

August 18, 2025

P25025

Harman Bains  
Director of Operations  
Lyon County School District  
25 East Goldfield Avenue  
Yerington, Nevada 89447

Re: Professional Services Proposal for the Lyon County School District – Fernley High School Single Point Entry, Culinary Renovation, and JROTC Classroom Spaces

Dear Mr. Bains,

Thank you for the opportunity to present this proposal for professional design services to Lyon County School District. Paul Cavin Architect LLC is pleased to present the following professional services fee proposal for your consideration.

It is understood that Lyon County School District would like professional design services for school improvements to include a single point entry, culinary expansion and renovation, and JROTC classroom and support spaces at Fernley High School located at 1300 US-95 ALT, Fernley, Nevada 89408. Below is an outline of the scope of work, please also see attached sketches:

## **Single Point Entry:**

- Reconfigure the existing entry vestibule and administrative offices.
- Please see attached sketch for complete scope of work.

## **Culinary Expansion and Remodel:**

- Remove existing serving line wall, windows and doors and provide a new wall aligned with the existing Drama area wall and existing main corridor.
- Provide a 4'-0" wide door in the new wall to access the Culinary Kitchen space.
- Remove existing tile flooring and base throughout the kitchen space and prep for new slip-resistant epoxy flooring and coved base.
- Remove existing trench drain at the cooking line and provide proper floor drainage for new equipment layout.
- All cooking equipment will be owner-furnished including a new gas 8-burner cooktop.
- Provide gas service to the kitchen cooking line.
- Remove existing tile wainscot throughout the kitchen space and prepare walls for new full height FRP paneling.
- Full-height stainless steel panels to be provided at the existing cooking line.
- Remove existing handwashing sink at the existing cooking line.
- Verify if existing cooking hood meets all of the current mechanical standards and fire safety requirements.
- Place new ADA compliant handwashing sink along North wall.
- Relocate existing 3-bay sink to North wall.
- Provide hood and proper ventilation above existing dishwashing machine.
- Relocate existing washer and dryer and provide proper ventilation.
- Existing walk-in cooler and freezer units remain.
- Verify if a restroom is required in the kitchen space and if not required then remove existing plumbing fixtures otherwise provide ADA compliant restroom.
- Provide electrical reels from ceiling at moveable tables.
- Replace existing lay-in ceiling as required.
- Replace existing surface mounted strip fixtures with new LED lighting.
- Please see attached sketch.

## **JROTC Classrooms:**

- Remove existing lay-in ceiling system and components withing the lay-in ceiling system.
- New mechanical system can be supplied from the existing unit located above the Commons ceiling.

# Paul Cavin Architect LLC

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- One classroom approximately 25' wide by 50' long.
- Minimum 350 square foot training space adjacent to the classroom.
- One 10'x10' office.
- One Storage space approximately 600sf to 1,000sf in size.
- Please see attached sketch.

## **Additional Scope of Work:**

- Verify and measure existing conditions and utilities as needed for design documentation.
- Verify code requirements.
- Provide a single design solution.
- Coordination with LCSD Project Manager.

The 2024 Building Codes will be utilized for design criteria. The City of Fernley has adopted the 2024 Building Codes and they are currently in use with a grace period until January 1, 2026.

The project will be produced using the current Revit version and will be updated annually per Autodesk's annual updates. BIM 360 will also be used for production and coordination efforts. Specifications will be a 3-Part MasterSpec format.

The Project Delivery Method will be CMAR. LCSD will select a CMAR contractor during the initial phases of design. Paul Cavin Architect LLC will participate in the CMAR selection process but will not be a voting member of the selection committee. Below is an outline of the scope of professional services:

## **Design Submittal Phases:**

- Design Development:
  - Drawings.
  - Technical Specifications and product cut sheets.
- 100% Construction Documents / Plan Review Submittal:
  - Drawings – stamped and signed.
  - Technical Specifications within a Project Manual – stamped and signed.
  - Plan review by the City of Fernley Building Official.

## **Deliverables for each design submittal phase:**

- Drawings (pdf).
- Project Manual with 3 Part Specifications (pdf).

