

A n g e r a m e

A r c h i t e c t s • P . C .

Architecture
Planning
Interior Design

Mr. Larry Slatky
Executive Director
100 Heritage Lane
Albany, NY 12211

December 27, 2022

Re: Shaker Place Rehabilitation and Nursing Center and Department of Public Works Vehicle Storage Facility – Additional Compensation

Dear Larry,

As the proposed design of the new storage facility is being refined to incorporate the requirements and needs of the County; there are a few items which were not defined in the RFP #2021-132. The items listed below will require additional time, detailing, calculations, etc. on behalf of the design team which we were not aware of while submitting our proposal. We will give a brief summary of each item and the additional costs for the work associated.

1. Recently we were informed by the County per telephone that it wishes to utilize the existing stone road to the Hill House as access to the new Storage Facility. The RFP per section 4.1.4.5, only noted surveying the site to the property lines and per the geodetic maps available online at the time of proposal, the known property lines do not include this roadway. It will need to be included in the survey to properly design grades and access to the new facility.

The additional scope of work to provide this will be \$3,500.00.

2. The D.P.W. expressed a desire to utilize the space above the Center Core area (offices, breakroom, toilets, etc.) as storage, thereby reducing the building footprint. As this was not expressed in the RFP, it will require additional design scope for structural support, metal access stairs, safety railings, etc...

The additional scope of work to provide this will be \$15,500.00.

3. It was stated during a meeting and later defined per emails, that there would be a separate building (noted as "pole barn" from here forward) to store the Department of Weight and Measures equipment, DPW & NH truck sanders and equipment. This building is to have two overhead doors and some three-sided bays, electricity, plumbing, heating in the enclosed bays, and be a pre-engineered metal building. This building is to be located on the upper lay-down storage area and requires additional civil, mechanical, and electrical engineering.

The additional scope of work to provide this will be \$36,500.00.

4. The DPW has requested a large, graded lay-down storage area which will be utilized for storage of box rail, stockpiling materials, and various equipment. As no topographical survey was provided with the RFP, and due to the existing site grades and the size of the area; additional civil engineering is required to establish this space.

The additional scope of work to provide this will be \$8,500.00.

5. The size of the required building and the existing site grading requires retaining walls be designed to allow the facility to fit on the site. These were not included in the RFP and therefore not included in our original scope of services. Approximately 1,550lf of retaining walls will be required to allow for construction of the facility, the salt storage shed, fuel storage station and allow trucks access to the needed areas and turning radiuses.

The additional scope of work to provide this will be \$16,750.00.

6. During meetings it was stated that showers were to be provided in the DPW bathrooms and AAPC based their Spatial Program and following Schematic Design and detailing on the showers being included. It was later stated that the showers were to be eliminated from the project and the plans, details, etc. were adjusted accordingly. During subsequent emails, we were instructed to re-design the bathrooms to include the showers again.

The additional scope of work to provide this will be \$2,500.00.

7. The revisions required to the site layout plans also required some structural redesign of the previously approved separate building noted in #3 above. AAPC was already authorized to and had proceeded with this separate building's design work when the site plan redesign occurred. Due to grade changes and relocation of the separate building position on the site, foundation redesign had to be completed.

The additional scope of work to provide this will be \$11,750.00.

The total fee for the scope of service increases above described above would be **\$ 95,000.00.**

We would also like to reiterate the excluded items in our original proposal (noted below) which would require additional compensation should any of them be needed in the future. To date, we have reviewed the proposed contract by the County.

The following items are assumed by ANGERAME ARCHITECTS, P.C. in providing the above fee proposal:

- Proposal is based on a single, standalone building, a small secondary Weights and measures building with cold storage, and separate fueling station with no connection to an existing building.
- Fee is based on a project construction duration of eight (8) months.
- Job meetings attended by an architect/consultants will be limited to a bi-weekly basis.
- Meetings are limited to the number as listed for each phase in this proposal.
- Fulltime, on-site Construction Management is not included in this proposal and is an additional cost.
- Hazardous Materials surveying and documentation is excluded in this proposal.
- Traffic analysis and circulation is excluded in this proposal.
- Work in any existing facility is excluded in this proposal.
- Application forms for NYSERDA grants, etc. are excluded in this proposal.
- A PLA is not required by the County for this project and is excluded in this proposal.
- Proposal is based on a Single Prime Contract for this project.
- An onsite Clerk-of-the-Works is excluded in this proposal.
- Third party commissioning is excluded, as this will be completed by our current project team members.

The above services performed by our staff, will be reimbursed at our hourly rates. If consultants are required, our fee would include a 15% override on their cost to us.

*Hourly rates have increased 5% on January 1, 2022 & yearly thereafter.

If you have any questions, please contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Angerame', followed by a long, horizontal, wavy line that extends to the right.

Leonard G. Angerame, AIA
President
Angerame Architects, P.C.