

# KLINGNER

& ASSOCIATES, P. C.

Engineers • Architects • Surveyors

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**PROPOSAL FOR:** Tyler Walker, Superintendent  
**PROJECT:** 24-5017 Hallsville R-IV 2025 Bond Issue- Programming  
**DATE:** September 13, 2024

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## I. PROJECT DESCRIPTION

The Hallsville School District (District) intends to pursue an April 2025 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 2025 bond issue include:

- Relocation of the existing baseball field to the current track location
  - Options for new baseball field to have natural or turf field
- Construction of a parking lot in the area of the existing baseball field
- Construction of a parking lot south of the football field
- Two classroom addition to the Primary School

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

Matthew Bridges, 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 November 6, 2024 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 the relocation of the baseball field and construction of a parking lot 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 exhibits to illustrate proposed baseball relocation and parking lot addition in former baseball field location and one (1) campus site exhibits to illustrate proposed parking lot addition south of the football field.
- Building floor plan exhibit for the proposed classroom addition at the Primary School
- 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 December 5, 2024 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 baseball field and parking lot locations
- Building floor plan exhibit for the proposed Primary School Classroom Addition
- Exterior elevations of proposed Primary School Classroom Addition
- 3-Dimensional exterior view of proposed Primary School Classroom Addition
- Project sequencing description
- Opinions of probable construction cost

Electronic versions of the Phase 2 Exhibits will be provided to the District by January 6, 2025 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: November 6, 2024  
Public Meeting #2: December 5, 2024

**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.

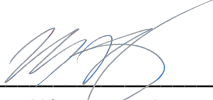
Description	Lump Sum Fee
<b>April 2025 Bond Issue Programming Phases 1-2</b>	<b>\$30,000</b>

**VIII. REIMBURSABLE EXPENSES**

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

This Agreement Amendment entered into as of the day and year first written above.

\_\_\_\_\_  
Owner (Signature)

  
\_\_\_\_\_  
Architect (Signature)

\_\_\_\_\_  
Printed name and title

Matthew Bridges  
Columbia Regional Manager  
\_\_\_\_\_  
Printed name and title

\_\_\_\_\_  
Date

09/13/2024  
\_\_\_\_\_  
Date