## **Bidding Assistance:**

- Assistance with CMAR selection.
- Assist with procurement of PWP number(s).
- Prepare Bid Documents:
  - Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
- Address Bid RFIs.
- Assist with bid addenda and addenda items as needed.
- Attend pre-bid job walk (one site visit).
- Participate in the CMAR sub-contractor selection process.

## **Construction Administration:**

- Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis (consultants as needed) for the construction duration of 3 months. Attendance at OAC meetings will be on site and/or via web hosted software.
- On-site viewing at the construction site during OAC meetings.
- Address Contractor RFIs.
- Review of product submittals.
- Review of shop drawings.
- Issue Clarifications and/or Supplemental information as needed.
- Review Change Orders and Change Order Requests.

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- Perform one Final Job Walk and issue one "Punch List".

## Approximate Construction Budget:

- To be determined during the design and preconstruction services process.

## Anticipated Project Design Schedule:

- Design to start as soon as possible.
- Construction to occur during the summer break of 2026.

The following design professionals will be involved: CFBR Structural Group for Structural Engineering design, AAME for mechanical and plumbing design and documentation, PK Electrical, Inc. for Electrical engineering, design, and documentation, Paul Cavin Architect LLC will produce necessary Architectural drawings, details, and manage the design team and design process from design development through construction completion. Please see each consultant's attached proposal for a more detailed description of their Scope of Work and exclusions.

## Fernley High School:

### The proposed Design Development fee includes:

Structural Engineering (CFBR Structural Group):	\$3,500.00
Mechanical/Plumbing Engineering (AAME):	\$20,500.00
Electrical Engineering (PK Electrical):	\$8,700.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$33,000.00
Total Design Development Fee:	\$65,700.00

### The proposed 100% Construction Documents fee includes:

Structural Engineering (CFBR Structural Group):	\$3,500.00
Mechanical/Plumbing Engineering (AAME):	\$19,500.00
Electrical Engineering (PK Electrical):	\$13,000.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$37,000.00
Total 100% Construction Documents Fee:	\$73,000.00

### The proposed Bidding Assistance fee includes:

Structural Engineering (CFBR Structural Group):	\$500.00
Mechanical/Plumbing Engineering (AAME):	\$1,250.00
Electrical Engineering (PK Electrical):	\$1,400.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$5,000.00
Total Bidding Assistance Fee:	\$8,150.00

### The proposed Construction Administration fee includes:

Structural Engineering (CFBR Structural Group):	\$2,000.00
Mechanical/Plumbing Engineering (AAME):	\$6,250.00
Electrical Engineering (PK Electrical):	\$5,800.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$15,000.00
Total Construction Administration Fee:	\$29,050.00

<b>Total Professional Services Fee:</b>	<b>\$175,900.00</b>
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Specific exclusions include: LEED or other "green building" requirements, certifications, and documentation, Printing, Community Presentations, Board meeting attendance and presentations, site design, Civil Engineering, Surveying, Geotechnical Engineering, Landscape Architecture, Kitchen Consultant, Acoustical Engineering, FF&E, Fire Protection Engineering, Hazardous Materials Reports, Surveys, Documents, and Drawings, Re-Design efforts, other Design Consultants, Specialty Consultants, Plan Review Fees, Permit Fees, Utilities Fees, Bidding Requirements, other fees or costs outside of typical basic design services, Special Inspections, 3<sup>rd</sup> Party Plan Reviews, and Record Documents, as these services are not anticipated to be needed or will be handled by others for this project. Any Utility and/or Agency Applications, Coordination, Review Fees, and other fees, if necessary, will be the responsibility of Lyon County School

# Paul Cavin Architect LLC

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District. If additional services or consultants are needed or required, they will be discussed with Lyon County School District and the design team prior to an endorsement of the contract.

Please let me know if you have any questions, comments, or modifications to the Scope of Work.

We look forward to your project!

With much appreciation,

A handwritten signature in blue ink, appearing to read 'P. Cavin'.

