



EXECUTIVE SUMMARY

Prepared For: EVOKE

Project Name: Warren County Elementary School

Location: Warrenton, NC

Estimate Date: 6/1/2023

Project Area: 90,000 SF

Revised Date: 6/19/2023

Project # 23186

Palacio Lead Contact: Tony Murphy

Project Phase: Cost Model

Project

Description: 90,000 SF single story addition to existing classroom building and related sitework.

CONSTRUCTION COST SNAPSHOT

PROJECT TYPE	AREA	UNIT	COST/SF	TOTAL
Addition	90,000	SF	\$450.17	\$40,515,416
Renovations	21,015	SF	\$43.31	\$910,074
TOTAL ESTIMATED CONSTRUCTION COST		111,015 SF	\$373.15	\$41,425,490

ALTERNATES (INCLUDES COST OF WORK AND MARKUPS)

1	FP Alternate 1 – Firewall with sprinkler system designed for future expansion into New Tech	\$50,000
2	FP Alternate 2 – Sprinkler system in expansion and added to New Tech	\$40,000
3	A/V Option 2	\$605,000
4	A/V Option 3	\$1,155,000
5	Mechanical Alternate 2 – Gas boiler & VAV w/ HW coil system, capacity for New Tech	\$675,000

ESTIMATE ASSUMPTIONS

Anticipated Bid Date: 4th Quarter 2024 (Add 1.5% per quarter for market escalation beyond this point)
CM-at-Risk delivery method
CM-at-Risk will receive bids from at least three (3) qualified subcontractors per trade.
Most of the bidders will be from the local market (within 1 hour driving distance)
Assumes normal working hours

Total Estimated Construction Cost including Base cost and All Required
MEP Upgrades = \$42,015,416



PALACIO

Name: Warren County Elementary School

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ESTIMATE SUMMARY			
DESCRIPTION		SUBTOTAL	COST/SF
1000	GENERAL TRADES & FINAL CLEANING	\$495,000	\$5.50
2000	SELECTIVE BUILDING DEMOLITION	\$25,000	\$0.28
3000	CAST IN PLACE CONCRETE	\$1,275,556	\$14.17
4200	MASONRY	\$936,000	\$10.40
5000	STRUCTURAL AND MISCELLANEOUS STEEL	\$2,430,000	\$27.00
6100	ROUGH CARPENTRY	\$90,000	\$1.00
6400	CABINETS AND CASEWORK	\$585,000	\$6.50
7100	WATERPROOFING AND SEALANTS	\$315,000	\$3.50
7400	METAL PANELS	\$250,000	\$2.78
7500	ROOFING AND ACCESSORIES	\$3,600,000	\$40.00
7800	SPRAY FIREPROOFING	\$0	\$0.00
8100	PASSAGE DOOR ASSEMBLIES	\$585,000	\$6.50
8800	GLASS ASSEMBLIES	\$821,000	\$9.12
9200	DRYWALL ASSEMBLIES	\$2,160,000	\$24.00
9300	HARD TILE	\$180,000	\$2.00
9500	ACOUSTICAL CEILINGS & WALL PANELS	\$360,000	\$4.00
9600	RESILIENT FLOORING AND CARPET	\$360,000	\$4.00
9900	PAINTING & WALL COVERING	\$202,500	\$2.25
10000	SPECIALTIES	\$415,000	\$4.61
11000	EQUIPMENT	\$485,000	\$5.39
12000	FURNISHINGS	\$25,000	\$0.28
14000	ELEVATORS AND ESCALATORS	\$0	\$0.00
21000	FIRE PROTECTION SYSTEMS	\$540,000	\$6.00
22000	PLUMBING	\$1,620,000	\$18.00
23000	HVAC	\$3,600,000	\$40.00
26000	ELECTRICAL	\$2,340,000	\$26.00
27000	COMMUNICATIONS	\$360,000	\$4.00
28000	ELECTRONIC SAFETY & SECURITY	\$780,000	\$8.67
31000	EARTHWORK	\$498,000	\$5.53
32000	EXTERIOR IMPROVEMENTS	\$2,879,000	\$31.99
32900	LANDSCAPING AND IRRIGATION	\$500,000	\$5.56
33000	SITE UTILITIES	\$480,000	\$5.33
		SUBTOTAL	\$29,192,056
6%	GENERAL CONDITIONS AS %	\$1,751,523	\$19.46
3%	CM BOND & INSURANCE AS %	\$773,589	\$8.60
3.5%	CONTRACTOR FEE AS %	\$1,110,101	\$12.33
10%	DESIGN/MARKET CONTINGENCY AS %	\$3,282,727	\$36.47
2%	CM CONTINGENCY AS %	\$722,200	\$8.02
10%	ESCALATION AS %	\$3,683,220	\$40.92
		TOTAL ESTIMATED CONSTRUCTION COST	\$40,515,416
			\$450.17



