

August 5, 2016

Jonathan Balls
Business Manager
Soda Springs Joints School District 150

RE: Professional A/E Services Proposal for Tigert Middle School Gymnasium Addition

Dear Jonathan,

As requested, please find the accompanying contract for our involvement with the new Tigert Middle School Additions and Renovations. The contract is prepared on a standard AIA form. Any comments or questions are welcome.

As we discussed in our earlier conversations, our A/E services compensation is typically based on a percentage of the cost of the actual construction and includes design services customary on every project such as architectural, civil, structural, mechanical and electrical engineering services.

As you likely know, professional A/E services easily pay for themselves as a single Change Order due to missing information in the plans on a given project of this size can be six figures. Our Change Order history, due to errors and omissions, is less than 1% of the construction cost, which is outstanding by industry standards.

To calculate our A/E fees, we often reference RS Means Building Construction Cost Data. For a \$5.2M school project like yours, RS Means suggest a fee of approximately 6.9 or 7% of the actual construction cost. **Given our earlier involvement and planning efforts, we propose a comprehensive Architecture, Civil, Structural, Mechanical, Plumbing and Electrical engineering fee of 6% of the cost of construction currently estimated at \$312,000.** If additional consultants are required, Acoustic, Security, Technology (beyond typical building system controls), Environmental, Building Commissioning, etc. additional fees will apply. GPCA enjoys relationships with over 100 consulting firms in the region.

Our services will include Program Verification, Conceptual/Schematic Redesign, Design Development, Construction Documents including Specifications, Bidding/Negotiating (If applicable), and Construction Contract Administration.

We anticipate that geotechnical investigations and special inspections and testing will be provided by the District.

If you have any questions regarding the contract, scope or fee proposal, please don't hesitate to ask.

Sincerely,



Garrett P. Chadwick, AIA, LEED AP BD+C
Principal, GPC Architects