Paul Cavin, AIA  
Owner, Paul Cavin Architect LLC,  
Nevada License #6284

August 18, 2025

P25026

Harman Bains  
Director of Operations  
Lyon County School District  
25 East Goldfield Avenue  
Yerington, Nevada 89447

Re: Professional Services Proposal for the Lyon County School District – Dayton High School Single Point Entry

Dear Mr. Bains,

Thank you for the opportunity to present this proposal for professional design services to Lyon County School District. Paul Cavin Architect LLC is pleased to present the following professional services fee proposal for your consideration.

It is understood that Lyon County School District would like professional design services for school improvements to include a single point entry Dayton High School located at 335 Dayton Valley Road, Dayton, Nevada 89403. Below is an outline of the scope of work, please also see attached sketch:

**Single Point Entry:**

- Reconfigure the existing entry vestibule and administrative offices.
- Please see attached sketch for complete scope of work.

**Additional Scope of Work:**

- Verify and measure existing conditions and utilities as needed for design documentation.
- Verify code requirements.
- Provide a single design solution.
- Coordination with LCSD Project Manager.

The 2024 Building Codes will be utilized for design criteria. Lyon County has adopted the 2024 Building Codes and plan to implement them on January 1, 2026.

The project will be produced using the current Revit version and will be updated annually per Autodesk's annual updates. BIM 360 will also be used for production and coordination efforts. Specifications will be a 3-Part MasterSpec format.

The Project Delivery Method will be CMAR. LCSD will select a CMAR contractor during the initial phases of design. Paul Cavin Architect LLC will participate in the CMAR selection process but will not be a voting member of the selection committee. Below is an outline of the scope of professional services:

**Design Submittal Phases:**

- Design Development:
  - Drawings.
  - Technical Specifications and product cut sheets.
- 100% Construction Documents / Plan Review Submittal:
  - Drawings – stamped and signed.
  - Technical Specifications within a Project Manual – stamped and signed.
  - Plan review by Lyon County Building Official.

**Deliverables for each design submittal phase:**

- Drawings (pdf).
- Project Manual with 3 Part Specifications (pdf).

# Paul Cavin Architect LLC

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## Bidding Assistance:

- Assistance with CMAR selection.
- Assist with procurement of PWP number(s).
- Prepare Bid Documents:
  - Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
- Address Bid RFIs.
- Assist with bid addenda and addenda items as needed.
- Attend pre-bid job walk (one site visit).
- Participate in the CMAR sub-contractor selection process.

## Construction Administration:

- Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis (consultants as needed) for the construction duration of 3 months. Attendance at OAC meetings will be on site and/or via web hosted software.
- On-site viewing at the construction site during OAC meetings.
- Address Contractor RFIs.
- Review of product submittals.
- Review of shop drawings.
- Issue Clarifications and/or Supplemental information as needed.
- Review Change Orders and Change Order Requests.
- Perform one Final Job Walk and issue one "Punch List".

## Approximate Construction Budget:

- To be determined during the design and preconstruction services process.

## Anticipated Project Design Schedule:

- Design to start as soon as possible.
- Construction to occur during the summer break of 2026.

The following design professionals will be involved: CFBR Structural Group for Structural engineering design, AAME for mechanical engineering design and documentation, PK Electrical, Inc. for Electrical engineering, design, and documentation, Paul Cavin Architect LLC will produce necessary Architectural drawings, details, and manage the design team and design process from design development through construction completion. Please see each consultant's attached proposal for a more detailed description of their Scope of Work and exclusions.

## Dayton High School:

### The proposed Design Development fee includes:

Structural Engineering (CFBR Structural Group):	\$750.00
Mechanical Engineering (AAME):	\$2,300.00
Electrical Engineering (PK Electrical):	\$2,400.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$7,500.00
Total Design Development Fee:	\$12,950.00

### The proposed 100% Construction Documents fee includes:

Structural Engineering (CFBR Structural Group):	\$750.00
Mechanical Engineering (AAME):	\$2,300.00
Electrical Engineering (PK Electrical):	\$3,600.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$8,500.00
Total 100% Construction Documents Fee:	\$15,150.00

### The proposed Bidding Assistance fee includes:

Mechanical Engineering (AAME):	\$150.00
Electrical Engineering (PK Electrical):	\$400.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$5,000.00
Total Bidding Assistance Fee:	\$5,550.00

