



SCHMIDT
ASSOCIATES

Novemeber 6, 2025

Mr. Benji Betts

Director of Operations
Franklin Community School Corporation
998 Grizzly Cub Drive
Franklin IN 46131-1398
United States

Re: 2022-024.000
Letter of Agreement
Franklin Community High School – Boiler Replacement

Dear Benji Betts:

We are pleased to submit this Letter of Agreement for the Professional Architectural & Engineering Services for boiler replacement and improvements at Franklin Community High School.

By this Letter and subject to the terms and conditions contained in the Owner Architect Agreement, AIA B101-2017 between Franklin Community School Corporation, (Owner) authorizes Schmidt Associates, Inc., (Schmidt Associates), dated July 22, 2022, the Architect will provide the following services as described in this Letter.

SCOPE OF THE PROJECT

- Demo 2 boilers
- 4 New boilers
- New Lead lag sequence
- Similar boilers as Creekside, Northwood & Middle School (Lochaenvar)
- New pumps
- New drives - Abb flat spec (turn over to owner)
- Expansion tank
- Remove gas regulator (comes with each boiler)
- One pump on emergency power
- E stop on all exits tie in domestic water heater & boiler

The construction budget is approximately \$1,000,000.

**BETTER FORESIGHT.
BETTER INSIGHT.
BETTER ON-SITE.**

LOCATIONS

415 Massachusetts Avenue
Indianapolis, IN 46204
317.263.6226

731 Brent Street, Suite 203
Louisville, KY 40204
502.581.0042

PRINCIPALS

Sarah Hempstead, AIA, LEED AP
Kevin Shelley, AIA, LEED AP
Brett Quandt, CDA
Lisa Gomperts, FAIA, LEED AP
Anna Marie Burrell, AIA, RID
Kyle Miller, PE, LEED AP
Steve Schaecher, AIA, LEED AP
Ben Bain, CPSM
Eric Broemel, PE, CEM
John Robertson, AIA, ACHE
Audra Blasdel
Bill Gruen, CEM, LEED AP
Veena Reddy, AIA, LEED AP,
WELL AP, SEA
Ben Simmons, AIA, LEED AP

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SCOPE OF THE SERVICES

Schmidt Associates will provide Architectural and Engineering services including the Preliminary Design, Construction Documents, Bidding, and Construction Administration.

SCHEDULE OF ACTIVITIES

A detailed schedule will be developed with the Owner upon approval of this proposal. Preliminary schedule is as follows:

- 3 weeks – Final Design
- 3 weeks – Construction Documents
- 3 weeks – Bidding/Contract Negotiation
- 2 months - Construction

FEE AND PAYMENT

The fee for the project will be \$56,400. A budget of \$5,000 should be budgeted for reimbursable expenses.

Thank you for this opportunity to be of service to Franklin Community Schools!

Sincerely,

SCHMIDT ASSOCIATES, INC.

Architecture • Engineering • Interior Design • Landscape Architecture

Kevin D. Shelley, AIA, LEED AP
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Patrick Grap
Project Manager
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Copy: Sarah Hempstead, Schmidt Associates
Brett Quandt, Schmidt Associates
Julie Kost, Schmidt Associates



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SIGNATURE PAGE

Owner

Accepted:

(Signature)

(Date)

(Printed name and title)