



10 January, 2025

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

Re: **Nova Classical Academy (NCA) Expansion, Design Development (DD) Services Proposal**

Principal-In-Charge
Thomas Dobbs, RA, CID

Dear Jesse,
Per your request we are providing this Professional Services Proposal.

BLOOM HAY DOBBS
2324 University Avenue W
Suite 200
Saint Paul, MN 55114

All work will be performed in accordance with the AIA B101, Standard Form of Agreement between Owner and Architect. Fees are based on RA Morton Cost Estimate dated 11/13/24.

O. 612.338.4590
C. 612.298.0519
tdobbs@bloomcos.com

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner’s approval of the Schematic Design Documents, and on the Owner’s authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner’s approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner’s approval.

§ 3.4 Construction Documents Phase Services

To be negotiated later per Owner's request

§ 3.5 Procurement Phase Services

To be negotiated later per Owner's request

§ 3.6 Construction Phase Services

To be negotiated later per Owner's request

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Owner shall compensate the Architect for these additional Services.

Regulatory Approval Support for jurisdictional interface and approvals including Master Plan Major Amendments, Zoning Modifications/Variations and other related work to attain project approval.

<i>Proposed Design Development Fee (20% of overall fee):</i>	\$135,270
<i>Proposed Supplemental Services:</i>	\$11,250
<i>Proposed Reimbursable Expenses (billed as incurred):</i>	<u>\$1,200</u>
	Total: \$147,720

Respectfully Submitted,
Bloom Hay Dobbs

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