# Paul Cavin Architect LLC

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**The proposed Construction Administration fee includes:**

Structural Engineering (CFBR Structural Group):	\$500.00
Mechanical Engineering (AAME):	\$1,000.00
Electrical Engineering (PK Electrical):	\$1,600.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$9,000.00
Total Construction Administration Fee:	\$12,100.00

**Total Professional Services Fee: \$45,750.00**

Specific exclusions include: LEED or other "green building" requirements, certifications, and documentation, Printing, Community Presentations, Board meeting attendance and presentations, site design, Civil Engineering, Surveying, Geotechnical Engineering, Landscape Architecture, Plumbing Engineering, Acoustical Engineering, FF&E, Fire Protection Engineering, Hazardous Materials Reports, Surveys, Documents, and Drawings, Re-Design efforts, other Design Consultants, Specialty Consultants, Plan Review Fees, Permit Fees, Utilities Fees, Bidding Requirements, other fees or costs outside of typical basic design services, Special Inspections, 3<sup>rd</sup> Party Plan Reviews, and Record Documents, as these services are not anticipated to be needed or will be handled by others for this project. Any Utility and/or Agency Applications, Coordination, Review Fees, and other fees, if necessary, will be the responsibility of Lyon County School District. If additional services or consultants are needed or required, they will be discussed with Lyon County School District and the design team prior to an endorsement of the contract.

Please let me know if you have any questions, comments, or modifications to the Scope of Work.

We look forward to your project!

With much appreciation,



Paul Cavin, AIA  
Owner, Paul Cavin Architect LLC,  
Nevada License #6284

August 18, 2025

P25027

Harman Bains  
Director of Operations  
Lyon County School District  
25 East Goldfield Avenue  
Yerington, Nevada 89447

Re: Professional Services Proposal for the Lyon County School District – Yerington High School Single Point Entry

Dear Mr. Bains,

Thank you for the opportunity to present this proposal for professional design services to Lyon County School District. Paul Cavin Architect LLC is pleased to present the following professional services fee proposal for your consideration.

It is understood that Lyon County School District would like professional design services for school improvements to include a single point entry for Yerington High School located at 114 Pearl Street, Yerington, Nevada 89447. Below is an outline of the scope of work, please also see attached sketch:

## **Single Point Entry:**

- Reconfigure the existing entry vestibule and administrative offices.
- This project will be broken into two projects:
  - Storefront demolition and alteration.
  - The rest of the single point entry project scope of work.
- Please see attached sketch for complete scope of work.

## **Additional Scope of Work:**

- Verify and measure existing conditions and utilities as needed for design documentation.
- Verify code requirements.
- Provide a single design solution.
- Coordination with LCSD Project Manager.

The 2024 Building Codes will be utilized for design criteria. The City of Yerington is currently without a building official, and we do not know if they are going to adopt the 2024 Building Codes.

The project will be produced using the current Revit version and will be updated annually per Autodesk's annual updates. BIM 360 will also be used for production and coordination efforts. Specifications will be a 3-Part MasterSpec format.

The Project Delivery Method will be Design-Bid-Build. Two contractors will be selected, one for storefront and one for the remainder of the scope of work. Below is an outline of the scope of professional services:

## **Design Submittal Phases:**

- Design Development:
  - Drawings.
  - Technical Specifications and product cut sheets.
  - Opinion of Probable Cost
- 100% Construction Documents / Plan Review Submittal:
  - Drawings – stamped and signed.
  - Technical Specifications within a Project Manual – stamped and signed.
  - Plan review by City of Yerington Building Official or Lyon County Building Official.
  - Two Plan Review Submittals, one for storefront and one for the remainder of the single point entry project.



# Paul Cavin Architect LLC

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## **Deliverables for each design submittal phase:**

- Drawings (pdf).
- Project Manual with 3 Part Specifications (pdf).
- Opinion of Probable cost

## **Bidding Assistance X2:**

- Two Bid Packages:
  - Storefront.
  - Remainder of scope of work.
- Assist with procurement of PWP number(s).
- Prepare and Issue Bid Documents:
  - Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
- Bidding Requirements.
- Assist with bid advertisements.
- Conduct a pre-bid meeting.
- Address bid RFIs.
- Issue bid addenda and addenda items.
- Conduct the bid opening.
- Make recommendations for Contractor selection.
- Issue Intent to Award letter, if needed.

