

## **Public Works Department**

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### ***Memorandum***

*To:* Gayle Corrigan, Town Manager  
*From:* Joseph Duarte, P.E., Director of Public Works  
*Cc:* Peter Bamberry, Special Projects Coordinator  
Fred Gomes, Special Projects Coordinator  
Wayne Pimental, Building Official  
Ernie Marinaro, Building Inspector  
*Date:* December 11, 2017  
*Subject:* Town Hall Slate Roof Architectural Proposal Selection

Please be advised that on October 18, 2017, three proposals were received from architectural firms to provide architectural/ engineering services for the Town Hall slate roof replacement. The proposals were received from: RBG Architects, Providence, RI, Simpson Gumpertz & Heger Inc. (SGH), Waltham, MA and Architectural Preservation Studio (APS), DPC, New Canaan, CT.

The proposals were reviewed by a selection committee comprised of staff from the Department of Public Works. The committee reviewed and qualified the architectural firms that had the most relevant experience pertaining to slate roof rehabilitations (especially on historical buildings). The committee considered the relevant experience of the firms and the staff that would be utilized for the project.

Upon reviewing the proposals, the committee considered SGH and APS to have the most relevant qualifications to undertake the project. SGH was considered the primary firm for consideration. Subsequently, the fee proposal for SGH was opened. Please note that the fee proposals were submitted under a separate sealed envelope. The fee submitted by SGH was in the amount of \$119,911.

SGH did the original analysis of the existing Town Hall roof and provided a report recommending the corrective measures that needed to be made for the rehabilitation project. The report also outlined the potential cost to undertake the replacement. The construction cost was determined to be \$300,000.

The committee considered SGH's fee to be higher than anticipated. As such, a meeting with SGH was scheduled to once again review the proposed scope- of- work and to see if a new (lower) fee could be arrived at. SGH resubmitted their fee in the amount of \$93,766.

The new fee submitted by SGH was still higher than the committee anticipated. Consequently, the fee proposal from APS was reviewed. APS's fee was in the amount of \$60,000. This fee was considered to be more in line with the anticipated cost. However, considering the differential between the fees of the two firms, a meeting was scheduled with APS to determine if they had a full understanding of the project or would there be hidden costs not clearly expressed on their fee proposal.

APS has extensive experience with slate roof rehabilitation on historical buildings include some mansions in Newport, RI. As such, APS was very comfortable with the scope of the project and their proposed fee.

With the above said, the committee recommends Architectural Preservation Studio, DPC to be authorized to perform the architectural/ engineering services for the Town Hall slate roof replacement.