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GROUP		QUANTITY	UNIT	PRICE	TOTAL
1000	GENERAL TRADES & FINAL CLEANING				
	General Trades	90,000	SF	5.00	450,000
	Final Cleaning	90,000	SF	0.50	45,000
	1000 - TOTAL GENERAL TRADES & FINAL CLEANING				\$495,000
2000	SELECTIVE BUILDING DEMOLITION				
	Demolition Necessary for Tie In	1	LS	25,000.00	25,000
	2000 - TOTAL SELECTIVE BUILDING DEMOLITION				\$25,000
3000	CAST IN PLACE CONCRETE				
	Wall Footings	2,000	LF	77.78	155,556
	Column Footings	160	EACH	1,000.00	160,000
	Slab on Grade	90,000	SF	9.00	810,000
	Foundation Walls	3,000	SF	50.00	150,000
	3000 - TOTAL CONCRETE				\$1,275,556
4200	MASONRY				
	Brick Veneer, Cavity Insulation	36,000	SF	26.00	936,000
	4200 - TOTAL MASONRY				\$936,000
5000	STRUCTURAL AND MISCELLANEOUS STEEL				
	Structural Steel Framing, 8#/sf	360	TNS	5,750.00	2,070,000
	Roof Deck	90,000	SF	4.00	360,000
	5000 - TOTAL STRUCTURAL AND MISCELLANEOUS STEEL				\$2,430,000
6100	ROUGH CARPENTRY				
	Wood Blocking and Nailers	90,000	SF	1.00	90,000
	6100 - ROUGH CARPENTRY				\$90,000
6400	CARPENTRY AND CASEWORK				
	Millwork	90,000	SF	6.50	585,000
	6400 - TOTAL CABINETS AND CASEWORK				\$585,000
7100	WATERPROOFING AND SEALANTS				
	Waterproofing	90,000	SF	3.50	315,000
	7100 - TOTAL WATERPROOFING AND SEALANTS				\$315,000
7400	METAL PANELS				
	Metal Panels, Aluminum Composite	2,500	SF	60.00	150,000
	Metal Soffits	2,500	SF	40.00	100,000
	7400 - METAL PANELS				\$250,000
7500	ROOFING AND ACCESSORIES				
	Metal Roofing w/ Insulation, includes gutters, flashing, coping etc	112,500	SF	32.00	3,600,000
	7500 - TOTAL ROOFING AND ACCESSORIES				\$3,600,000
7800	SPRAY FIREPROOFING				
	Fireproofing	0	SF	0.00	0
	Intumescent Paint	0	SF	0.00	0
	7800 - TOTAL SPRAY FIREPROOFING				\$0
8100	PASSAGE DOOR ASSEMBLIES				
	Wood Doors, S.C. Flush (Includes Frames & Hdwr)	90,000	SF	6.50	585,000
	8100 - TOTAL PASSAGE DOOR ASSEMBLIES				\$585,000