## **Construction Administration X2:**

- Two Construction Administration efforts:
  - Storefront.
  - Remainder of scope of work.
- Assist with Owner-Contractor Agreement.
- Issue Notice to Proceed letter.
- Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis (consultants as needed) for the construction duration of 3 months. Attendance at OAC meetings will be on site and/or via web hosted software.
- On-site viewing at the construction site during OAC meetings.
- Address Contractor RFIs.
- Review of product submittals.
- Review of shop drawings.
- Issue Clarifications and/or Supplemental information as needed.
- Review Change Orders and Change Order Requests.
- Perform one Final Job Walk and issue one "Punch List" for each location.

## **Approximate Construction Budget:**

- To be determined during the design process.

## **Anticipated Project Design Schedule:**

- Design to start as soon as possible.
- Construction to occur during the summer break of 2026.

The following design professionals will be involved: AAME for mechanical engineering design and documentation, PK Electrical, Inc. for Electrical engineering, design, and documentation, Paul Cavin Architect LLC will produce necessary Architectural drawings, details, and manage the design team and design process from design development through construction completion. Please see each consultant's attached proposal for a more detailed description of their Scope of Work and exclusions.

# Paul Cavin Architect LLC

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## Yerington High School:

### **The proposed Design Development fee includes:**

Mechanical Engineering (AAME):	\$2,000.00
Electrical Engineering (PK Electrical):	\$2,200.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$5,500.00
Total Design Development Fee:	\$9,700.00

### **The proposed 100% Construction Documents fee includes:**

Mechanical Engineering (AAME):	\$2,500.00
Electrical Engineering (PK Electrical):	\$3,300.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$10,000.00
Total 100% Construction Documents Fee:	\$15,800.00

### **The proposed Bidding Assistance fee includes:**

Mechanical Engineering (AAME):	\$200.00
Electrical Engineering (PK Electrical):	\$400.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$12,000.00
Total Bidding Assistance Fee:	\$12,600.00

### **The proposed Construction Administration fee includes:**

Mechanical Engineering (AAME):	\$1,300.00
Electrical Engineering (PK Electrical):	\$1,500.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$11,500.00
Total Construction Administration Fee:	\$14,300.00

**Total Professional Services Fee: \$52,400.00**

Specific exclusions include: LEED or other "green building" requirements, certifications, and documentation, Printing, Community Presentations, Board meeting attendance and presentations, site design, Civil Engineering, Surveying, Geotechnical Engineering, Landscape Architecture, Structural Engineering, Plumbing Engineering, Acoustical Engineering, FF&E, Fire Protection Engineering, Hazardous Materials Reports, Surveys, Documents, and Drawings, Re-Design efforts, other Design Consultants, Specialty Consultants, Plan Review Fees, Permit Fees, Utilities Fees, Bid Advertising fees, Bid Protests and other Bid related legal issues, other fees or costs outside of typical basic design services, Special Inspections, 3<sup>rd</sup> Party Plan Reviews, and Record Documents, as these services are not anticipated to be needed or will be handled by others for this project. Any Utility and/or Agency Applications, Coordination, Review Fees, and other fees, if necessary, will be the responsibility of Lyon County School District. If additional services or consultants are needed or required, they will be discussed with Lyon County School District and the design team prior to an endorsement of the contract.

Please let me know if you have any questions, comments, or modifications to the Scope of Work.

We look forward to your project!

With much appreciation,



Paul Cavin, AIA  
Owner, Paul Cavin Architect LLC,  
Nevada License #6284

August 16, 2025

P25027

Harman Bains  
Director of Operations  
Lyon County School District  
25 East Goldfield Avenue  
Yerington, Nevada 89447

Re: Professional Services Proposal for the Lyon County School District – Silver Stage High School Single Point Entry

Dear Mr. Bains,

Thank you for the opportunity to present this proposal for professional design services to Lyon County School District. Paul Cavin Architect LLC is pleased to present the following professional services fee proposal for your consideration.

