

November 25, 2024

West Bonner County School District 83
Attn: Kim Spacek, Superintendent
134 Main St.
Priest River, ID 83856

RE: West Bonner School District
Priest River Lamanna High School CTE Shop

Kim,

Thank you for the opportunity to provide the following scope and fee proposal for the referenced project. As per our discussion on November 13, 2024, the following services are anticipated.

Service involves the refinement of the conceptual design provided by Jared Hughes for the high school CTE shop building – a detached pre-engineered metal building (PEMB) of 3,000SF (50'X60') with a 20'X50' leanto. The main building will contain a classroom, a workshop area, an office, restroom, laundry facilities, and storage. Drawings will be developed for bidding purposes for the entire scope. It is anticipated that there will be a pricing exercise at roughly 60% construction documents to ensure the scope is tracking with the budget. This proposal assumes the concept design previously completed will be utilized. The approximate construction budget is \$500,000.

The building is proposed as a PEMB, as that is the concept provided. However, there are aspects to PEMB structures that are not as flexible for this type of building occupancy and scale. We can also explore the option of wood frame construction as a cost-effective alternative.

Process for Project Development

- Meet with Facilities Committee to review goals and objectives. Done
- Confirm concept design direction and project scope. Done
- Assess existing site conditions for challenges related to completing the proposed design.
- Refine concept design as required.
- Code compliance review.
- Pre-development meeting with authority having jurisdiction.
- Final schematic approach approval by Facilities Committee.

Upon receipt of written authorization to proceed, AWI will prepare Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the approved preliminary design, to include:

- A. Refinements to the design
- B. Site plan to show access and ADA compliance
- C. Architectural floor plans and ADA details
- D. Demolition plans
- E. Exterior elevations
- F. Building sections
- G. Reflected ceiling plan
- H. Roof plan
- I. Architectural and finish details, as needed

- J. Interior elevations as required
- K. Window and Door schedules
- L. Specifications
- M. Systems coordination with consulting engineers for mechanical, electrical, and low voltage
- N. Structural engineering for foundations. Pre-engineered metal building (PEMB) engineering is not included.

Bidding and construction phase services would include:

- A. Assistance with bid period to include participation in pre-bid meeting, providing document clarifications, responding to bidder questions in the form of addenda, and reviewing substitution requests.
- B. Participation in pre-construction meeting
- C. Periodic site inspections to be familiar with the progress and quality of the work
- D. Interpret requirements of the construction documents. Issue clarifications, respond to requests for information, and review change requests
- E. Review and approve (or other appropriate action) Contractor's submittals and shop drawings for general conformance with the design concept
- F. Conduct punch inspection and provide punch list
- G. Conduct final inspection and assist with project closeout

Excluded services would include site design beyond ADA compliance, soils report(s), boundary/topographic mapping, civil engineering for connection to municipal utilities and street work within the public right of way, demolition plans for existing structure and site, acoustic engineering, hazardous materials testing and/or abatement design, and other services not specifically included.

Fee includes site visits necessary to develop the site drawings, and confirm design scope requirements. Anticipate virtual design coordination meetings every other week through pricing exercise. Deliverable packages to be issued at completion of design development (roughly 25% completion), 60% construction documents for pricing, and at the completion of the construction documents phase.

The scope and fee assume a single final deliverable permit and construction bid set.

Fee

Architects West proposes to provide the scope of service above for a lump sum fee of \$38,800. Alternately, the services can be provided at hourly rates per attached schedule, with a not-to-exceed maximum of \$40,000. Under these terms, consulting engineering services would be provided as pass-through expenses.

This includes credit for the programming and concept work already accomplished, and assumes the design direction is already established. If significant changes to the concept scope and design are proposed after the work proceeds, Architects West will propose/provide a scope and fee adjustment.

Please advise if you have any questions about the proposed scope and service fee. As always, feel free to contact me to discuss.

Sincerely,

ARCHITECTS WEST, INC.



Marcus E. Valentine, AIA
Principal

ARCHITECTS WEST, INC.
HOURLY RATE SCHEDULE
December 1, 2023

Principal	\$205.00
Senior Architect	\$180.00
Architect I	\$160.00
Architect II	\$140.00
Architect III	\$120.00
Architect Intern I	\$110.00
Architect Intern II	\$95.00
Senior Interior Designer	\$150.00
Interior Designer I	\$105.00
Interior Designer II	\$85.00
Senior Landscape Architect	\$150.00
Landscape Architect I	\$120.00
Landscape Architect II	\$100.00
Landscape Designer	\$85.00
Draftsperson I	\$120.00
Draftsperson II	\$95.00
Draftsperson III	\$70.00
Administrative I	\$120.00
Administrative II	\$85.00
Administrative III	\$65.00
WEB/Graphics/Drafting	\$130.00