

Anderson School District #41
June 6, 2019 Special Board Meeting
3:30 P.M.

A special meeting of the Board of Trustees of School District No. 41 has been scheduled for Thursday, June 6, 2019 at 3:30 p.m. in Resource Room #2 at Anderson School.

- I. Call to Order
- II. Public Participation on Non-Agenda Items
- III. New Business
 - Discussion*
 - Bond Project Update
 - Action*
 - Architecture 118 Fee Proposal
 - Out of District Applications
- IV. Adjournment

6/3/2019

FEE PROPOSAL



Karen Hedglin, McKinstry
Owner's Representative – Anderson School District 41

May 15, 2019

**Re: Anderson School Renovation
Design Development Services**

Dear Karen:

Architecture 118 is pleased to submit this fee proposal to provide specified architectural and engineering services in support of the above referenced project.

PROJECT DESCRIPTION

Anderson School, constructed in phases beginning around 1980 and continuing through 2001, is in need of renovation and expansion. Increased student population and aging infrastructure are taking a toll on the District's ability to achieve their mission. As a result, the Board of Trustees is considering their options for future improvements. To support this effort, Architecture 118, along with a team of consulting engineers, will provide design development services as described below.

DESIGN DEVELOPMENT

The design team will continue the development of a chosen design scheme to a level of detail necessary to define the scope and characteristics of a future construction project. This effort will aid in establishing a reasonable and acceptable project budget, which will be used as the basis for a future bond election. In general, the services will include the following:

- **Architectural Services:** The Architect will investigate existing conditions and develop design solutions that meet the objectives of the project. Plans will be produced to a 50% level of development. Outline specifications or other narrative information will be provided that define and describe the systems involved. The architect will lead the efforts of the overall design team. The architect will assist the Owner's representative with matters pertaining to the project and will cooperate with the GC/CM, to be named later.
- **Structural, Mechanical, Plumbing, and Electrical Engineering Services:** Design Engineers will investigate existing conditions and develop conceptual design solutions that meet the objectives of the project. Plan sketches will be produced to a 20% level of development. Outline specifications or other narrative information will be provided that define and describe the systems involved.
- **Civil Engineering:** The Civil Engineer will document existing civil improvements. They will evaluate existing parking facilities, evaluate existing storm-water and other drainage conditions, and make recommendations for future improvements.
- **Site Surveying:** A detailed survey of the project site will be produced. The survey will confirm the boundaries of the property, indicate all recorded easements and encroachments, indicate the locations of all existing improvements (buildings, miscellaneous structures, parking facilities, wells, utilities, and other infrastructure), and provide topographic information, including floor elevations, as needed for future design work.
- **Geotechnical Investigations:** Geotechnical investigations will be provided at a later time.

Architecture 118 proposes the use of AIA Document B101 – Standard Form of Agreement Between Owner and Architect as the agreement for design services. An edited, draft version of this document is provided for your review.

For these services, Architecture 118 proposes the following fees:

- Architectural Design Development (billed hourly up to this specified maximum) \$ 38,750.00
- Structural Engineering \$ 5,000.00
- Mechanical / Plumbing Engineering \$ 5,000.00
- Electrical Engineering \$ 5,000.00
- Civil Engineering \$ 10,000.00
- Site Surveying \$ 7,500.00

• Geotechnical Investigations	\$ <u>0.00</u>
TOTAL	\$ 71,250.00

At this time, the following services are not included in this fee proposal:

- Fire Alarm system design
- Fire Sprinkler system design
- Septic system evaluation and design
- Hazardous materials testing and remediation design

For additional services beyond those listed above, the following hourly rates may apply:

- Principal Architect \$ 130.00 per hour
- Project Architect \$ 100.00 per hour
- Principal Engineers \$ 125-150 per hour
- Project Engineers \$ 115-120 per hour

The following deliverables will be considered reimbursable expenses and may be subject to the hourly rates outlined above:

- Drawing and Document Reproductions
- Architectural Renderings (three-dimensional color illustrations)

The design team will secure Owner authorization before proceeding with any services considered to be additional or reimbursables services.

The firm will bill for services and reimbursable expenses on a monthly basis and payment is due within thirty (30) days.

I hope this proposal is acceptable to you. If you would like to discuss any of the terms, please give me a call. Thanks again for the opportunity of working with you.

Sincerely,

Scott B. Stroh

If this proposal is acceptable, please sign and return a copy to Architecture 118.

Signature

Date