It is understood that Lyon County School District would like professional design services for school improvements to include a single point entry for Silver Stage High School located at 3755 West Spruce Avenue, Silver Springs, Nevada 89429. Below is an outline of the scope of work, please also see attached sketch:

## **Single Point Entry:**

- Reconfigure the existing entry vestibule and administrative offices.
- This project will be broken into two projects:
  - Storefront demolition and alteration.
  - The rest of the single point entry project scope of work.
- Please see attached sketch for complete scope of work.

## **Additional Scope of Work:**

- Verify and measure existing conditions and utilities as needed for design documentation.
- Verify code requirements.
- Provide a single design solution.
- Coordination with LCSD Project Manager.

The 2024 Building Codes will be utilized for design criteria. Lyon County has adopted the 2024 Building Codes and plan to implement them on January 1, 2026.

The project will be produced using the current Revit version and will be updated annually per Autodesk's annual updates. BIM 360 will also be used for production and coordination efforts. Specifications will be a 3-Part MasterSpec format.

The Project Delivery Method will be Design-Bid-Build. Two contractors will be selected, one for storefront and one for the remainder of the scope of work. Below is an outline of the scope of professional services:

## **Design Submittal Phases:**

- Design Development:
  - Drawings.
  - Technical Specifications and product cut sheets.
  - Opinion of Probable Cost.
- 100% Construction Documents / Plan Review Submittal:
  - Drawings – stamped and signed.
  - Technical Specifications within a Project Manual – stamped and signed.
  - Plan review by Lyon County Building Official.
  - Two Plan Review Submittals, one for storefront and one for the remainder of the single point entry project.
  - Opinion of Probable Cost.

# Paul Cavin Architect LLC

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## **Deliverables for each design submittal phase:**

- Drawings (pdf).
- Project Manual with 3 Part Specifications (pdf).
- Opinion of Probable cost

## **Bidding Assistance X2:**

- Two Bid Packages:
  - Storefront.
  - Remainder of scope of work.
- Assist with procurement of PWP number(s).
- Prepare and Issue Bid Documents:
  - Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
- Bidding Requirements.
- Assist with bid advertisements.
- Conduct a pre-bid meeting.
- Address bid RFIs.
- Issue bid addenda and addenda items.
- Conduct the bid opening.
- Make recommendations for Contractor selection.
- Issue Intent to Award letter, if needed.

## **Construction Administration X2:**

- Two Construction Administration efforts:
  - Storefront.
  - Remainder of scope of work.
- Assist with Owner-Contractor Agreement.
- Issue Notice to Proceed letter.
- Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis (consultants as needed) for the construction duration of 3 months. Attendance at OAC meetings will be on site and/or via web hosted software.
- On-site viewing at the construction site during OAC meetings.
- Address Contractor RFIs.
- Review of product submittals.
- Review of shop drawings.
- Issue Clarifications and/or Supplemental information as needed.
- Review Change Orders and Change Order Requests.
- Perform one Final Job Walk and issue one "Punch List" for each location.

## **Approximate Construction Budget:**

- To be determined during the design process.

## **Anticipated Project Design Schedule:**

- Design to start as soon as possible.
- Construction to occur during the summer break of 2026.

The following design professionals will be involved: CFBR Structural Group for Structural Engineering design and documentation, AAME for mechanical engineering design and documentation, PK Electrical, Inc. for Electrical engineering, design, and documentation, Paul Cavin Architect LLC will produce necessary Architectural drawings, details, and manage the design team and design process from design development through construction completion. Please see each consultant's attached proposal for a more detailed description of their Scope of Work and exclusions.

