



BARGMANN HENDRIE + ARCHETYPE, INC.

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May 16, 2022

Alejandro M. Valcarce, AIA, Deputy Commissioner
City of Newton
Public Buildings Department
52 Elliot Street
Newton Highlands, MA 02461-1605

Re: Gath Pool Renovation Project- Proposal for Design Services
Schematic Design/Site Plan Approval Through CD Phase

Dear Alex:

BH+A is pleased to submit this proposal for design services related to the renovation of Gath Pool. Our proposal is based on the feasibility study design. Scope includes the new swimming, a spray deck, new pool decks, site amenities, and a renovated bathhouse.

Schematic Design/Site Plan Approval We understand the City would like to undertake phases Schematic Design and Site Plan Approval simultaneously. For site plan approval we will need to produce drawings beyond the schematic design phase level. We will also be accelerating portions of the building and aquatic design that is normally performed in the design development phase Design will include design development level civil engineering and landscape architecture drawings. We will need a traffic and parking report to answer Planning Board and public questions. The building elevations need to be advanced to a level where accurate renderings can be provided that will “not change” in subsequent phases. The civil and landscape work will require stormwater design and preparation of a NOI for the Planning Board and Conservation Commission.

General

1. Develop feasibility study design.
2. Prepare schedule of tasks and anticipated submittals
3. Develop spray deck design, water feature selections and amenities
4. Hazardous material testing and report
5. Geotechnical investigation and recommendations
6. Sustainability approach (explore use of SITES 2 in lieu of LEED)
7. Review pool design with Health Department and State DPH if desired
8. Estimate of probable construction costs
9. Work with City on preparing estimate of total project cost
10. Input on potential project schedule
11. Schematic Design Drawings
12. Outline Specifications
13. Narratives of MEP systems
14. Narrative of pool filtration equipment
15. Technology narrative describing telephone, data, sound system, security system
16. Identification of probable filed-sub-bids under M.G.L c149.

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17. Collateral Material for use by Gath Working Group
18. Multiple Gath Working Group meetings (typically bi-monthly)
19. Multiple meetings with City Boards and Commissions
20. Assumes to Public Forums

Added Design for Site Plan Approval

1. Identify site and building utility requirements
2. Identify wetland resource requirements and flood/riverway requirements
3. Stormwater management approach
4. Traffic analysis to determine anticipated vehicular and pedestrian traffic
5. Site plan approval submission
6. Submission of a Notice of Intent and public hearing with Conservation Commission

Design Development

It is the intent of the Design Development Phase to define, refine and describe all important aspects of the Project focusing on detailing and integration of equipment; development of technical specifications; and generation of drawings that are the basis of final construction documents.

1. Develop Design of bathhouse, pool, decks, spray deck and site improvements.
2. Technical advancement of pool filtration systems
3. Integration of MEP systems
4. Preliminary project specifications
5. Updated Estimate of probable construction costs
6. Multiple Gath Working Group meetings (typically bi-monthly)
7. Multiple meetings with City Boards and Commissions
8. Assumes a Public Forum

Construction Documents

Based on the approved Design Development Phase Documents prepare Construction Documents setting forth in detail the requirements for construction of the project. Our documents will include plans, elevations, wall sections, details, finishes, and specifications. They will be prepared electronically to provide maximum clarity and easy transferability of data to the general contractor and others responsible for the construction process. All documents will be prepared in strict accordance with the requirements of Massachusetts' public construction laws M.G.L. c 149 and the Acts of 2004.

Determine with the City, whether prequalification of potential General Bidders and selected Filed-Trades would be incorporated into the procurement process.

Proposed Fee

The fee is based on providing the above scope for the fully renovated and expanded swimming pool complex with a current budget of \$6,000,000.

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	Base Fee	Accelerated and Site Permitting	Study and Testing
Basic Fee Schematic Design	\$ 72,000		
Accelerated Civil Design for Permitting		\$ 15,000	
Additional Civil Engineering and Environmental Permitting for Site Plan and Conservation Submission		\$ 25,000	
Accelerated Landscape for Permitting		\$ 10,000	
Accelerated Arch/Aquatic Design Fee for permitting		\$ 20,000	
Accelerated MEP Design affecting Utility and Stormwater Design		\$ 15,000	
Traffic and Parking			\$ 8,500
Collateral Material For Submissions		\$ 4,000	
Hazardous Material Investigation			\$ 4,500
Soil Borings and Report			\$ 8,500
Technology Narrative			\$ 2,500
Sustainability/Energy Approach			\$ 4,500
Basic Fee Design Development (Reduced fee of advancement of design during SD/Permitting)	\$ 66,000		
Basic Fee Construction Documents	\$ 192,000		
Geotechnical Specifications			\$ 5,000
Hazardous Material Specifications			\$ 4,000
Technology Specifications infrastructure and equipment			\$ 6,000
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	\$ 330,000	\$ 89,000	\$ 43,500
Total Fee SD/Permitting, DD and CD			\$ 462,500
Bidding	\$ 24,000		
Construction Administration	\$ 96,000		

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The base contract fee is \$480,000 for SD through CA. \$30,000 of DD fee has been moved into the accelerated work column. The total fee, including supplemental services is \$582,500.

The above fee does not include a site survey, hazardous material monitoring during demolition, and quality control testing of materials during construction.

We would anticipate the cost of the project will increase over the next year due to economic factors that cannot currently be fully defined. However, an increase in materials and construction labor costs does not change our scope or fee. Our tasks remain the same.

Feel free to contact me directly to discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas A. Scarlata'.

Thomas A. Scarlata, CSI, CCS, CCCA, AIA
Principal

Copies to: BH+A File
Enclosure none