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GROUP		QUANTITY	UNIT	PRICE	TOTAL
8800	GLASS ASSEMBLIES				
	Storefront Window Systems	7,200	SF	80.00	576,000
	Interior Glazing	4,000	SF	50.00	200,000
	Storefront Doors	10	EACH	4,500.00	45,000
	8800 - TOTAL GLASS ASSEMBLIES				\$821,000
9200	DRYWALL ASSEMBLIES				
	Drywall Assemblies	90,000	PSF	24.00	2,160,000
	9200 - TOTAL DRYWALL ASSEMBLIES				\$2,160,000
9300	HARD TILE				
	Tile	90,000	SF	2.00	180,000
	9300 - TOTAL HARD TILE				\$180,000
9500	ACOUSTIC WALL & CEILING PANELS				
	Acoustic Ceilings	90,000	SF	4.00	360,000
	9500 - TOTAL ACOUSTICAL WALL & CEILING PANELS				\$360,000
9600	FLOOR COVERINGS - RESILIENT AND CARPET				
	Floor Coverings	90,000	SF	4.00	360,000
	9600 - TOTAL FLOOR COVERINGS - RESILIENT AND CARPET				\$360,000
9900	PAINTING & WALL COVERING				
	Paint	90,000	SF	2.25	202,500
	9900 - TOTAL PAINTING & WALL COVERING				\$202,500
10000	SPECIALTIES				
	Flagpoles	1	EACH	10,000.00	10,000
	Building Specialties	90,000	SF	4.50	405,000
	10000 - TOTAL SPECIALTIES				\$415,000
11000	EQUIPMENT				
	Food Service Equip	1	LS	425,000.00	425,000
	Break Room Equipment	1	LS	10,000.00	10,000
	Gym Equipment	1	LS	50,000.00	50,000
	11000 - TOTAL EQUIPMENT				\$485,000
12000	FURNISHINGS				
	Shades, Manual	5,000	SF	5.00	25,000
	12000 - TOTAL FURNISHINGS				\$25,000
21000	FIRE PROTECTION SYSTEMS				
	Wet Heads w/Piping	90,000	SF	6.00	540,000
	21000 - TOTAL FIRE PROTECTION SYSTEMS				\$540,000
22000	PLUMBING				
	Plumbing	90,000	SF	18.00	1,620,000
	22000 - TOTAL PLUMBING				\$1,620,000
23000	HVAC				
	VAV System w/ Electric Heat	90,000	SF	40.00	3,600,000
	23000 - TOTAL HVAC				\$3,600,000
26000	ELECTRICAL DISTRIBUTION SYSTEMS	90,000	SF	12.00	1,080,000



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GROUP		QUANTITY	UNIT	PRICE	TOTAL
	LIGHTING FIXTURES	90,000	SF	14.00	1,260,000
	26000 - TOTAL ELECTRICAL				\$2,340,000
27000	COMMUNICATIONS				
	Communications System	90,000	SF	4.00	360,000
	27000 - TOTAL COMMUNICATIONS				\$360,000
28000	ELECTRONIC SAFETY & SECURITY				
	Fire Alarm System	90,000	SF	3.00	270,000
	Electronic Card Entry/Control System	90,000	SF	3.00	270,000
	Audio/Visual Rough-In	90,000	SF	1.00	90,000
	Audio/Visual Equipment Allowance, NIC	0	SF	0.00	0
	Clock and Program Equipment, Complete	1	LS	50,000.00	50,000
	Public Address System	1	LS	100,000.00	100,000
	28000 - TOTAL ELECTRONIC SAFETY & SECURITY				\$780,000
31000	EARTHWORK				
	Site Layout	1	LS	60,000.00	60,000
	Site Mobilization	1	LS	125,000.00	125,000
	Site Clearing	3	ACRE	10,000.00	30,000
	Earth Moving				
	Rough Grading, Cut & Redistribute	6000	CY	16.00	96,000
	Rough Grading, Import/Export Dirt	1000	CY	32.00	32,000
	Fine Grading	200000	SF	0.35	70,000
	Erosion Control	3	ACRE	20,000.00	60,000
	Special Foundations and Load-Bearing Elements				
	Unsuitable Soils & Rock	1	LS	25,000.00	25,000
	31000 - TOTAL EARTHWORK				\$498,000
32000	EXTERIOR IMPROVEMENTS				
	Asphalt Paving				
	Bus Loop	1,000	LF	500.00	500,000
	Car Lane	2,730	LF	375.00	1,023,750
	Parking	100	SPACES	5,000.00	500,000
	Rigid Paving				
	Concrete Paving @ Service Courtyard	11,875	SF	14.00	166,250
	Sidewalks	10,000	SF	8.00	80,000
	Gravel				
	Gravel Fire Lane	1	LS	50,000.00	50,000
	Fencing				
	Fences and Gates	2,000	LF	25.00	50,000
	Decorative Fencing	200	LF	120.00	24,000
	Walls				
	Dumpster Enclosure	1	LS	35,000.00	35,000
	Screen Walls	2,000	SF	60.00	120,000
	Retaining Walls	1,000	SF	60.00	60,000
	Site Furnishings				
	Playground Equipment	1	LS	200,000.00	200,000
	Benches	10	EACH	1,800.00	18,000
	Trash Receptacles	7	EACH	1,000.00	7,000
	Bike Racks	8	EACH	2,500.00	20,000
	Signage (Primary Sign & Wayfinding)	1	LS	25,000.00	25,000