# Paul Cavin Architect LLC

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## Silver Stage High School:

### **The proposed Design Development fee includes:**

Structural Engineering (CFBR Structural Group):	\$3,500.00
Mechanical Engineering (AAME):	\$2,000.00
Electrical Engineering (PK Electrical):	\$2,800.00
<u>Architecture and Project Management (Paul Cavin Architect LLC):</u>	<u>\$8,500.00</u>
Total Design Development Fee:	\$16,800.00

### **The proposed 100% Construction Documents fee includes:**

Structural Engineering (CFBR Structural Group):	\$3,500.00
Mechanical Engineering (AAME):	\$2,500.00
Electrical Engineering (PK Electrical):	\$4,300.00
<u>Architecture and Project Management (Paul Cavin Architect LLC):</u>	<u>\$12,000.00</u>
Total 100% Construction Documents Fee:	\$22,300.00

### **The proposed Bidding Assistance fee includes:**

Structural Engineering (CFBR Structural Group):	\$500.00
Mechanical Engineering (AAME):	\$200.00
Electrical Engineering (PK Electrical):	\$500.00
<u>Architecture and Project Management (Paul Cavin Architect LLC):</u>	<u>\$12,000.00</u>
Total Bidding Assistance Fee:	\$13,200.00

### **The proposed Construction Administration fee includes:**

Structural Engineering (CFBR Structural Group):	\$2,000.00
Mechanical Engineering (AAME):	\$1,300.00
Electrical Engineering (PK Electrical):	\$1,900.00
<u>Architecture and Project Management (Paul Cavin Architect LLC):</u>	<u>\$14,500.00</u>
Total Construction Administration Fee:	\$19,700.00

**Total Professional Services Fee: \$72,000.00**

Specific exclusions include: LEED or other "green building" requirements, certifications, and documentation, Printing, Community Presentations, Board meeting attendance and presentations, site design, Civil Engineering, Surveying, Geotechnical Engineering, Landscape Architecture, Structural Engineering, Plumbing Engineering, Acoustical Engineering, FF&E, Fire Protection Engineering, Hazardous Materials Reports, Surveys, Documents, and Drawings, Re-Design efforts, other Design Consultants, Specialty Consultants, Plan Review Fees, Permit Fees, Utilities Fees, Bid Protests and other Bid related legal issues, other fees or costs outside of typical basic design services, Special Inspections, 3<sup>rd</sup> Party Plan Reviews, and Record Documents, as these services are not anticipated to be needed or will be handled by others for this project. Any Utility and/or Agency Applications, Coordination, Review Fees, and other fees, if necessary, will be the responsibility of Lyon County School District. If additional services or consultants are needed or required, they will be discussed with Lyon County School District and the design team prior to an endorsement of the contract.

Please let me know if you have any questions, comments, or modifications to the Scope of Work.

We look forward to your project!

With much appreciation,



Paul Cavin, AIA  
Owner, Paul Cavin Architect LLC,  
Nevada License #6284

August 16, 2025

P25027

Harman Bains  
Director of Operations  
Lyon County School District  
25 East Goldfield Avenue  
Yerington, Nevada 89447

Re: Professional Services Proposal for the Lyon County School District – Silverland Middle School Single Point Entry

Dear Mr. Bains,

Thank you for the opportunity to present this proposal for professional design services to Lyon County School District. Paul Cavin Architect LLC is pleased to present the following professional services fee proposal for your consideration.

It is understood that Lyon County School District would like professional design services for school improvements to include a single point entry for Silverland Middle School located at 1100 Jasmine Lane, Fernley, Nevada 89408. Below is an outline of the scope of work, please also see attached sketch:

## **Single Point Entry:**

- Reconfigure the existing entry vestibule and administrative offices.
- This project will be broken into two projects:
  - Storefront demolition and alteration.
  - The rest of the single point entry project scope of work.
- Please see attached sketch for complete scope of work.

## **Additional Scope of Work:**

- Verify and measure existing conditions and utilities as needed for design documentation.
- Verify code requirements.
- Provide a single design solution.
- Coordination with LCSD Project Manager.

The 2024 Building Codes will be utilized for design criteria. The City of Fernley has adopted the 2024 Building Codes and they are currently in use with a grace period until January 1, 2026.

The project will be produced using the current Revit version and will be updated annually per Autodesk's annual updates. BIM 360 will also be used for production and coordination efforts. Specifications will be a 3-Part MasterSpec format.

