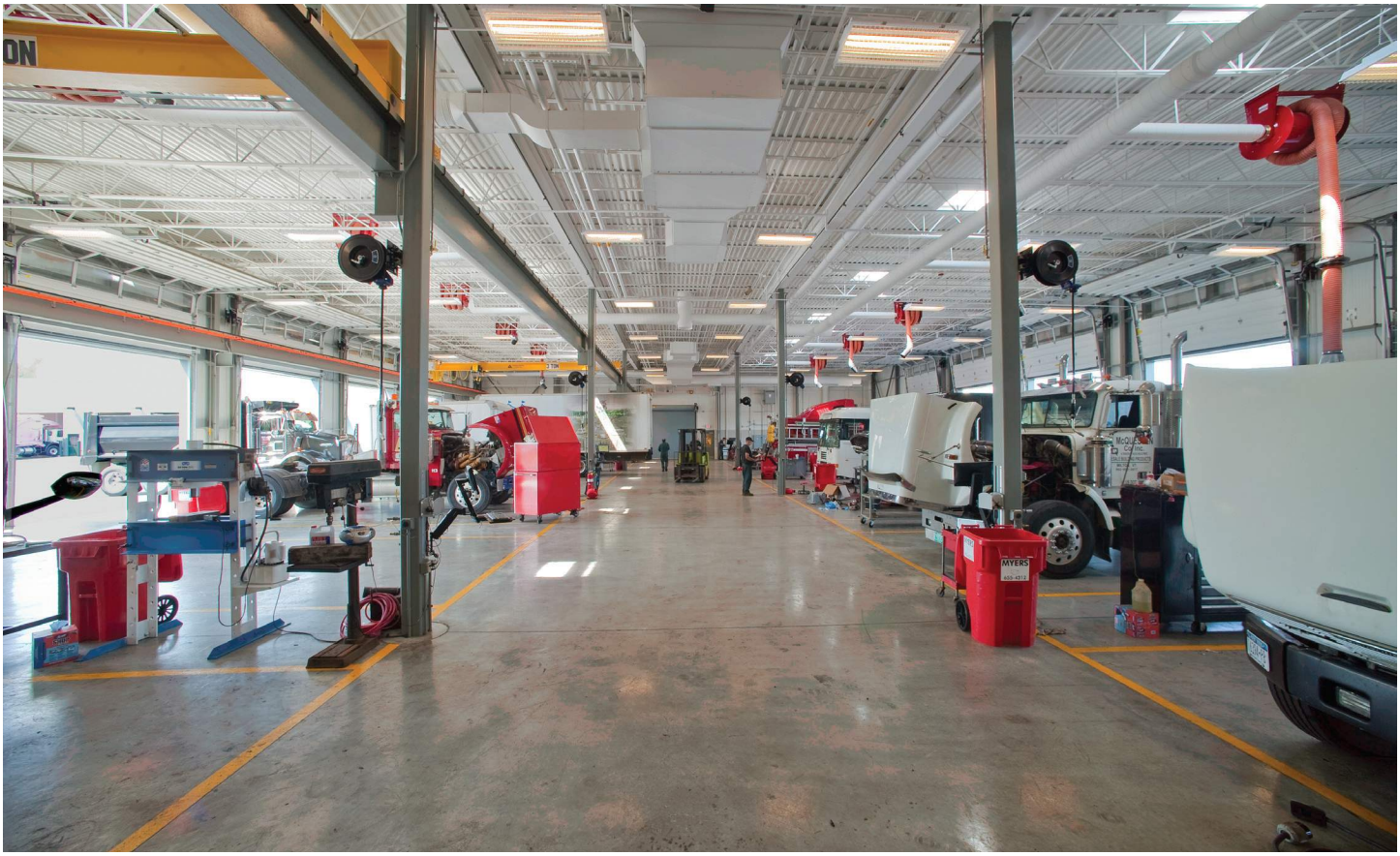
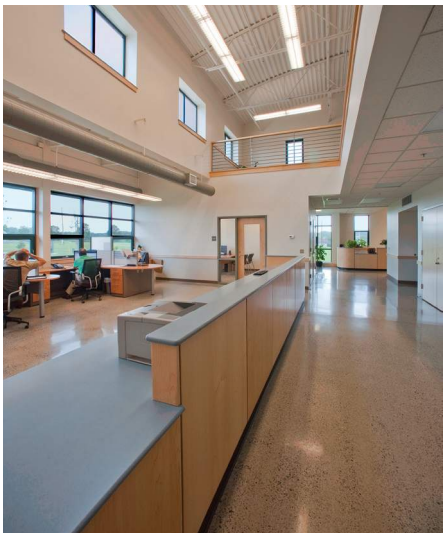




REVISED PROPOSAL FOR

EAST MONTPELIER TOWN GARAGE

PREPARED BY WIEMANN LAMPHERE ARCHITECTS

Seth Gardner, Selectboard Chair
Jon Jewitt, Selectboard Member
Gina Jenkins, Town Administrator

December 15, 2023

Dear Seth, Jon, and Gina:

Thank you for the opportunity to submit a proposal package for the design of the East Montpelier Public Works Facility. WLA and its consulting team take great interest in supporting community projects and would be very pleased to bring our experience and background to your proposed building.

