

October 28, 2013

Dr. Timothy Glasspool
Superintendent
Plum Borough School District
900 Elicker Road
Plum, PA 15239

Re: Proposal for Professional Design Services
Additional Air Conditioning at Center Elementary School

Dear Dr. Glasspool:

CDI-Infrastructure, LLC dba L.R. Kimball (L.R. Kimball) is pleased to submit this proposal for professional design services.

As discussed with Mr. Dennis Russo, the Plum Borough School District is proposing the addition of air conditioning (A/C) to the existing Center Elementary School. It is our understanding that the Library, offices, faculty rooms, and computer labs are currently air conditioned and functioning properly. We are providing this proposal for additional design services to provide air conditioning in the Gymnasium, Multi-Purpose Room, and all classrooms. Any other spaces within the school, whether currently air conditioned or not, are not included in our scope of work.

L.R. Kimball will provide the following HVAC, electrical, and structural engineering services:

1. Construction Documents Phase services:
 - a. Prepare construction documents consisting of drawings and technical specifications detailing the HVAC scope of work, including associated electrical and structural scope, for the construction of the project.
2. Bidding Phase services:
 - a. Coordination of the application for plan approval for services provided by L.R. Kimball with the Authority Having Jurisdiction (fees to be paid for by District).
 - b. Issue the approved documents to prospective bidders.
 - c. Answer contractor inquiries during the bidding phase.
 - d. Issue addenda, if required, to communicate changes and to clarify contractor questions.
3. Construction Administration Phase services:
 - a. Assist the District in awarding and preparing contracts for construction.
 - b. Review shop drawings and submittals (maximum of two reviews for each submittal).
 - c. Answer contractors' questions regarding intent of the engineering contract documents.
 - d. Review of changes in the work, and prepare change orders and construction change directives, if required, for approval and execution.
 - e. Visit the site bi-weekly during construction (maximum of 6 site visits) to observe the work. The final visit will occur to develop a punch list.

The following services are not included, but may be added by contract amendment as Additional Services:

1. Preparation of an existing survey or facility assessment report.
2. Value analysis or cost estimating.
3. Evaluating the adequacy of the original design of the building systems beyond the proposed areas / systems that will

be affected by this scope of work.

4. Any upgrade to the existing electrical service currently available at the Center Elementary School.
5. Fees for permits and approvals from applicable Authorities Having Jurisdiction.
6. Preparation of final conformed or record drawings.
7. Design of security system and low voltage communication system electronics.
8. Fire protection / sprinkler system design.
9. Plumbing design services.
10. Confirmation or extension of existing utilities.

The following services are not included:

1. On-site project representation or construction management.
2. Destructive exploratory investigation or testing.

As you are aware, L.R. Kimball designed the air conditioning systems for the New Pivik Elementary School and the New Holiday Park Elementary School. The same basic concepts will be utilized in our design for the Center Elementary School, allowing for familiarity and continuity to operate and maintain these systems.

L.R. Kimball has performed many partial and full air conditioning renovation projects in recent years, including projects with the Keystone Oaks School District, Wilkinsburg School District, and Danville Area School District. Due to our experience with these and many other similar air conditioning renovation projects, we believe that the existing control valves and controls for the unit ventilators, fan coils, and Cafeteria air handling units should be replaced. This cost is included in our proposal.

Based on the scope of work described above, our fee for these services is \$28,000. Our preliminary opinion of probable cost of the Work described above is \$400,000 with a contingency of 20%. Our fee for any additional services beyond those described in this proposal is 7% of the cost of the Work.

Project Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred directly related to the Project. Reimbursable Expenses shall remain the same as those outlined within our current Owner-Architect Agreement for ongoing projects.

If you find this proposal for additional services acceptable, please sign the signatures page on both copies of this proposal and return one full copy for our record. Your acceptance of this proposal will allow us to immediately begin work on the project prior to executing the AIA Standard Form of Agreement between Owner and Architect.

Thank you again for the opportunity to provide you with this Proposal. If you have any questions, please contact me at 412-201-4900, ext. 2225.

Sincerely,



Steven N. Ackerman, AIA
Project Manager

SNA/pjp

Enclosures

SIGNATURES

As an authorized agent for Plum Borough School District, I hereby authorize CDI-Infrastructure, LLC dba L.R. Kimball to proceed with the Scope of Work in consideration for the fee stated in the Proposal.

Authorized Signature

Date

Printed/Typed Name and Title

CDI-Infrastructure, LLC dba L.R. Kimball



Emil E. Lerch, PE
Vice President

October 28, 2013
Date