

LEGAT ARCHITECTS

Design with a Difference

January 23, 2025

VIA Email

Dr. Sharon Williams
Rock Island – Milan School District 41
2000 7th Avenue
Rock Island, IL 61201

RE RIHS Aquatic Center
Architect's Project Number: 22400100
Proposal to Provide Additional Professional Architectural Services

Dear Dr. Williams:

Legat Architects ("Architect") is pleased to have the opportunity to continue to provide professional architectural services to Rock Island-Milan School District 41 ("Client"). The purpose of this letter is to confirm our understanding of the scope of work and to identify the professional services to be provided and related fees.

1.0 Project Parameters

- 1.1 Project Objective: Remove building program and re-locate it on site.
 - 1.1.1 Program to be removed:
 - 1.1.1.1 General Classroom
 - 1.1.1.2 Meet Management Office
 - 1.1.1.3 Boys and Girls Team Locker Rooms
 - 1.1.1.4 Family Locker Rooms
 - 1.1.1.5 Reduce spectator seating by 50%
 - 1.1.1.6 Relocate diving to main pool vessel
 - 1.1.2 Building Location
 - 1.1.2.1 Move building to the north side of the site.
 - 1.1.2.2 Eliminate new parking lot.
- 1.2 Locations:
 - 1.2.1 Rock Island High School 1400 – 25th Avenue, Rock Island, IL 61210

2.0 Architect's Scope of Services

- 2.1 Project Verification Phase (Re-Design)
 - 2.1.1 The Architect will review the re-design scope of work line items as proposed to the Client; and
 - 2.1.2 The Architect will assist the Client in prioritizing the scope of work line items to match the available funds as identified by the Client; and
 - 2.1.3 The Architect will attend two meetings to complete this phase and receive initial approval of the scope of work from the Board of Education.
- 2.2 Construction Documents Phase (Re-Design):
 - 2.2.1 The Architect will complete drawings and specifications suitable for bidding; and

Proposal to Provide Additional Professional Architectural Services

January 23, 2025

Page 2 of 3

2.2.2 The Architect will consult as required with authorities which may jurisdiction over scope of work line item(s); and

2.2.3 The Architect will facilitate the review of drawings and specifications by the Client at significant milestones as determined by the Client and Architect.

2.3 Bidding & Negotiations Phase:

2.3.1 Included in the base contract.

2.4 Construction Phase:

2.4.1 Included in the base contract.

3.0 Deliverables

3.1 Construction Documents will consist of drawings and specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work.

4.0 Project Schedule

4.1 Once approved, the design team will need 3-4 months to complete these changes and have documents ready to bid.

5.0 Compensation

5.1 The Client will compensate the Architect for additional services on a Lump Sum basis in the amount of \$299,250. Legat Architects reserves the right to renegotiate the lump sum amount should the Scope of Work as currently defined be reasonably altered.

Design Team

5.1.1 Structural Engineering = \$29,000

5.1.2 Architectural = \$116,000

5.1.3 Mechanical, Electrical, Plumbing, Fire Protection = \$66,000

5.1.4 Total = \$211,000

Reimbursable Consultants

5.1.5 Civil Engineering = \$42,000

5.1.6 Aquatics = \$46,250

5.1.7 Total = \$88,250

6.0 Miscellaneous Provisions

6.1 Unless otherwise provided in this Agreement, Legat Architects and Legat Architects' consultants will have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

If you have any questions regarding this proposal, please contact me at your earliest convenience.

Thank you.

Sincerely,

Legat Architects, Inc.



Kalyssa Worden
Project Associate
Legat Architects, Inc.
1515 5th Avenue, Suite 108
Moline, IL 61265

ATTACHMENTS Board presentation of project re-design.

AUTHORIZATION We accept the terms of this Proposal:

OWNER
Rock Island – Milan SD 41
2000 7th Avenue
Rock Island, IL 61201

ARCHITECT
Legat Architects, Inc.
1515 5th Avenue, Suite 108
Moline, IL 61265

SIGNATURE

PRINT NAME

TITLE

DATE

SIGNATURE

Kalyssa Worden

PRINT NAME

Project Associate

TITLE

January 23, 2025

DATE