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February 2, 2023

Mr. Wayne Donaldson  
Director of Facilities  
Ledyard Public Schools  
4 Blonders Boulevard  
Ledyard, CT 06339

**Subject: Price Proposal to Provide Owner's Representative Services  
for Select Capital Projects, RFQ/RFP Bid #23-1**

Dear Mr. Donaldson and Town of Ledyard Permanent Municipal Building Committee:

Enclosed for your consideration is our fee proposal for the Select Capital Projects at the Central Office, Gales Ferry School and Juliet Long School. In summary, we are proposing to provide the requested services for a lump cost of **\$63,301** for all three buildings. The fee proposal assumes that the Central Office roof replacement will be completed in the fall of 2023 with Gales Ferry School and Juliet Long School being completed in summer 2024.

Our construction representative will be on site two to three times a week for a few hours each time. Full-time on-site presence is not anticipated. Our proposal opines further on our approach to the project in addition to the RFQ/P.

We are providing our fee proposal by phase and are including the estimated hours per month by each team member as well. Our fees include attendance at all building committee meetings and City/BOE meetings as needed. It also includes attendance at all OSG&R meetings.

We have broken out our pricing by phase that includes all three schools. Note, we can divide the cost by three for each facility. However, we'll be addressing all three buildings when meeting during design and bidding and visiting the Gales Ferry School and Juliet Long School at the same time in the summer of 2024.

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|--|-------------|
| • Architect Selection/Design Phase:                              | \$19,448.00 |
| • Bidding Phase:   | \$3,536.00  |
| • Construction Phase (Central Office, Fall 2023):                | \$11,900.00 |
| • Construction Phase (Gales Ferry and Juliet Long, Summer 2024): | \$28,417.00 |

Should the Central Office work be conducted concurrently with the Gales Ferry and Juliet Long Schools in the summer of 2024, our fee would be **\$59,136** with the following phase-by-phase breakdown.

- Architect Selection/Design Phase: \$19,448.00
- Bidding Phase: \$3,536.00
- Construction Phase (All work Summer 2024): \$36,152.00

Should additional work be requested, we would utilize the following rates for each our team members. Please note our rates would increase by 4% for 2024 work.

2023 Hourly Rates	
Category	Hourly Rate
Director	\$260
Senior Project Manager	\$208
Construction Representative	\$175
Financial & Analytical Support	\$145

In closing, Colliers is very excited about the opportunity to extend our services with the Town of Ledyard. I am personally committed to helping you meet your objectives. If you have questions or require additional information, you can contact me at (860) 235-5313 or [charles.warrington@collierseng.com](mailto:charles.warrington@collierseng.com).

Sincerely,



Charles E. Warrington, Jr., PE  
Director, Project Management Services