



May 8, 2015

Kerry Leider, Property and Risk Manager
Duluth School District ISD #709
215 N 1st Avenue East
Duluth, MN 55802

Professional Services Proposal
Denfeld High School – CTE Addition
ARI Project # 15-074

Mr. Leider:

Architectural Resources Inc. (ARI) thanks you for the opportunity to submit the following proposal for Architectural and Engineering Services for the CTE Addition to Denfeld High School.

ARI's proposal is based upon our site visit and discussion on May 1, 2015. We have reviewed drawings provided to us by the District and understand the scope of work requested. We have assembled a design team including ARI for Architectural, Mechanical, and Electrical design; Northland Consulting Engineers (NCE) for Structural and Civil design; and Alta Survey conducting an existing conditions survey. This team has a strong working relationship and extensive experience completing similar projects together.

The following is a summary of our understanding of the CTE Addition and our proposed scope of services.

Project Understanding

- Proposed addition to house a “Fab Lab” consisting of potential clean and dirty areas supporting Career Tech Ed curriculum.
- Equipment lists will be provided by the District.
- The addition is proposed to be a one-story infill on the west side of the building.
- Visibility to the space is an important design feature.
- Project budget is \$800,000; excluding equipment.
- Anticipated schedule would have construction begin in the fall of 2015.
- If this proposal is acceptable, ARI would enter into an AIA Contract with the District.

Proposed Scope of Work

- Typical architectural design process including Schematic Design, Design Development, and Construction Documents for the addition and affected adjacent spaces.
- Services will include design of general, structural, mechanical, electrical, and civil.
- Interior design services will be limited to finish selections and colors only.
- Roof design and installation will be by State contract; ARI to coordinate with designer.
- Hazardous materials documents, if required, are not part of this proposal.
- Site survey of existing conditions is included.
- ARI will review and receive approval from the District at the end of each phase prior to moving onto the next phase.

ARCHITECTURAL RESOURCES INC

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- Graphic 3-D renderings are not part of this proposal but are available at an additional fee based on requirements.
- ARI will assist with the Owner's bidding process for this project.
- ARI will assist in preparation of an Owner-Contractor contract.
- ARI will perform Construction Administration
 - ARI will be available in our office for consultations and coordination during bidding and construction of the project.
 - ARI will visit the site on a regular basis to:
 - Report construction progress to the Owner.
 - Answer questions during construction.
 - Review monthly payment applications.
 - Prepare final punch list(s) and project close-out.
 - ARI will review shop drawings
- ARI anticipates construction to be no more than four (4) months.
- ARI will follow ISD #709 design guidelines.
- All documents will be certified by Minnesota licensed professionals.

Proposed Fee

ARI proposes a lump sum fee of \$60,000.00 (sixty thousand dollars).

ARI's fee includes all expenses related to travel, meals, and reproduction. Printing of plans and specifications for bidding is considered an additional reimbursable expense.

ARI proposes the following reimbursable costs for the printing of plans and specifications.

Reimbursables

ARI proposes a cost of 5¢ per face sheet for specifications and \$2.00 per plan sheet as the printing costs for this project. This cost includes binding, mail bags, postage, and record keeping of the documents.

The fee as outlined in this proposal is based on the project scope as indicated herein. If the project scope changes, we reserve the right to adjust our fees accordingly. Any changes in scope and fee would receive your review and approval prior to proceeding.

Furniture, Fixtures, and Equipment (FF&E)

ARI proposes to submit a separate proposal for the design, specifications, and bidding of FF&E if requested by Owner.

Please review this proposal and do not hesitate to call with any questions or if you require additional information.

Respectfully,
ARCHITECTURAL RESOURCES INC.



Ryan Erspamer, Architect

RE/sr

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