It is our goal to assist you in making the appropriate decisions for your building needs, both short and long-term. In our experience, the projects that have been most successful are those that are developed with a well-articulated, realistic vision and effective planning. Our goal is to listen to all opinions, develop innovative approaches to real issues, and gather consensus on the best approach to take.

We believe we are well qualified for this project for several reasons:

- Wiemann Lamphere has a long history of **similar projects** including fire stations, public safety facilities, police departments, bus transportation operations centers, maintenance and repair facilities, aircraft hangars, and industrial buildings.
- We offer you a **team of highly qualified professionals** that are selected to complement each other's talents and provide you with outstanding service from start to finish.
- We are an Architecture firm with roots in the construction industry and **offer practical solutions to problems**.
- Our firm is committed to promoting **sustainable design** practices in all of our projects. Our goal is to develop resilient, efficient, and durable projects that will stand the test of time.
- Wiemann Lamphere Architects has a **strong history of performance.** We meet our deadlines and will do all that we can to make sure we stay within the budget. Our documentation is complete and concise, resulting in fewer change orders. Clients, contractors and sub-contractors will attest to the quality of our documents, and the professionalism of our staff.

WLA and our team always look at each project's individual needs and not just for a "standard" design. We will evaluate the best building envelope options which respond to the needs of the department. Evaluating a wood vs steel building frame and envelope is common as it has sustainable (embodied carbon and energy efficiency), economic and maintenance implications. All of which we will discuss and make a decision as a group. Seeking the best mechanical system to serve the needs of the Public Works garage while limiting (or eliminating) the use of fossil fuels must be evaluated as part of the building envelope and conservation as the first and best approach to energy use. Even orientation of building, windows and doors has impacts that we can help address.

As you continue through our proposal, we hope you will begin to see the quality and value that Wiemann Lamphere Architects and our team of sub-consultants can bring to your project. We are a close knit team of professionals dedicated to serving our clients to the fullest, and providing services that reflect our love of community and the environment. Again, thank you for this opportunity, and I sincerely look forward to speaking with you soon.

Sincerely,

David Roy, AIA, LEED AP
President, Wiemann Lamphere Architects

Project Team

Below is a diagram of our selected team for this project. These team members have been assembled for their cohesion, cooperation, experience, and history of working together, and we are confident that their combined talents will provide the Town of East Montpelier with trusted solutions to meet the needs of the project.

Town of East Montpelier

Prime Consultant:
Wiemann-Lamphere Architects, Inc.

38 Eastwood Drive Suite 301
South Burlington, VT 05403
802-655-5020
www.wiemannlamphere.com

David Roy - Principal in Charge - DRoy@wiemannlamphere.com
John LaMothee - Project Manager
Alex Aftuck - Project Support

Engineering Ventures, PC

Kevin Worden - Civil Engineer
Julia Ginorio - Civil Project Engineer
Bob Neeld - Structural Engineer

Engineering Services of VT

Dan Dupras - Mechanical Engineer
Claus Bartenstein - Electrical Engineer

Peterson Consulting, Inc.

Natty Jamison - Cost Estimator

Firm Description **Wiemann Lamphere Architects, Inc. (WLA)**

Wiemann Lamphere Architects (WLA) has been a leader and innovator in the architectural design community since 1971. We provide our clients with high quality, comprehensive architectural solutions to meet their building needs. We operate with the mind-set that everyone is entitled to live, work, learn, and play in spaces that are beautiful, functional, efficient, affordable, and sustainable.

We are dedicated to creating strong and enduring client relationships, always taking our client's philosophy, programmatic requirements, and specific site characteristics into consideration to shape the basis of our designs, lending each project its own unique identity. Every project is treated as an opportunity to exceed our client's expectations.

With a 52 year history of successful projects, we are now engaging a fourth generation of principals, with Kelley DesRoches becoming the newest partner in March 2023 and joining native Vermonters and brothers, David and Steven Roy. Together, they are building on a solid foundation of quality projects while focusing on providing leading edge, dynamic and sustainable architecture for today's world. Our staff of sixteen includes fifteen design professionals, five of whom are LEED Accredited.

