans and specifications for the Project. There may or may not be further modifications or supplements. The cost estimate for this construction project, includes the following:

1. All aspects of demolition, remodeling and new construction including associated sitework Environmental costs
2. General comments on the overall completeness of the design and the quality of the plans
3. Review of site survey and geotechnical borings; Review of and comments on construction cost breakdown for the Project
4. Review and comments on the proposed construction schedule; Comments on or explanations of matters and conditions that may adversely affect the Project

There are **six major options** and **eighteen sub options** for pricing. The major options are:

- Option A: New Building- Two Story Building
- Option B: Major Two-Story Addition to the South + Renovation of Existing
- Option C: North Addition
- Option D: Renovation of Existing + South Additions
- Option E: Renovation of Existing + Southwest Addition
- Option F: Base Repair / Code Upgrade

The sub options are similar to the major option but reduced square footage for each option. For example, sub options with the suffix ".1" eliminate the PreK program from the building area. Sub Options with the suffix ".2", reduce the student enrollment and shrink the building area, but retain the PreK program. Sub Options with the suffix ".3" reduce the student enrollment and eliminate the PreK program resulting in the smallest building area.



See the pricing matrix for the building areas of sub options. The building committee has also asked us to study six mechanical system options. We would like the estimator to begin with Option #6, Rooftop unit and VAV. We recognize that the Rooftop units of Option #6 are too heavy for roof mounting and an independent steel structure will need to be added to support each of them. See the structural systems narrative for information on mechanical unit mounting to the existing roof. The Town of Amherst requires that all New Construction be Net Zero and use no fossil fuels. Accordingly, photovoltaic quantities have been identified for options which include New Construction or Additions. Amherst are interested in knowing how the Net Zero requirement affects the cost of the project. All Options have been designed to meet the minimum energy code requirements (an Energy Use Intensity of about 50 kbtu/sf/yr) and photovoltaic quantities have been sized to offset this energy use. The sustainability narrative includes LEED scorecards for both Net Zero and for conventional, reflecting that if the town were to move away from Net Zero they would need to pursue other points to achieve LEED certification, as required by MSBA. The existing building is approximately 36,000 SF. The estimate will be in CSI MasterFormat 6-digit format estimates at the SD phase, and a CSI MasterFormat 6-digit format to Level 3 and MGL c.149 44F (filed sub-bid) format at the 60% DC phase. **TSKP STUDIO** will be providing drawings and specs for the SD estimate at the end of March and looking for a 2-week turnaround. The scope of work includes: remove and replace windows, fin tube radiation replacement in random locations (if not all).

We propose the following lump sum fees for cost estimating services:

**1. Cost Estimating Services for Swift River School in New Salem, MA**

- a. Feasibility Estimate with all options: \$7,000
- b. Reconciliation Meeting (if needed): \$1,200

Miyakoda Consulting fees are inclusive of reimbursable expenses. Reconciliation meeting (1) is included. Value engineering/management exercise are not included in the lump sum fee. But if required, each we can do additional work/exercise at \$165/Hour or we can submit an additional fee proposal. Please feel free to call me at 617-799-5832 or email me at [Norikohall@gmail.com](mailto:Norikohall@gmail.com) or [noriko@miyakodaconsulting.com](mailto:noriko@miyakodaconsulting.com) with any questions about this proposal. If you find it acceptable, please sign the line indicated below and return a copy to our office.

Sincerely,  
Miyakoda Consulting

Accepted:

Noriko Hall  
Principal

By: \_\_\_\_\_

Date: \_\_\_\_\_