The Project Delivery Method will be Design-Bid-Build. One contractor will be selected for the entire scope of work. Below is an outline of the scope of professional services:

## **Design Submittal Phases:**

- Design Development:
  - Drawings.
  - Technical Specifications and product cut sheets.
  - Opinion of Probable Cost
- 100% Construction Documents / Plan Review Submittal:
  - Drawings – stamped and signed.
  - Technical Specifications within a Project Manual – stamped and signed.
  - Plan review by City of Fernley.
  - Opinion of Probable Cost.

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## Deliverables for each design submittal phase:

- Drawings (pdf).
- Project Manual with 3 Part Specifications (pdf).
- Opinion of Probable cost

## Bidding Assistance:

- Assist with procurement of PWP number(s).
- Prepare and Issue Bid Documents:
  - Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
- Bidding Requirements.
- Assist with bid advertisements.
- Conduct a pre-bid meeting.
- Address bid RFIs.
- Issue bid addenda and addenda items.
- Conduct the bid opening.
- Make recommendations for Contractor selection.
- Issue Intent to Award letter, if needed.

## Construction Administration:

- Assist with Owner-Contractor Agreement.
- Issue Notice to Proceed letter.
- Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis (consultants as needed) for the construction duration of 3 months. Attendance at OAC meetings will be on site and/or via web hosted software.
- On-site viewing at the construction site during OAC meetings.
- Address Contractor RFIs.
- Review of product submittals.
- Review of shop drawings.
- Issue Clarifications and/or Supplemental information as needed.
- Review Change Orders and Change Order Requests.
- Perform one Final Job Walk and issue one "Punch List" for each location.

## Approximate Construction Budget:

- To be determined during the design process.

## Anticipated Project Design Schedule:

- Design to start as soon as possible.
- Construction to occur during the summer break of 2026.

The following design professionals will be involved: AAME for mechanical engineering design and documentation, PK Electrical, Inc. for Electrical engineering, design, and documentation, Paul Cavin Architect LLC will produce necessary Architectural drawings, details, and manage the design team and design process from design development through construction completion. Please see each consultant's attached proposal for a more detailed description of their Scope of Work and exclusions.

## Silverland School:

### The proposed Design Development fee includes:

Mechanical Engineering (AAME):	\$2,000.00
Electrical Engineering (PK Electrical):	\$1,800.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$4,500.00
Total Design Development Fee:	\$8,300.00

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**The proposed 100% Construction Documents fee includes:**

Mechanical Engineering (AAME):	\$2,500.00
Electrical Engineering (PK Electrical):	\$2,600.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$5,500.00
Total 100% Construction Documents Fee:	\$10,600.00

**The proposed Bidding Assistance fee includes:**

Mechanical Engineering (AAME):	\$200.00
Electrical Engineering (PK Electrical):	\$300.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$5,500.00
Total Bidding Assistance Fee:	\$6,000.00

**The proposed Construction Administration fee includes:**

Mechanical Engineering (AAME):	\$1,300.00
Electrical Engineering (PK Electrical):	\$1,200.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$7,500.00
Total Construction Administration Fee:	\$10,000.00

**Total Professional Services Fee:** **\$34,900.00**

Specific exclusions include: LEED or other "green building" requirements, certifications, and documentation, Printing, Community Presentations, Board meeting attendance and presentations, site design, Civil Engineering, Surveying, Geotechnical Engineering, Landscape Architecture, Structural Engineering, Plumbing Engineering, Acoustical Engineering, FF&E, Fire Protection Engineering, Hazardous Materials Reports, Surveys, Documents, and Drawings, Re-Design efforts, other Design Consultants, Specialty Consultants, Plan Review Fees, Permit Fees, Utilities Fees, Bid Protests and other Bid related legal issues, other fees or costs outside of typical basic design services, Special Inspections, 3<sup>rd</sup> Party Plan Reviews, and Record Documents, as these services are not anticipated to be needed or will be handled by others for this project. Any Utility and/or Agency Applications, Coordination, Review Fees, and other fees, if necessary, will be the responsibility of Lyon County School District. If additional services or consultants are needed or required, they will be discussed with Lyon County School District and the design team prior to an endorsement of the contract.

Please let me know if you have any questions, comments, or modifications to the Scope of Work.

We look forward to your project!

With much appreciation,



Paul Cavin, AIA  
Owner, Paul Cavin Architect LLC,  
Nevada License #6284