Our Services Include:

- Feasibility Studies
- Programming
- Space Planning
- Schematic Design
- Interior Design
- Code Compliance Evaluation
- Master Planning
- Permitting
- Artistic Renderings
- Design Development
- Construction Documents
- Bidding and Negotiation
- Contract Administration
- Post-Occupancy Evaluation
- Computer Renderings
- Virtual Reality

CONTACT INFORMATION

President and Senior Principal:

David Roy, droy@wiemannlamphere.com, Direct Line: 802-861-0438

Vice President and Sustainability Director:

Steven Roy, sroy@wiemannlamphere.com, Direct Line: 802-861-0436

Vice President and Interior Design Director:

Kelley DesRoches, kdesroches@wiemannlamphere.com, Direct Line: 802-861-0444

www.WiemannLamphere.com

SUSTAINABLE DESIGN

At Wiemann Lamphere, sustainability is a core part of our mission. As a firm, we have adopted the 2030 Challenge: a global initiative to lower energy use in the developed world until reaching 100% carbon neutral buildings by the year 2030. To achieve this, we utilize Sefaira energy and daylighting analysis software in order to demonstrate how we will incorporate sustainability into every project. Our approach to sustainability includes eliminating the use of fossil fuels for heating and cooling, reducing the use of oil-based products used in the construction, and utilizing materials which have a lower carbon footprint.

Within the office, we have five LEED Accredited Professionals and have administrated over a dozen LEED projects using our own staff. Our office is partially powered by solar, and as leaders of the firm, David and Steven Roy have built net-zero energy homes for themselves and Kelley DesRoches has solar installed at her home as well. They also all drive electric vehicles and we have an electric vehicle for other staff members to use as needed. We understand sustainability because we live it, and we have made it our focus to help our clients understand why it matters and how they can be part of the solution.

Most Recent Sustainability Awards:

- Efficiency Vermont's Best of the Best for South Burlington Public Library + City Hall, 2023
- Efficiency Vermont's Best of the Best for Worthen Library, 2020
- Efficiency Vermont's Commercial New Construction Partner of the Year Award, 2018
- Efficiency Vermont's Best of the Best for Vermont Public Radio Renovation and Addition, 2017
- AGCVT Best Builders Award for Sustainable Green Construction for Vermont Public Radio, 2016
- Sustainable Montpelier 2030 Design Competition Finalist, 2016
- Efficiency Vermont's Best of The Best for Essex Police Headquarters, 2015
- Presentation of Vermont Public Radio at Better Buildings by Design Conference

AWARD-WINNING SUSTAINABLE DESIGN: VERMONT PUBLIC RADIO

AIA Vermont's Merit for Excellence in Architecture, 2017

Efficiency Vermont's Best of the Best Award, 2017

AGCVT Best Builders Award for Sustainable Green Construction, 2016

The WLA Mission

At Wiemann Lamphere Architects, our mission is to craft visionary and award winning architecture that strengthens social, economic, and environmental values within our communities through active listening and embracing our clients' goals and aspirations.

Firm Description Sub-consultants

Engineering Ventures, PC (EV) - Civil Engineering & Structural Engineering

Engineering Ventures is an experienced civil and structural consulting engineering firm with offices in Burlington, VT, Lebanon, NH, and Schenectady, NY. Their team of qualified professionals and technicians provide a broad range of services to meet the needs of their private and public clients in the northeastern US and beyond. EV strives to create sustainably built environments for our communities. This means implementing environmentally friendly design practices and pursuing projects that nurture the public. They pride themselves on recognizing community needs and enabling stakeholders to achieve their vision. EV's civil team collaborates with clients to understand and fit the project goals to each unique site. They specialize in campus projects, infill development and challenging sites and combine traditional engineering practices with innovative technologies and creative solutions. Site designs focus on long term sustainable solutions with consideration for health, safety, and the well-being of our shared environment. EV staff foster long-term working relationships with clients and regulators to facilitate timely and predictable permit processes for each project. Experienced EV staff provide quality control in developing construction documents and construction phase services.

Engineering Ventures' structural team collaborates with their clients to ensure that structural considerations are incorporated into designs at the beginning of the project. This close cooperation translates into buildings that are efficient, effectively coordinated and cost effective.

Engineering Services of Vermont, LLC (ESVT) - Mechanical & Electrical Eng.

Established in 2010, Engineering Services of Vermont, LLC provides design services in the disciplines of mechanical and electrical building systems. They are experts in HVAC, plumbing, fire protection, lighting, power distribution, communications and life safety alarm systems. They have the capabilities to provide complete engineering, design and support services for any size project from concepts through construction. ESVT finds that it is imperative to establish a balance in their approach to any project and that it is essential to consider sustainability, energy efficiency, project budget, maintainability, operability and the Owner's present and future plans. They evaluate these issues during the preliminary design phase of the project and collaborate with the key stake-holders (Owner, Architect, other members of the design team, etc.) to develop an overall design concept of the building systems.

Peterson Consulting, Inc (PC) - Cost Estimating

Peterson Consulting was founded in 2003, driven by the simple belief that projects should be as trouble-free as possible, and when they are, everybody benefits. With construction industry experience spanning four decades, Peterson Consulting provides a wide range of project management services tailored to protect the interests of project Owners. Their goal is to provide the expertise you need, when you need it, allowing you and your team to focus on your core mission. They produce detailed budget estimates at various stages of the design process in collaboration with other members of the project team and consider accurate budget estimates to be an essential part of protecting the Owner's interests.