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	32000 - TOTAL EXTERIOR IMPROVEMENTS				\$2,879,000
32900	LANDSCAPE & IRRIGATION				
	Landscaping	1	LS	500,000.00	500,000
	32900 - TOTAL LANDSCAPE & IRRIGATION				\$500,000
33000	SITE UTILITIES				
	Water Utilities				
	Domestic Water	1	LS	50,000.00	50,000
	Fire Suppression	1	LS	10,000.00	10,000
	Sanitary Sewer	1	LS	20,000.00	20,000
	Storm Drainage Utilities	3	ACRE	125,000.00	375,000
	Other				
	Site Lighting	1	LS	25,000.00	25,000
	33000 - TOTAL SITE UTILITIES				\$480,000



PALACIO

Name: Warren County Tech School Renovation

Location: Warrenton, NC

Date: 6/19/2023

Area (SF): 21,015

Revised Date: 6/19/2023

ESTIMATE SUMMARY			
DESCRIPTION			
	Paint Exterior EIFS 5,016sf x \$2		\$10,032
	Paint Interior 21,015sf x \$5		\$105,075
	Remove & Replace Flooring 21,015sf x \$6		\$126,090
	Remove & Replace Acoustic Ceilings - Grid & Tile 17,862sf x \$8.5		\$151,827
	Remove & Replace Lighting 21,016sf x \$12.50		\$262,700

	SUBTOTAL	\$655,724	\$31.20
6%	GENERAL CONDITIONS AS %	\$39,343	\$1.87
3%	CM BOND & INSURANCE AS %	\$17,377	\$0.83
3.5%	CONTRACTOR FEE AS %	\$24,936	\$1.19
10%	DESIGN/MARKET CONTINGENCY AS %	\$73,738	\$3.51
2%	CM CONTINGENCY AS %	\$16,222	\$0.77
10%	ESCALATION AS %	\$82,734	\$3.94
TOTAL ESTIMATED CONSTRUCTION COST		\$910,074	\$43.31



Description	Budgeted Amount	Percentage of Budget
Hard Costs		
Construction Costs	\$42,015,416	84%
Soft Costs		
Architect/Engineer fees	\$2,951,050	6%
Construction Management fees	\$550,000	1%
Consultants		
ADA	\$20,000	0.0%
SI/CMT	\$250,000	0.5%
Geotechnical (soil borings)	\$20,000	0.0%
Phase I	\$5,000	0.0%
FFE/AV equipment	\$2,919,205	6%
Legal	\$300,000	1%
Offsite improvements	\$500,000	1%
Misc. soft costs	\$250,000	1%
Other costs		
Contingency	\$0	0%
Total Budget	\$49,780,671	

Assumptions:

Project will be complete end of 2026

Security systems will be part of construction costs.

Contingencies included in Construction Costs

Funding sources	Amount
Grant from NBPSCF	\$30,000,000
County matching funds	\$1,500,000
Additional monies included in	
State Budget	\$12,000,000
County matching funds	\$600,000
Other sources	\$5,180,671
Total Sources	\$49,280,671
Budget/Uses	\$49,780,671

Lottery money from State	\$1,000,000	PSBCF
COVID money	500,000-1,000,000	
County funds	1,000,000 possibly	



August 8, 2023 – Updated March 21, 2024

J. Wayne Felton, PE
NEMA Management, LLC
1020 Southhill Dr
Cary, NC 27513

Re: Warren County Public School System – Proposal for the New Combined Elementary School

Dear Mr. Felton:

Evoke Studio | Architecture is pleased to submit this fee proposal to complete Design and Construction Administration Services for the Warren County Public Schools (WCPS) New Elementary School. The scope of work in this proposal is based on all documents submitted by the Warren County Public School System for the design team selection process, the draft consultant agreement and other proposal documents sent to EVOKE, as well as the feasibility/master planning document completed by EVOKE. We have included a project budget breakdown in section 1.01 that reflects the selected board approved option from the feasibility study. We look forward to working with you and your team on this important project.

