

March 9, 2022

Corrina Guardipee-Hall
Superintendent
Browning Public Schools
P.O. Box 610
Browning, MT 59417

RE: Browning Public Schools – Food Service Building and Access Road
Browning, Montana

Dear Corrina:

Thank you for the opportunity to present this proposal to perform A/E Services for the Browning Public Schools Food Service Building Project. The scope of work we are proposing is based on the preliminary drawings we prepared, attached.

Our proposal is as follows:

A. PROJECT DESCRIPTION

The project consists of an approximately 13,400 square foot building, including food storage (both dry storage and cooler/freezer), and offices for the Food Service and IT Department. Total construction cost (base project) is estimated at approximately \$8,000,000. Construction will include a new access road from Highway 93.

B. SCOPE OF WORK

LPW is proposing to work with Morrison Maierle, Inc. for mechanical, electrical, and plumbing design, DCI Engineering for structural design, and Woith Engineering for civil design. The project will include 50%, 90%, and final plan reviews. The Contract Documents are intended to be complete by mid-August, 2022. The project will bid in the late Summer to allow for construction to start early in the Fall.

General Scope of Work

- All required drawings and specifications for a State of Montana building permit.
- Coordination with code officials.
- Geotechnical design included.
- Commissioning Agent not included. (this will be required to be in GCCM contract)
- LEED certification fees not included.
- It is assumed that a GCCM will be hired to complete the construction of the project.
- Project will comply with the current International Building Code and the International Energy Conservation Code.

Architectural Scope of Work:

- Overall design team project management, coordination with MEP, structural, civil consultants and the GCCM.



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- Provide final architectural design and prepare all required architectural drawings and specifications for a State of Montana building permit.
- Drawings will include:
 - Architectural Site Plan
 - Code Plan
 - Floor Plans
 - Enlarged Floor Plans
 - Roof Plan
 - Building Sections
 - Wall Sections
 - Section Details
 - Plan Details
 - Door and Window Details
 - Door Schedule
 - Window Schedule
 - Finish Plans
 - Reflected Ceiling Plans
 - Landscape Drawings (adjacent to building)
- Building code review (energy and life safety). Design shall meet requirements of IBC and IECC.
- Design meetings with administration, the facilities committee, and staff as required.
- Interior design.
- Coordination of all consultants. Their fees are inclusive in our overall fees.

Civil Scope of Work:

- Topographic and boundary survey data.
- Design details for grading and utility improvements
- Design the new access road

Structural Scope of Work:

- Provide structural engineering design services for the primary structural frame, defined as the primary load bearing components of the building, such as foundations, columns, floor and roof framing, and lateral systems to resist wind and seismic forces.
- Perform structural analysis and design to prepare structural construction documents.

Mechanical/Electrical Scope of Work:

- Provide engineering design and analysis in compliance with the requirements of the currently adopted International Building Code with amendments adopted by the local jurisdiction and applicable reference standards.
- Provide certification of compliance with the mechanical HVAC, plumbing, and electrical portions of the International Energy Conservation Code.
- Select the primary engineering systems for the project in accordance with the objectives and goals of the owner and architect. Research alternative systems, communicate options to the client and owner, select the systems that will best accommodate the project needs, construction schedule, and budget.

Construction Administration Services:

- Provide a review of shop drawings/submittals.
- Respond to contractor and owner questions (RFI's), provide clarification drawings as needed during construction.
- Provide construction review 3 days a week with Les Munro.

- Attend bi-monthly construction meetings.
- Conduct monthly progress inspections as part of on-site construction meetings.
- Provide substantial completion and final completion inspections and punch lists.

As-Built Drawings:

- Provide contractor furnished red line drawings showing all changes to original drawings.
- A complete set of record drawings in PDF format will be provided.

C. FEES

Compensation for programming, design, construction documents, construction administration, and on-site services listed will be based on the lump sum values provided below:

Base Bid Project:

• Design	\$555,400
• <u>Construction Administration</u>	<u>\$138,850</u>
Subtotal	\$694,250

Additional Services: (Thomas Dean and Hoskins)

• <u>Construction Testing and Geotechnical (estimated)</u>	<u>\$100,000</u>
Total Fees (LPW hourly not to exceed)	\$794,250

L'Heureux Page Werner will work our portion of the fee on a "hourly not to exceed" basis. Progress payments for services of our consultants will be billed on a percentage of completion based on the lump sum value from Part C. Costs for additional services shall be billed monthly as services are provided. Any additional work (extra services), which is not included in the above Scope of Work, will be done after Owner's approval at LPW's current hourly rates or per negotiated fee. All required reimbursables such as printing and postage will be billed at 1.1 times our cost.

I hope this proposal meets your expectations. If so, I can draft an Agreement Between Owner and Architect For General Architectural/Engineering Services. Let me know if you have any questions.

Sincerely,

L'HEUREUX PAGE WERNER P.C.



Timothy M. Peterson, AIA, LEED AP BD+C, GGP
President

Owner Approval and Notice to Proceed

Date: _____