



Middlesex Town Hall - Feasibility Study

~~October 12, 2022~~, revised November 28, 2022

Proposed Fee for Feasibility Study

10 - 13 Week Duration

Activity/Deliverable	Hours	Rate	Cost
1. Project Kick-Off Meeting with Municipal Staff, Define Vision and Program Goals			
Principal Architect	4	\$175	\$700
Project Architect	0	\$130	\$0
Architectural Designer	4	\$78	\$312
2. Assess Existing Conditions, Assemble Building & Site Information			
Principal Architect	2	\$175	\$350
Project Architect	6	\$130	\$780
Architectural Designer	16	\$78	\$1,248
3. Meet with Select Board to Review Program, Project Approach, and Project Goals-2/21/			
Principal Architect	1	\$175	\$175
Project Architect	1	\$130	\$130
Architectural Designer	1	\$78	\$78
4. Prepare Preliminary Code & Regulatory Permit Review			
Principal Architect	2	\$175	\$350
Project Architect	2	\$130	\$260
Architectural Designer	0	\$78	\$0
5. Develop Conceptual Design Options (2) for Site and Building			
Principal Architect	16	\$175	\$2,800
Project Architect	10	\$130	\$1,300
Architectural Designer	16	\$78	\$1,248
6. Review Concepts with Project Stakeholders & Check in with Select Board March 21			
Principal Architect	2	\$175	\$350
Project Architect	0	\$130	\$0
Architectural Designer	2	\$78	\$156
7. Revise Concepts per Stakeholder/Select Board Feedback			
Principal Architect	6	\$175	\$1,050
Project Architect	6	\$130	\$780
Architectural Designer	18	\$78	\$1,404
8. Prepare Scope Narrative			
Principal Architect	2	\$175	\$350
Project Architect	2	\$130	\$260
Architectural Designer	2	\$78	\$156
9. Prepare Cost Estimate, Total Project Budget, and Proposed Project Schedule			
Principal Architect	2	\$175	\$350

	Project Architect	0	\$130	\$0
	Architectural Designer	2	\$78	\$156
10. Assist Town in Evaluating Options & Selecting a Direction Forward	via zoom, April 12 4:00			
	Principal Architect	2	\$175	\$350
	Project Architect	2	\$130	\$260
	Architectural Designer	2	\$78	\$156
11. Present Final Feasibility Study to Select Board April 18th				
	Principal Architect	1	\$175	\$175
	Project Architect	0	\$130	\$0
	Architectural Designer	1	\$78	\$78
12. Present Final Feasibility Study to Community at Town Meeting	-this is happening 4/18.			
	Principal Architect	2	\$175	\$350
	Project Architect	2	\$130	\$260
	Architectural Designer	6	\$78	\$468
	Subtotal	143		\$16,840
Reimbursables				
	Structural Engineering Existing Building Assessment (Allowance)	26		\$2,300
	Structural Engineering Conceptual Design Assistance (Allowance)	3		\$375
	Civil Engineering Facility Evaluation			\$4,025
	Cost Estimating (Allowance)			\$3,450
	Travel/Printing/Postage			\$750
SUBTOTAL ESTIMATED FEE - INCLUDING ALLOWANCES				\$27,740

Additional Services

Civil Engineering Conceptual Site Design Assistance	\$5,175
Energy Modeling Comparison/Analysis by VIA	\$2,000
Building Energy Analysis by Zone 6 Energy	\$2,000

Notes:

- This is a **not-to-exceed fee estimate**. All fees would be billed on a time and materials basis. VIA will keep you apprised of where we are with respect to this estimate throughout the process.
- Consultant fees include a 15% mark-up. In addition, other reimbursable expenses will be billed at 1.15 times cost.
- These fees do not include the following:
 - Preparation of boundary and/or topographic surveys
 - Mechanical, Electrical, Plumbing, Fire Protection Engineering (Preliminary by Architect)
 - Hazardous materials testing
 - Historic Preservation Consulting
 - Geotechnical engineering and soils testing
- VIA suggests working with a building envelope consultant (Zone 6 Energy) to assess and establish a baseline energy model for the building and to establish goals for energy performance for future phases of design. We suggest holding an allowance of \$2500 - \$4000 for this work, if desired.
- Detailed energy modeling is not included and may be added as appropriate.