1.01 Overall estimated project budget

Warren County Elementary School Construction Budget	\$42,015,416
New Building and Site	\$40,515,416
Renovations including HVAC Upgrades	\$1,500,000
Lump Sum Fee for Professional Services (6.7% of projected Construction Costs)	
All basic services not including additional services	\$2,816,000
Reimbursable Expenses	\$10,000
Total Basic Services Fees Including Reimbursables:	<u>\$2,826,000</u>

1.02 Project Understanding

Warren County Public Schools (WCPS), otherwise described as the Owner in this document, is proceeding with Design and Construction phases for their new consolidated Elementary School. EVOKE recently completed a feasibility study/master plan for the new Elementary school, based on expanding the existing New Tech Campus. In a Board Meeting held on 07/11/2023, the feasibility study and the recommended design/site option were approved, and the design team was directed to move forward with design and construction phase services. The new school will accommodate 800 elementary and pre-K students and will be approximately 112,000 sf. We have included below our understanding of the project scope of work and fees associated with that work, project deliverables, and preliminary project schedule. The project will be designed in compliance with current and local building codes.

1.03 Scope of Services - Fee breakdown

Additional Services

- A. Master Plan/Feasibility Study- Provided under separate scope of work

Basic Services – Based on a \$2,816,000 Fee

- | | |
|---|------------------|
| B. Schematic Design Phase - 10% of overall Fee Total | \$281,600 |
| 1. Review recommendations from the Owner and Construction Manager (CM&R) | |
| 2. SD Level documents per local Authority Having Jurisdiction (AHJ) | |
| 3. Attend owner review meetings per contract schedule. | |
| 4. Attend board presentations per contract. | |
| 5. Lead Consultant Coordination | |
| 6. Create Specification Narrative | |
| 7. Owner meetings – 2 This Phase | |
| 8. 2 Board Review Meetings this Phase | |
| 9. Provide SD Estimate of Probable Construction Costs | |
| C. Design Development Phase - 20% of overall Fee Total | \$563,200 |
| 1. Review recommendations from the Owner and CM@R | |
| 2. Develop DD Level documents per local AHJ. | |
| 3. Attend owner review meetings per contract schedule. | |
| 4. Lead Consultant Coordination | |
| 5. Update Specifications to DD Level Documents | |
| 6. Provide Design Development Cost Estimate | |
| 7. Confirm scope, materials list, and sizes. | |
| 8. Owner meetings – 2 This Phase | |
| 9. 2 Board Review Meetings this Phase | |
| D. Construction Document Phase - 35% of overall Fee Total | \$985,600 |
| 1. Review recommendations from the Owner and CM@R | |
| 2. Develop construction level documents for owner and CM@R review at 60% CD | |
| 3. Develop construction level documents for bid and permit at 100%CD | |
| 4. Develop project manual including product specifications. | |
| 5. Attend owner and regulatory agency review meetings as required | |
| 6. Preparation of applications for permit approvals if required. | |
| 7. Develop Construction Document Estimate of Probable Construction Costs | |
| 8. CDs for Permit Review | |
| 9. Owner meetings – 2 This Phase | |
| 10. 2 Board Review Meetings this Phase | |
| E. Bid/Negotiation - 5% of overall Fee Total | \$140,800 |
| 1. Assist with Bid Phase per the prime agreement. | |
| F. Construction Administration - 25% of overall Fee Total | \$704,000 |
| 1. Weekly Site Meeting/Site Report for a projected 18-month construction period | |
| 2. Punch List/Initial & Final | |

G. Project Closeout - 5% of overall Fee Total **\$140,800**

1. Final Completion of Design Services
2. Deliver Project Close Out Documents

H. Supplementary Services – Included in the fee above.

1. Food Service Consultant
2. Site Survey
3. Stream and Wetland Determination
4. Lighting Design
5. Wayfinding/Environmental Graphics

I. Additional Services –Not included in the fee or scope of work above. Owner to confirm if provided by owner or another agency.

