

December 30, 2024

Westerly Public Schools
Westerly School Committee
23 Highland Avenue
Westerly, RI, 02891

Re: RFQ 25-44 A/E Services for RIDE Stage II WPS Capital Improvements 5 Year Plan

Dear Westerly School Committee,

This recommendation of award for A/E Services for RIDE Stage II WPS Capital Improvements 5 Year Plan will be presented to you at your meeting on Tuesday, January 7, 2025.

BACKGROUND

This Request for Qualifications for Architectural and Engineering Services for RIDE Stage II Capital Improvements 5 Year Plan as presented for approval comes with the following observations and recommendations from Downes Construction Company:

Three firms responded to this request for qualifications on December 9, 2024. Their qualification packages were reviewed and scored by the evaluation committee with the following results:

Firm	Total points
Brewster Thornton Group Architects	292
Torrado Architects	286
RGB Architects	281

- Brewster Thornton Group Architects as the highest scoring firm was then requested to submit their proposal for architectural and engineer services required for the RIDE Stage II submission.

REVIEW

All submitted qualifications were reviewed by the Town of Westerly’s Purchasing Agent, Director of Facilities, and Owner’s Project Manager, Downes Construction Company. We

reviewed the primary firm's workload and size, primary qualifications, key personnel, overall team qualifications and experience.

After an extensive review, the highest scoring firm, Brewster Thornton Group Architects, was requested to submit their proposal for architectural and engineering services. This proposal was reviewed and the price further negotiated with this firm.

RECOMMENDATION

Approval of the proposed capital projects by RIDE will result in a 35% reimbursement of construction costs which would be \$9,648,759.02 based on the current estimate of \$27,567,882.94 for the 5 year capital improvement plan.

Taking into account the above reviews and reasoning, Downes Construction Company as the Owner's Project Manager for the Town of Westerly recommends to proceed with the award to Brewster Thornton Group Architects for A/E Services for RIDE Stage II WPS Capital Improvements 5 Year Plan in the amount of \$329,870.00, after final disposition of the proposal presented. Please note that time is of the essence for these services as the Stage II submission to RIDE is due by February 15, 2025.

Sincerely,



Debra Reading
Project Manager
Downes Construction Company

RFP 25-44 A/E Services RIDE Stage II Design Services					
Evaluators Name:	EC, MM, DR				12/11/2024
Vendor Name:	Brewster Thornton	EC	MM	DR	Totals
RFP Requirements					
1	Primary Firm Workload and Size	9	9	10	
2	Primary Qualifications	25	24	25	
3	Key Personnel	19	18	20	
4	Overall Team Qualifications	25	24	25	
5	Overall Team Experience	20	19	20	
	Total	98	94	100	292
Vendor Name:	RGB Architects	EC	MM	DR	Totals
RFP Requirements					
1	Primary Firm Workload and Size	8	9	9	
2	Primary Qualifications	23	23	23	
3	Key Personnel	20	18	19	
4	Overall Team Qualifications	23	23	24	
5	Overall Team Experience	20	19	20	
	Total	94	92	95	281
Vendor Name:	Torrado Architects	EC	MM	DR	Totals
RFP Requirements					
1	Primary Firm Workload and Size	9	8	8	
2	Primary Qualifications	25	24	25	
3	Key Personnel	20	18	20	
4	Overall Team Qualifications	24	23	24	
5	Overall Team Experience	19	19	20	
	Total	97	92	97	286



ARCHITECTURE
DESIGN
MASTERPLANNING

December 16, 2024 (revised 12.23.24)

Town of Westerly
Purchasing Department
45 Broad Street, 2nd Floor
Westerly, RI 02891

Re: RIDE Stage II WPS Capital Improvements 5 Year Plan

Eileen Cardillo,

In response to our selection, via a Request for Qualifications, we are submitting the following scope of work and fee proposal for Architectural and Engineering services for the RIDE Stage II WPS Capital Improvements 5 Year Plan.

Our fee is based on the scope of work determined by the Phase I RIDE Submission and detailed in RFQ 25-44. This proposal will address needs across the entire school district. All (4) schools, Babcock Hall and the Concessions Stand at Augeri Field are included and will be considered in our work. Costs for design consultants, reimbursables, and allowances for potential vendor requirements have been included. Our primary deliverable will include the submission of the RIDE Stage II application in February of 2025. Our services will continue through the review and approval of this document.

