

December 10, 2025

**LCSD Newport Auditoriums Schematic Design Fee Proposal**

Rich,

Thank you for the opportunity to provide a proposal for schematic design services for the LCSD Newport Auditorium.

***Background:***

GLAS Architects, Hacker Architects, Capri Architecture and Shalleck Collaborative developed a conceptual design document with the help of the Lincoln County School District. This document is attached and forms the foundation for the schematic design phase that is outlined below.

***Refine Site Options:***

- Review Final Geotechnical Report
- Coordinate with Geotechnical Engineer on Recommendations
- Review City of Newport Requirements for setbacks, landscape buffers, parking, stormwater discharge, fire apparatus access, fire hydrants, etc.
- Site visit (Capri, Hacker, and Civil if needed)
- Make site recommendation
- It is assumed that LCSD will contract with a surveyor to provide necessary survey information once a site is selected.
- Coordinate with Glas Architecture to standardize approach

***Develop Schematic Design / Site design:***

- Develop the conceptual design into a Schematic Design
- Reduce building SF to 12,000 for each site.
- Develop outdoor space utilization requirements / needs.

- Generate a preliminary schematic design based on the concept. Design will include elevations, sections, site plan and floor plans and massing. This will be an iterative process with three meetings with each school's core personnel (principal, band instructor, drama instructor). Meetings will be primarily online.
- Sustainable design charrette with consultants and Energy Trust of Oregon (online).
- Work with Theater Consultant to refine theater layout.
- Work with Theater Consultant to make preliminary equipment selections.
- Work with Theater Consultant to identify infrastructure requirements (exhaust, loading, etc.) and coordinate with MEP engineers.
- Renderings – Interior and exterior to allow LCSD to visualize the project.
- Hold an initial predevelopment meeting with the city and the fire marshal.
- Hold an initial and follow-up constructability review with the CMGC where systems are discussed and a cost / benefit analysis will be considered (two online meetings).
- Hold SD meetings with the consultants and LCSD (facilities only for MEP, larger group for site / civil design).
- Work with consultants to develop schematic design narratives and diagrams for Civil, Structural, Mechanical, Plumbing, Electrical, fire protection, and acoustics. (four meetings).
- Review preliminary materials for exterior finishes.
- Develop a budget allowance and test fit for furniture.
- Develop a budget allowance and list of potential lighting / sound equipment.
- Help LCSD identify owner-provided equipment – if any.

#### *SD Estimate:*

- Provide SD Design and Narratives to estimating consultant and CMGC for estimating.
- Reconcile the two estimates and review with LCSD.

#### *Deliverables:*

- Schematic Design Site Plan, Site Sections, Floor Plans, Elevations and Sections
- Preliminary code analysis
- Renderings / Massing – interior and exterior
- FF&E Test Fit for cost analysis.
- Schedule of generic equipment type (not exact model)
- Outline Specifications
- Schematic Design Narratives / drawings
- Schematic Design Estimate

#### *Schedule:*

- Start of Schematic Design: December 10, 2025 (Newport)
- Schematic Design Draft to CMGC and Cost Consultant: February 18, 2025 (Newport)
- Newport SD estimate reconciled: Complete (TBD)

#### *Subconsultants:*

- Design Consultant: **Hacker Architects**
- Theater Design Consultant: **Shalleck Collaborative**
- AV Systems: **Shalleck Collaborative**
- Civil Engineer: **Mazzetti**
- Structural Engineer: **KPFF**
- Mechanical / Electrical / Plumbing / Low Voltage Fire Protection Engineer: **KCL**
- Acoustical Engineer: **ABD Engineering**
- Estimating: **Rider Levett Bucknall**

***Fee:***

The fee to perform the schematic design for Newport High School outlined above is **\$270,000** with a reimbursable expense allowance of **\$9,000**.

***Exclusions:***

- Work associated with subsequent phases (DD, CD, Bidding, CA and Closeout)
- Landscape Design
- Multiple Packages
- Work associated with projects other than the Auditorium Building
- Geotechnical Survey
- Survey

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

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Dustin Capri, AIA

Principal | Partner, Capri Architecture, LLC

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Mr. Rich Belloni

Facilities Director Lincoln County School District

Attached: LCSD Auditoriums Board Package