Individual Roles

DAVID ROY | WLA | PRINCIPAL IN CHARGE

David will serve as the principal-in-charge, handling contracts and scheduling of staff to meet the project requirements as well as oversight of the project as a whole. He will be the face of the firm during information gathering and manage the team resources in order to maintain a steady, efficient direction for the project. Dave will be responsible for setting the design direction at a high level. His attention to detail, knowledge of similar projects, and his eye towards sustainability as a whole make him a valuable asset to the project. He will serve as a consistent face throughout the entire project.

JOHN LAMOTHE | WLA | PROJECT MANAGER

John will serve as project manager for the project and has worked on several similar facilities over the years. John takes great pride in developing high quality envelope details and ensuring project documents are well coordinated and complete. He will lead the production team in terms of drawings and specifications and address construction contract administration responsibilities through substantial completion.

ALEX AFTUCK | WLA | PROJECT SUPPORT

Alex is a licensed architect and will serve in a supporting role for this project. He will assist with developing the building concept, presentations, construction documentation, and coordination with engineering disciplines. He will participate in meetings and prepare meeting minutes. Alex will be an invaluable resource for the project.

KEVIN WORDEN | EV | CIVIL ENGINEER

Kevin is a graduate of Worcester Polytechnic Institute, with Bachelor of Science degrees in both Civil Engineering and Humanities. He is a LEED and Sustainability Specialist at Engineering Ventures, contributing more than 25 years of experience in permitting, civil and structural engineering design. The projects he works on benefit from his holistic and innovative approach grounded in the fundamentals of engineering.

JULIA GINORIO | EV | CIVIL PROJECT ENGINEER

Julia joined EV in December of 2018 after working as a project engineer in the construction industry. Her prior experience includes writing technical submittals, preparing permit applications, and managing client relationships. She also worked as a lab technician using GIS to digitize imagery and LIDAR data into land cover types for stormwater and arable land mapping. Now, working for Engineering Ventures at the Burlington, Vermont location, she performs a variety of civil site designs for commercial and residential projects of all sizes.

BOB NEELD | EV | STRUCTURAL ENGINEER

Bob is one of the founding partners of EV and will serve as the licensed structural engineer for the project, working hand in hand with WLA to determine the best structural options for this building, whether it be wood, steel, or a hybrid option. Bob will be responsible for project management, structural design, and production of contract documents from start to finish.

DAN DUPRAS | ESVT | MECHANICAL ENGINEER

Dan has a great deal of mechanical embodied knowledge, which has served our projects extremely well. He has a strong understanding of various types of mechanical systems, and understands the importance of developing systems that are cost effective, easy to operate and reasonable to maintain. He will work hand in hand with the design team to determine the most appropriate solutions for your project, and oversee the work all the way through construction.

CLAUS BARTENSTEIN | ESVT | ELECTRICAL ENGINEER

Claus has a great deal of experience with our team on municipal projects, and will serve as the boots-on-the-ground electrical engineer, providing guidance, coordination and expertise on specific distribution for all electrical power systems throughout the building. He will be responsible for coordinating all aspects of the equipment connections, power distribution, data and lighting systems for the project. Claus will prepare drawings and specifications for the contract documents and handle construction contract administration responsibilities during the construction phase.

NATTY JAMISON | PC | CHIEF ESTIMATOR

Natty will provide the cost estimating for the project. Estimating a project in this building climate is imperative to avoid surprises as we continue to develop the project. Natty has a good database of projects to draw from which provides up-to-date information on the materials, methods and processes which will define the project costs. Natty will draw infromation out of WLA to provide the most accurate and well-rounded estimate of probable cost for the project at each stage of design.

Project Approach

Our approach begins by understanding East Montpelier's goals, ambitions and expectations, assessing their needs, and finally developing concepts based on known constraints such as budget, schedule, and site restrictions.

We would propose the approach to the project consist of the following activities:

PRE-DESIGN "Move-in / Understand" Phase

The Move-In/Understand phase would consist of several information gathering techniques to fully understand and define the uniqueness of the operations and the goals of Town of East Montpelier. This phase of the study would include the following aspects:

- WLA and EV will review available documents and use LIDAR mapping to survey the existing property in order to fully understand the existing conditions. (Includes building, wetlands, well location, septic / leach field, impervious area, power and septic tank, floor drains, leach field and storm-water). We recommend the survey be completed along with the boundary survey work by the Owner.
- WLA will lead an integrated design process (IDP) meeting(s) with the East Montpelier personnel and engineering team to define goals and objectives and establish direction or path forward that is practical and effective.
- WLA will meet with the East Montpelier personnel to determine the proper approach to major aspects of the design and available options (Wood vs. steel, maintenance requirements, circulation of vehicles, equipment)
- WLA will document the Owner's Project Requirements (OPR) document the quantitative and qualitative attributes of the space to be designed. This document will serve to the living document to ensure that all requirements are being met. We will use the RFP as a starting point for this document.
- WLA and EV will define the anticipated permits: Likely ANR water/wastewater (for new well and leach field). Depending on the amount of disturbed soils, a storm-water operational permit and construction permit may be required.