The primary tasks to be completed are:

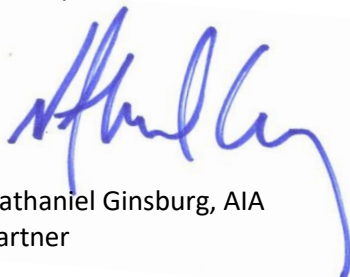
1. All tasks required by the RFQ and as necessary for a RIDE Stage II application.
2. Participation in School Committee and Town Council Meetings.
3. Coordination and assembly of documentation for the RIDE submission.

Assumptions:

1. Existing conditions documents will be provided for all schools and CAD.
2. No additional work is required for the RIDE Stage I submission.
3. No demographic studies or traffic studies are required.
4. Geotechnical and Landscape consultants were carried for scope as needed.
Currently there is no scope identified for these consultants and they have not been included in the fee proposal.

We appreciate the opportunity to work with Westerly Public Schools. Do not hesitate to contact us if there are any questions or concerns.

Thank you,



Nathaniel Ginsburg, AIA
Partner

317 Iron Horse Way
Suite 202
Providence, RI 02908

401.861.1600
brewsterthornton.com

Westerly School District Fee Stage II			
Item	Task	Lead Party	Fee
1	Project Summary and Prioritization	BTGA	\$16,260
1a	Summarize and clearly justify why the proposed project is necessary	BTGA	
1b	Prioritize projects with justification that aligns with capital plan	BTGA	
1c	Indicate why new construction or why renovation	BTGA	
1d	Summarize enrollment projections over next five years	BTGA	
1e	Summarize cost comparison between this project and alternatives	BTGA	
2	Architectural Feasibility Study	BTGA	\$3,240
2a	Develop the Design and Educational Program for the project including education specifications and architectural space program	BTGA (From Stage I)	
2b	Comparison of cost between project and other alternatives	BTGA	
2c	Perform structural analysis and provide certification by professional Structural Engineer	Pare	
2d	Document Districts High Performance Green Status/Goals and affirm compliance with NECHPS policies	BTGA	
2e	Document school district or school facility consolidation including mapping and analysis of adjacent districts.	BTGA	
2f	Document soil conditions of potential site under consideration for analysis	LCGI	
2g	Describe historical implications of existing facilities	BTGA	
2h	Conduct transportation impact study and plan	PARE	
2i	Conduct preliminary energy analysis and modeling of project or projects	CES	
2j	Determine feasibility of using renewable energy technologies	CES	
3	Meetings	BTGA	\$4,890
3a	School Building Subcommittee - Bi-Monthly		
3e	RIDE Meetings as required (includes GCOD, Historic and Local Building Officials)		
4	Schematic Design Documents	BTGA	\$271,370
4a	Existing Conditions		
4b	Dunn's Corner Elementary School		
4c	Springbrook Elementary School		
4d	Westerly Middle School		
4e	Westerly High School		
4f	Babcock Hall		
4g	Auger Field Concessions Stand		
5	Cost Projection	KCM	\$29,790
5a	Provide detailed project cost estimate with both hard and soft cost projections		
6	Financing Plan	WSD	
6a	Provide detailed Financing Plan including impact on operating budget, district indebtedness and how project will be financed		
7	Site Purchase Plan	n/a	
7a	Provide detailed information on location, cost and acquisition plan for any new site		
8	Local Support	BTGA	\$405
8a	Submit documentation of community support for the project including City and School Committee approvals	TSD	
8b	Include timeline for when project may be submitted to voters	TSD	

9	Project Timeline	BTGA	\$1170
9a	Submit detailed project Schedule including review submissions through post occupancy energy commissioning	BTGA	
	Printing & Assembly (2 hard copies)	BTGA	\$520
	Signature & Delivery	BTGA	\$255
	RIDE Stage II Meeting Attendance & Supplemental Support	BTGA	\$1,170
		SUBTOTAL	
	Traffic/Transportation Impact Plan	N/A	NIC
	Reimbursable Expenses		\$800
	Total Fee		\$329,870
	Optional Service		
	Existing Conditions Review	BTGA	\$8,520
	Existing Conditions Documents	BTGA	\$5,500
	Structural Engineering	Pare	\$15,000
	Civil Engineering	Pare	\$5,000
	School Committee Monthly Meetings (2)	BTGA	\$3,000
	Town Council Meetings Monthly (2)	BTGA	\$3,000
	Public Engagement Meetings - 6 Information Sessions	BTGA	\$7,470
	Hazmat Testing Allowance per Building	ECM	\$15,000
	Acoustic Engineering for all schools	CT	\$34,000