



ARCHITECTURE  
 URBAN DESIGN  
 PLANNING  
 INTERIORS

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18 July, 2024

Jesse Prins, Facility Manager  
 Nova Classical Academy  
 1455 Victoria Way  
 Saint Paul, MN 55102

Re: **Nova Classical Academy (NCA) Expansion, Schematic Design (SD) Services Proposal**

Dear Jesse,

Per your request we are providing this Professional Services Proposal.

**Project Narrative:** Based on the Feasibility Study recently completed we are basing this proposal on the following assumptions:

- 1) The project will be located on "the triangle" north of the current facility
- 2) The contaminated "triangle" site has been remediated and capped, but there will be additional work to navigate the MPCA approval process. This will require additional time and engaging an Environmental Engineer.
- 3) The project will include a ICC 500 rated Storm Shelter per MN Department of Labor and Industry requirements. The design of this shelter will require additional structural engineering.
- 4) The SD Phase work will be predicated on the currently approved Option A2.1.
- 5) A skyway will be required to connect the expansion to the existing school building.
- 6) Tactical renovation of selected existing areas will be required.
- 7) Hay Dobbs will assist NCA with MDE applications and reviews.
- 8) 6 Meetings are included
- 9) The agreement will be based on the AIA B101, Standard Form of Agreement Between Owner and Architect
- 10) The Professional Services fees are based on a current estimated construction cost of \$7,900,000
- 11) Geotechnical soil borings and report will be by Owner. Hay Dobbs will coordinate locations.
- 12) A dialog will be started with Agencies Having Jurisdiction (AHJ's) including: Minnesota DLI, MPCA and City of St. Paul.

**Deliverables:** Dimensioned site plan, floor plan(s), typical sections, typical elevations, and other illustrative materials; Definition of structural, civil/site systems, mechanical systems, electrical systems, plumbing and fire protection systems; computer images, renderings, or models. Coordinate and review Geotechnical work; coordinate with MPCA, Meetings and Owner interface.

**Schedule:**

We anticipate a 8-10 week design process for Schematic Design.

**Compensation for Professional Services**

Architecture, Structural, Civil, Mechanical, Electrical, Fire Protection, Environmental:	\$63,700
Reimbursable Expenses (invoiced at cost as incurred):	\$1,200
<b>TOTAL:</b>	<b>\$64,900</b>

Respectfully Submitted,

Hay Dobbs P.A.

Thomas E. Dobbs, R.A., C.I.D., NCARB, LEED-AP, Principal