At the conclusion of this phase, WLA has gained a strong understanding of the Town of East Montpelier's (DPW) goals for the future, and gathered enough information to help us understand the limitations and opportunities of the site.

We are now ready for the Create Phase.

SCHEMATIC DESIGN "Create" Phase

The Create phase will commence the Conceptual Design process that will continue to refine the OPR and program requirements. WLA and team will provide options for the East Montpelier personnel and design team to evaluate and prioritize elements of the design. During this phase, we will develop and present alternatives that address the facility's needs and perform the following scope:

- Prepare Schematic Design studies illustrating the options scale and relationship of major project components. This includes structure, and major mechanical and electrical requirements for the project.
- Provide bulleted points on the positive and negative aspects of each design alternative.

Schematic Design will be presented at the following level of detail (deliverables):

- Floor Plans that describe the proposed layouts.
- Narrative/outline that describes the key features, unique attributes, sustainable elements, and requirements of each design.
- Site Plan identifying buffers, parking, circulation, orientation, infrastructure, etc.
- Program of space that identifies the square footage requirements of each space.
- Concept sketches and imagery that feature highlighted parts of the design.
- High-level estimate of probable cost for construction as well as anticipated soft costs.

The Schematic Design portion of the Create phase will conclude with the approval of the concept by the Owner. At this point, the team can move on to the Agreement Phase.

DESIGN DEVELOPMENT "Agreement" Phase

The Agreement phase will continue the development of the Schematic Design into a well-defined building design that responds to the established requirements and can be achieved within an established project budget. A Basis of Design (BOD) will be created to define code requirements and approach for the building's mechanical, plumbing, and electrical systems. An open discussion of sustainable principles will be evaluated and integrated into the project. Opportunities to increase efficiency and extend resources will be sought. Materials and finishes will be selected for their impact on occupants' health and well-being, environmental impact, durability, and cost. A Design Development document and updated cost estimate will be presented to the Owner.

The following deliverables will be provided at the end of the DD phase:

- Site Plans with outdoor equipment locations defined.
- Floor Plans defining all features.
- Elevations of the building (3-D renderings).
- Building Sections.
- Reflected Ceiling Plans (RCP's).
- Equipment layout plan and storage requirements.
- Mechanical systems Basis of Design (BOD) for heating, air-conditioning and ventilation (HVAC).
- Fire alarm, security and data requirements.
- Updated Estimate of probable construction cost and total project costs.

CONSTRUCTION DOCUMENTS "The Final" Phase

Construction Document preparation is considered The Final Phase of the design process. Construction documents for your project will be prepared from approved documents from the previous phase. Our document preparation process is intended to make certain each requirement is included and design goals are carried through.

Tasks include:

- Developing FINAL detailing for all construction conditions in accordance with applicable codes.
- Final (long-form) technical specifications, including general conditions and instructions to bidders.
- Make final selections for interior and exterior building materials.
- Final Coordination of engineering systems.
- Reviewing construction drawings and specifications with East Montpelier.
- Submit construction documents to the Department of Fire Safety. (Permit fee paid by Owner.)
- Coordinating and checking all documents – internal independent review.
- Submit final comprehensive statement of probable cost.

PERMITTING

Finalize construction permit submissions not already received. (Permit Fees paid by Owner.)

BIDDING AND NEGOTIATION "Building It Together"

WLA will assist with construction procurement, including evaluating proposals based on capabilities, experience with similar projects, team, and price. Additionally, during bidding phase, WLA will:

- Respond to RFI's.
- Assist with interpretation of drawings and specifications, and prepare Addendum to the contract.
- Issue clarifications as needed.
- Receive and tabulate bids.
- Review bids and assist in the award of construction contracts.

CONSTRUCTION CONTRACT ADMINISTRATION "Building It Together"

We believe it imperative to be actively involved in the bidding and construction process. Being involved can proactively resolve the potential for many issues during the construction phase. First and foremost, it is imperative this process begin with a complete and thorough preparation of construction documents. Once complete, all questions from bidders will receive timely clarifications issued as Addenda. We also believe it important that the design team assist in the pre-qualification process to ensure the potential subcontractors truly do have the expertise to perform their services on the project. We will assist the Town of East Montpelier in the conducting of the pre-bid conference and then follow up with assistance in the bid evaluation process. After receipt of bids, we will actively participate to ensure that the entire scope of work has been considered and included in the project's costs.

A hallmark of the services we provide is in-depth participation during the construction phase. During construction, attention to detail, responsiveness, and thoughtful solutions are paramount. Our team has an outstanding record of providing effective construction contract administration resulting in minimal change orders and target budget achievement. Although we are not a construction manager with continuous on-site representation, the quality of construction is an inherent responsibility. Our success is based on being proactive through the assertion of enforceable rules, procedures and/or requirements by writing them into our specifications. Through this process, we describe our expectations for records, submittals, requests for information, and proposal requests. Even though the contractor is not working directly for us we have some power to ensure procedural compliance with established best practices. We also require the contractor to forecast potential problems during regular construction meetings. Issues in conflict with the construction documents are to be submitted in a written Request for Information (RFI). These requests are addressed by the team in detail and responses are documented and presented to the Owner for consideration if warranted. Internally, we will respond to every RFI promptly to help maintain smooth and continual construction and reduce the likelihood of incurring additional project costs.

