

KLINGNER

& ASSOCIATES, P. C.

Engineers • Architects • Surveyors

PROPOSAL FOR: John Downs, Superintendent
PROJECT: 17-5023 Hallsville R-IV 2022 Bond Issue- Programming
DATE: September 13, 2021

I. PROJECT DESCRIPTION

The Hallsville School District (District) intends to pursue an April 2022 bond issue for various potential capital improvement projects on the campus. The District has asked Klingner to provide Professional Architectural and Engineering (A/E) design services related to the development of conceptual project development drawings and renderings during the pre-bond issue election period to aid in the definition of capital improvement project scope. Anticipated projects under consideration for the April 2022 bond issue include:

- Replacement of the existing middle school classroom structure via phased construction approach
- Installation of a track around the existing football field
- Relocation of the existing baseball and softball fields to the current track location
- Construction of a parking lot in the area of the existing baseball and softball fields

A/E services would be completed under the current Agreement with Klingner & Associates, P.C. for the Capital Improvement Program (Primary School Addition) originally executed in September 2018.

II. PROJECT TEAM

John Neyens, PE (Project Manager)
H. Michael Cater, AIA
Cullan Duke, PLA

III. **SCOPE OF WORK**

Programming Phase 1:

At least one member of the Klingner project team will attend Public Meeting #1 on September 28, 2021 to listen to public input on the various projects under consideration. No new exhibits or concept development is required prior to Public Meeting #1. At the District's option, existing exhibits related to a phased middle school replacement and/or the addition of a track to the existing football field will be presented by the District at Public Meeting #1.

Following the public meeting, Klingner will participate in a virtual meeting with District stakeholders to discuss meeting observations and desired project features to be included within the concept drawings and renderings of proposed projects for the second public meeting. Following the meeting Klingner will develop the following conceptual level exhibits:

- Prepare one (1) campus site exhibit to illustrate proposed building and project footprints along with existing building infrastructure
- Building floor plan exhibit for the proposed middle school building
- Project sequencing description
- Opinions of probable construction cost

Electronic versions of the Phase 1 Exhibits will be provided to the District at least two working days in advance of the Phase 2 public meeting.

Programming Phase 2:

At least one member of the Klingner project team will attend Public Meeting #2 on November 1, 2021 to listen to public input and answer questions on the exhibits developed during Phase 1.

Following the public meeting, Klingner will participate in a virtual meeting with District stakeholders to discuss meeting observations and desired updates to the drawings and exhibits presented during the public meeting. Following the meeting Klingner will update/develop the following:

- Revised campus site exhibit to illustrate proposed building and project footprints along with existing building infrastructure
- Building floor plan exhibit for the proposed middle school building
- Exterior elevations of proposed middle school building
- 3-Dimensional exterior view of proposed middle school building
- Project sequencing description
- Opinions of probable construction cost

Electronic versions of the Phase 2 Exhibits will be provided to the District at least two working days in advance of the Phase 3 public meeting.

Programming Phase 3:

At least one member of the Klingner project team will attend Public Meeting #3 on December 1, 2021 to listen to public input and answer questions on the exhibits developed during Phase 2.

Following the public meeting, Klingner will participate in a virtual meeting with District stakeholders to discuss meeting observations and desired updates to the drawings and exhibits presented during the public meeting. Following the meeting Klingner will update the following:

- Revised campus site exhibit to illustrate proposed building and project footprints along with existing building infrastructure
- Building floor plan exhibit for the proposed middle school building
- Exterior elevations of proposed middle school building
- Photo rendered 3-Dimensional exterior view of proposed middle school building
- Project sequencing description
- Opinions of probable construction cost

Electronic versions of the Phase 3 Exhibits will be provided to the District by January 15, 2021 for the Districts use.

IV. ADDITIONAL SERVICES

The project scope of services includes only the specific services described in the scope of work previously presented. Other services not specifically described as being included can be provided as an additional service upon request. Specific work tasks that are not included within the scope of work include but are not limited to:

- It is understood that the District will lead/host the public meetings and that Klingner is not responsible for organizing, advertising, or leading the proposed meetings.
- All project deliverables will be provided in electronic format. Hard copy versions of the exhibits can be provided as an additional service.
- Deliverables represent “conceptual level” exhibits and do not include full design of the proposed projects. Subsequent design phases (schematic design, design development, construction documents, bidding, and construction administration) can be provided as an additional service.
- Variations from the list of anticipated projects or significant changes in project direction during the public meeting sequence could result in additional services.

V. CONSULTANT SERVICES

Klingner does not anticipate using the services of a sub-consultant for this project.

VI. PROJECT SCHEDULE

Public Meeting #1:	September 28, 2021
Public Meeting #2:	November 1, 2021
Public Meeting #3:	December 1, 2021

VII. COMPENSATION

Compensation shall be based on a lump sum fee as per the following breakdown. These fees are generated in relation to the Scope of Services above.

Description	Lump Sum Fee
April 2022 Bond Issue Programming Phases 1-3	\$34,000

VIII. REIMBURSABLE EXPENSES

All reimbursable expense costs are included within the previously presented lump sum proposal.