



memo

To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent/CSBO
Date: August 14, 2026
Subject: Architect/Engineer and Construction Manager Professional Service Contracts

With the approval of our tentative capital projects list for 2027 earlier tonight (part of our Capital Improvement Plan - Phase III work) we now need to begin developing design drawings, scope of work documents, bid specs and bid documents for next summer's work, as well as soliciting bids from various contractors and subcontractors this fall, so that we can bring recommendations to the Board in December. However, we first need to approve the related professional service agreements with our Architect/Engineer (Wight and AMSCO) and our Construction Manager (International Contractors). We estimate that the work they would be involved with is budgeted to cost about \$1M, and all other work is either being handled in-house by us (no bids and/or construction management is required) or is being considered through Performance Services Inc. as part of our Guaranteed Energy Savings Contract with PSI (ie, the battery storage system currently under review).

We estimate Wight/AMSCO's fee to be 9% of projected/budgeted construction costs (or about \$90,000) and ICI's fee to be 3% of projected/budgeted construction costs (or about \$30,000). Final professional service fees will be based on actual, approved pricing from the recommended contractors as part of the bid process (assuming they are Board approved), so if bids come in below budget, we will pay a little bit less, and if they come in over budget, we will pay a little bit more. These professional service fees do not include some fixed manpower and administrative costs, insurance costs, permit costs, testing costs, and other miscellaneous soft costs that are part of the construction process. I plan to bring the actual proposals to the Board for review and approval in September, so that we can prepare bids for letting in late October, open them in late November and bring recommendations to the Board in December. As always, if you have any questions, please don't hesitate to let me know. Thank you.