During construction contract administration our main function is to see that construction proceeds according to the contract documents and to administer requisite approvals. We will be responsible for the coordination of all design team activities during the construction phase. Our team will have regular construction representatives who will visit the project at times appropriate to progress (generally weekly). To properly evaluate the work, the team representative will be accompanied by other design team professionals on a periodic basis as necessary. In connection with these visits, the construction representatives will maintain a log of job progress and will complete regular field reports.

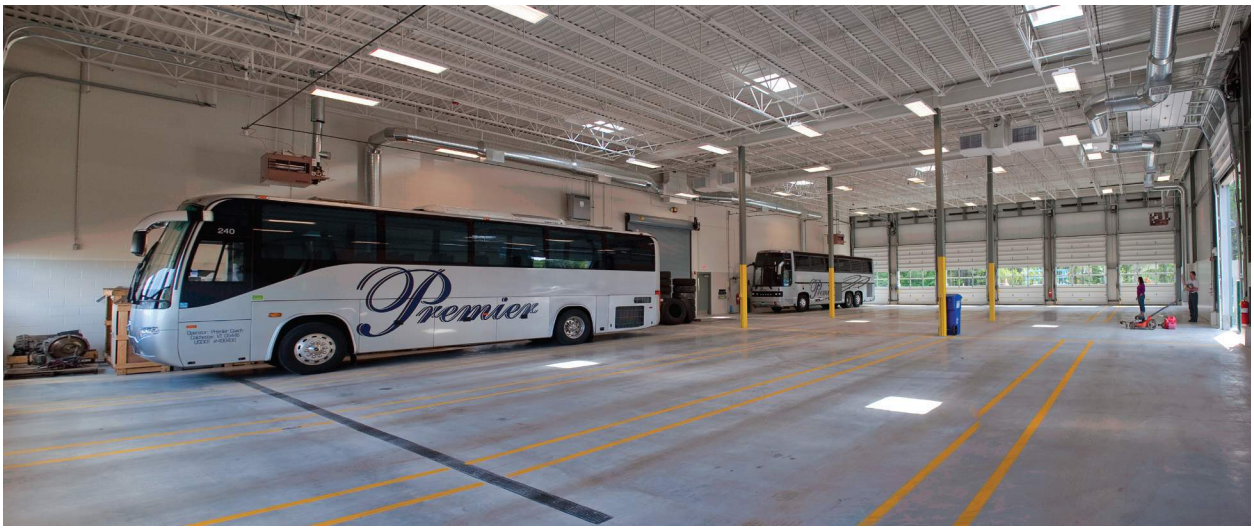
The construction representatives will also be responsible for all activities normally occurring during the CA phase:

- Attend the construction conference.
- Review of shop drawings and submittals.
- Clarification drawings.
- Attendance by A/E team at weekly job meetings.
- Review of samples and mock-ups.
- Payment requisition and change order review.
- Final punch list and certificate of substantial completion.
- Final payment certification and release of liens.
- Post-construction warranty review (with RD representative).

Our team maintains a strong sensitivity to the need to complete projects on time and within budget. Our background in the planning and design of many similar public facilities provides us with a keen awareness of the issues and challenges that arise during these types of projects. We have repeatedly proven that we are able to respond to these issues quickly and efficiently.

Project Timeline

Our team is able to begin pre-bond planning work immediately. One of our first steps will be developing a detailed schedule with you that consists of all parts of the development process from start to finish.



Selected Project Experience WLA

Georgia Highway Garage

Georgia, VT

Project Value:

$3,200,000

Scope:

14,500 s.f. Maintenance Garage

Completion Date:

Fall 2022

Project Description:

Enclosed within an insulated metal panel skin, this 14,500 s.f. maintenance garage for the Town of Georgia Department of Public Works provides roughly 1,200 s.f. of office space and 13,300 s.f. of garage/storage space.

This space accommodates the town's fleet of municipal vehicles and includes a wash bay. Additionally, the facility features radiant slabs within the apparatus, storage, and wash bays.

Reference:

Gary Wright, Selectboard Vice Chair
802.524.3524, gwright@townofgeorgia.com

Milton DPW Garage

Milton, VT

Project Value:

$4,700,000

Scope:

26,700 s.f. DPW Facility

Completion Date:

Scheduled for Fall 2024

Project Description:

The Town of Milton has outgrown its existing public works facility and requires a new 26,700 sf facility to house all of its equipment, offices and support space. The project includes a service bay with vehicle lift, a vehicle wash bay, a large storage space for equipment, tools and supplies, and a 3,200 sf office space to support the administrative needs of the staff. A salt shed will also be built on site providing a single location for all DPW needs for the next fifty years.

