



December 10, 2025

LCSD Waldport / Toledo Auditoriums Schematic Design Fee Proposal

Rich Belloni, Facilities Director, Lincoln County School District

Thank you for the opportunity to provide a proposal for schematic design services for the LCSD Waldport and Toledo Auditoriums.

Background:

GLAS Architects, Hacker Architects, Capri Architecture and Shalleck Collaborative developed a conceptual design document with the help of the Lincoln County School District. This document is attached and forms the foundation for the schematic design phase that is outlined below.

Refine Site Options:

- Review Final Geotechnical Report
- Coordinate with Geotechnical Engineer on Recommendations
- Review Lincoln County Requirements for setbacks, landscape buffers, parking, stormwater discharge, fire apparatus access, fire hydrants, etc.
- Site visit (GLAS, Hacker, and Civil if needed)
- Make site recommendation
- It is assumed that LCSD has contracted with a surveyor to provide necessary survey information once a site is selected.
- Coordinate with Capri Architecture to standardize approach

Develop Schematic Design / site design:

- Develop the conceptual design into a Schematic Design
- Reduce building SF to 12,000 for each site.
- Develop outdoor space utilization requirements / needs.
- Generate a preliminary schematic design based on the concept. Design will include elevations, sections, site plan and floor plans and massing. This will be an iterative



process with three meetings with each school's core personnel (principal, band instructor, drama instructor). Meetings will be primarily online.

- Sustainable design charrette with consultants and Energy Trust of Oregon (online)
- Work with Theater Consultant to refine theater layout.
- Work with Theater Consultant to make preliminary equipment selections.
- Work with Theater Consultant to identify infrastructure requirements (exhaust, loading, etc) and coordinate with MEP engineers.
- Renderings – Interior and exterior to allow the school district to visualize the project.
- Hold an initial predevelopment meeting with the city, and fire marshal (second meeting during DD).
- Hold an initial and follow-up constructability review with the CMGC where systems are discussed and a cost / benefit analysis will be considered (Two online meetings).
- Hold SD meetings with the consultants and LCSD (facilities only for MEP, larger group for site / civil design).
- Work with consultants to develop schematic design narratives and diagrams for Civil, Structural, Mechanical, Plumbing, Electrical, fire protection, and acoustics. (Four meetings).
- Review preliminary materials for exterior finishes.
- Develop a budget allowance and test fit for furniture.
- Develop a budget allowance and list of potential lighting / sound equipment.
- Help LCSD identify owner provided equipment – if any.
- Work with LCSD to complete SD for the Toledo HS Videography Space (no consultant work for that space included in this proposal).

SD Estimate:

- Provide SD Design and Narratives to estimating consultant and CMGC for estimating.
- Reconcile the two estimates and review with LCSD.



Deliverables:

- Schematic Design Site Plan, Site Sections, Floor Plans, Elevations and Sections.
- Preliminary code analysis
- Renderings / Massing – interior and exterior
- FF&E Test Fit for cost analysis.
- Schedule of generic equipment type (not exact model).
- Outline Specifications
- Schematic Design Narratives / drawings
- Schematic Design Estimate

Schedule:

- Start of Schematic Design: December 10, 2025 (Toledo)
- Start of Schematic Design: February 9, 2025 (Waldport)
- Schematic Design Draft to CMGC and Cost Consultant: February 6, 2025 (Toledo)
- Schematic Design Draft to CMGC and Cost Consultant: April 10, 2025 (Waldport)
- Toledo SD estimate reconciled: Complete (TBD)
- Waldport SD estimate reconciled: Complete (TBD)

Subconsultants:

- Design Consultant: **Hacker Architects**
- Theater Design Consultant: **Shalleck Collaborative**
- AV Systems: **Shalleck Collaborative**
- Civil Engineer: **Mazzetti**
- Landscape Architect: **Ground Workshop**
- Structural Engineer: **KPFF**
- Mechanical / Electrical / Plumbing / Low Voltage Fire Protection Engineer: **KCL**
- Photo Voltaic System Pre-Design: **KCL**
- Acoustical Engineer: **Acoustics By Design**
- Estimating: **Rider Levett Bucknall**



Fee:

The fee to perform the schematic design for Toledo High School outlined above is **\$295,000** with a reimbursable expense allowance of **\$6000**.

The fee to perform the schematic design for Waldport High School outlined above is **\$280,000** with a reimbursable expense allowance of **\$6000**.

Exclusions:

- Work associated with subsequent phases (DD, CD, Bidding, CA and Closeout)
- Multiple Packages
- Landscape Design
- Work associated with projects other than described above
- Geotechnical Survey
- Survey

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

Chris Walkup, AIA

Principal | Member, GLAS Architects, LLC

Attached: LCSD Auditoriums Board Package