Reference:

Don Turner Jr, Milton Town Manager
802.893.6655, DTurner@MiltonVT.gov

Grand Isle Department of Public Works Building

Grand Isle, VT

Project Value:

$1,292,000

Scope:

8,511 s.f. footprint with 944 s.f. mezzanine

Completion Date:

December 2020

Project Description:

Grand Isle Department of Public works was seeking a code compliant biddable set of contract documents which followed the same scope and scale of the Public Works Building done in Swanton, VT. The Swanton building was done 6 years earlier and required a fresh review of codes, including building envelope requirements, fresh air systems, and efficiency of equipment and lighting to be used for the project. Also reviewed were different options for exterior and interior finishes. In addition, the project was compartmentalized to preclude the use of fire protection sprinkler systems which can be cost prohibitive in a community with inadequate municipal water service. Wiemann Lamphere proposed some options for consideration and coordinated all MEP systems for the building and is managing Construction Contract Administration services for the client.

Reference:

Jeff Parizo, Grand Isle Selectboard

802.355.9398

grandislevtselectperson5@gmail.com

RR Charlebois

Milton, VT

Project Value:

$7,250,000

Scope:

68,000 s.f. Maintenance Facility

Completion Date:

2010

Project Description:

R.R. Charlebois is a regional dealership for Freightliner tractors and GM heavy duty vehicles. The building is designed to consolidate the operations of a dealership, maintenance garage, parts storage and retail truck parts into one efficient operation.

The facility is located directly off the interstate, allowing for easy customer access. Historical preservation deemed the site an archeologically-sensitive area and we have preserved the most sensitive site in perpetuity.

Amenities include:

- Multiple remote operated bridge cranes
- Radiant floor maintenance areas
- An interior parts distribution warehouse
- Paint facility for tractor trailers
- Alignment bay for tractor trailers

Sustainable features include:

- High albedo roof membrane
- Rain water harvesting system
- Low-flow water fixtures
- High efficiency HVAC equipment
- High efficiency lighting
- Irrigation-free landscaping
- Natural daylighting throughout

Reference:

Ron Charlebois, Owner, Argosy Holdings, LLC
802.655.5040, ron@charleboisinc.com

Cambridge Fire Station

Jeffersonville, VT

Project Value:

$1,890,000

Scope:

12,500 s.f. Public Safety Facility

Completion Date:

2013

Project Description:

The Cambridge Volunteer Fire Department had been operating out of three separate and deteriorating buildings for several years. Each of the buildings had multiple code deficiencies, accessibility issues, safety issues, lack of adequate training space and high energy demand. The buildings were each in some level of disrepair after years of deferred maintenance and neglect. The apparatus did not have proper clearances within the operational bay to access equipment and supplies. WLA evaluated options for how to best provide for the future operational readiness of the department.

The primary goal was to consolidate existing operations of three distinct structures into one consolidated building, to improve operational and training efficiencies, provide safe operational clearance of equipment and consolidate the building envelope and mechanical systems into a building which was easy to operate and maintain for the next 50 years.

In addition, with proper planning, the new structure was able to be built within 6' of the existing apparatus building which allowed the apparatus to stay in place (and operationally ready to respond) from the central location in Jeffersonville. At substantial completion, the apparatus was simply moved a few feet and the older structure was razed to provide space for on-site parking. The building fits nicely into the context of the local community.

Reference:

Alan Cary, Fire Chief
802.343.9334, Chief22k1@gmail.com

Municipality / Government Projects

Municipal Projects

- Bayside Recreation Center, Colchester, VT
- Cambridge Fire Station, Jeffersonville, VT
- Champlain Fire Station, Champlain, NY
- Enosburg Fire & Rescue, Enosburg, VT
- Essex Police Station Study and Facility, Essex, VT
- Essex Town Center Master Plan, Essex, VT
- Essex Town Office and Fire Station, Essex, VT
- Georgia Highway Garage, Georgia, VT
- Grand Isle Fire Station, Grand Isle, VT
- Grand Isle Library and Town Office, Grand Isle, VT
- Grand Isle Public Works, Grand Isle, VT
- Highgate Arena, Highgate, VT
- Hinesburg Town Hall & Fire, Station, Hinesburg, VT
- J. Boardman Fire Station, Burlington, VT
- Milton Fire Station, Milton, VT
- Milton DPW Facility, Milton, VT
- Milton Recreation Study, Milton, VT
- Randolph Police Station, Randolph, VT
- Rutland Giorgetti Arena, Rutland, VT
- Rutland White Park Pool, Rutland, VT
- St Johnsbury Armory, St Johnsbury, VT
- St Johnsbury Public Safety Facility Study, St Johnsbury, VT
- Shelburne Fire & Rescue Study, Shelburne, VT
- South Burlington City Center 3D Model, So. Burlington, VT
- South Burlington Library + City Hall, South Burlington, VT
- South Hero Fire & Rescue, South Hero, VT
- South Hero Worthen Library, South Hero, VT
- Swanton Municipal Complex Feasibility Study, Swanton, VT
- Town of Georgia Highway Garage, Georgia, VT
- Underhill/Jericho Fire Station, Underhill, VT
- Waterbury Fire Stations 1 & 2, Waterbury, VT
- Windsor Town Center, Windsor, VT
- Winooski Myers Park Pool, Winooski, VT

State Projects

- Addison County District Court Holding Cells, Middlebury, VT
- Berlin Public Safety Complex, Berlin, VT
- Brattleboro State Office Building, Brattleboro, VT
- Chittenden Regional Correctional Facility, S.Burlington, VT
- Department of Health - Cherry Street, Burlington, VT
- Hebard State Office Building, Newport, VT
- Middlesex State Office Complex, Middlesex, VT
- Northeast Regional State Correctional Facility, St. Johnsbury, VT
- Northern State Correctional Facility, Newport, VT
- Northwest State Correctional Facility, St. Albans, VT
- Orleans Superior Court & State Office, Newport, VT
- Southern State Correctional Facility, Springfield, VT
- State House Battery Backup Building, Montpelier, VT
- Windham District Court, Brattleboro, VT
- Windsor District Court, White River Junction, VT
- Woodside Juvenile Rehabilitation Center, Colchester, VT
- Woodstock Correctional Facility, Woodstock, VT

Fee Proposal

The following is our cost proposal for the scope of work necessary to execute the design of the East Montpelier Town Highway Garage, as described in the RFP and our Proposal Submission. With the exception of permitting, this fee may be considered a fixed lump sum fee for the detailed scope of work. Reimbursable expenses are estimated and will be billed as accrued.

East Montpelier Town Highway Garage

A/E Design Services

Pre-design / Schematic Design	**Fixed Pre-bond Cost:**	**$27,650**
Design Development	**Fixed Post-bond Cost:**	**$28,200**
Construction Documents		**$66,450**
Bidding/Negotiation		**$5,850**
Construction Contract Administration		**$36,350**
Permitting	**Estimated Permitting Cost:**	**$13,000**
	Total:	**$177,500**

Estimated Reimbursable Expenses: **$2,800**

~~**Note: The "balance" of the project fee AFTER SD will be 5.15% based on a building construction value of $2,843,750, which is $325 per SF.**~~

Exclusions:

Hazardous Material Testing and Remediation
Geotechnical Eng. Services (WLA/EV to coordinate boring locations, & develop RFP for geotech services)
Testing and Inspection Services
Building & Envelope Commissioning
LEED or other 3rd party certification process or energy modeling
Fire Protection Consultant ~~(Fire Protection performance specification included)~~
Acoustical Consultant
Utility and Permit fees
Traffic Study
Design or coordination related to contaminated soils
Design of Solar PV & Wind renewable energy systems
Printing of bid sets for contractors
Topographic survey of the site
Excavation of test pits
Site power and communications systems
Wetland delineation
Environmental site assessments
Permit application fees
Material testing during construction
Energy modeling & embodied carbon calculations

Deliverables:
All documentation will be provided in PDF format. Large format prints will be provided as necessary but treated as a reimbursable expense.

Additional Services:
Additional services shall be invoiced per the following rate schedules and will be requested prior to proceeding. Instances subject to additional services may include changes in original scope.

WLA Hourly Rate Schedule

Principal	$160 / hour	Design Staff	$115 / hour
Design Director	$160 / hour	Clerical	$70 / hour
Senior Project Manager	$140 / hour	Consultants	at cost + 10%
Project Manager	$130 / hour	Reimbursable Expenses	at cost + 10%

EV Hourly Rate Schedule

Officer / Principal	$135 - $175 / hour	Eng. Tech. / Designers	$105 - $125 / hour
Senior Project Manager / Eng.	$125 - $160 / hour	Administrative	$65 - $100 / hour
Project Engineers / Managers	$125 - $135 / hour	Reimbursable Expenses	at cost + 10%
Staff Engineers	$85 - $110 / hour		

ESVT Hourly Rate Schedule

Engineer	$140 / hour	Technical Assistant	$85 / hour
Eng. Evaluations & Inspections	$165 / hour	Administrative Assistant	$60 / hour
Senior Design Engineer	$120 / hour	Reimbursable Expenses	at cost
Design Engineer	$100 / hour		

PCI Hourly Rate Schedule

Estimating Services	$130 / hour

Professional References

Don Turner Jr - Milton DPW Garage
Town of Milton, Town Manager
802.893.6655, DTurner@MiltonVT.gov

Gary Wright - Georgia Highway Garage
Town of Georgia, Selectboard Vice Chair
802.524.3524, gwright@townofgeorgia.com

Jeff Parizo - Grand Isle Department of Public Works Building
Town of Grand Isle, Selectboard Member
802.355.9398, grandislevtselectperson5@gmail.com

Ron Charlebois - RR Charlebois and Charlebois Trucking
Argosy Holdings LLC, Owner
802.655.5040, ron@charleboisinc.com

Thank you for your time and consideration.