1. Building Envelope Consultant – By NEMA
2. Traffic Impact Analysis - \$67,224
3. Site Survey - \$42,015
4. Stream and Wetland Determination – \$12,000
5. AV Technology Selection and Procurement - \$24,000
6. Acoustical Design - \$20,000
7. Roofing Consultant - \$50,000
8. Vapor Consultant - \$75,000
9. Building and/or HVAC commissioning agent - \$60,000
10. LEED or Sustainability Administration- \$40,000
11. Early Site Package - \$13,000
12. Early Structural Package - \$30,000
13. Early MEP Package - \$6,000
14. Furniture Selection and Procurement Assistance - \$70,000

Additional Services with Fee to be determined at a later date.

1. Solar Feasibility Study
2. Additional renderings or presentation models, and other fundraising aids can be provided to the owner as an additional service.
3. The owner will provide all environmental or hazardous materials assessment documentation and geotechnical information.
4. Additional Public Engagement Services to be negotiated at a later date.

Hourly Rates

Services requested that are above and beyond what is listed in this fee proposal will be negotiated at an hourly rate. See hourly rates included in Exhibit C.

1.04 Items Provided by WCS

1. Contract – Prime Agreement
2. Design guidelines and LEGs, specifications
3. Space Standards - listing of spaces and square footages required in the school
4. Property accounting drawings of existing buildings (limited information).

1.05 Deliverables – We will follow the required deliverables per the Prime Agreement.

A. Basic Services

1. Schematic Design

- a) EVOKE will at the end of the Schematic Design Phase, the Design Consultant shall provide the Owner's Representative and CM@R with up to One (1) half size complete set of the drawings, electronic copies of the design package for Bluebeam review, and other documents for approval by the Owner.
- b) EVOKE will provide the necessary documents and make presentations as scheduled to the Board of Education and/or its committees as determined by the Facility Planning & Construction Department. Documents required for presentation shall include mounted and colored site plans, floor plans and elevations. We will provide electronic copies of all files.
- c) The Schematic Design Phase submittal shall include drawings and a written report. The drawings shall include, but not be limited to, a proposed site utilization study of the property of the Project, schematic plans of all floor plan conditions, and simplified elevations indicating the fundamentals of the architectural concept. We will also submit an estimate and breakdown of the anticipated construction cost no later than two (2) business days in advance of the scheduled Schematic Design review meeting.

2. Design Development

- a) Design Development documents will include drawings and a written report in more detail than the Schematic Design documents and shall consider the Owner's and CM@R's comments on the previous submittal.
- b) The Drawings shall include dimensioned site development plan, floor plans, elevations, and typical sections indicating proposed construction. Drawings shall also include information on major finishes as well as diagrammatic drawings illustrating fundamentals of major engineered systems, i.e., structural, mechanical, and electrical. We will deliver documents per the prime agreement and Appendix A.
- c) EVOKE will submit an estimate and breakdown of the anticipated construction cost no later than two (2) business days in advance of the scheduled DD review meeting.
- d) Board of Education documents will be provided for presentation at the end of the DD phase.

3. Construction Documents

- a) EVOKE will for approval by the Owner up to one (1) half size complete set and electronic documents for Bluebeam of preliminary Construction Contract documents at the stage of 60% completeness along with the design phase report for approval by the Owner.
- b) EVOKE will submit an estimate and breakdown of the anticipated construction cost along with the drawing and specifications.
- c) At the completion of the Construction Contract Phase, EVOKE will submit to the Owner up to one (1) half size complete set and electronic documents for Bluebeam of the drawings and design phase report of 100% complete documents prepared by the Design Consultant for final Construction Contract Phase submittal which shall include the final working drawings and specifications.

4. Bid/Negotiation

- a) EVOKE will issue documents to all required code authorities and endeavour to expedite and obtain all necessary permits, licenses, and approvals, including paying any associated fees or assessments, required for the construction, use or occupancy of permanent structures or for permanent changes in existing facilities, unless otherwise agreed in writing.
- b) EVOKE will assist the owner and construction manager with other Bid/ Phase tasks including releasing RFIs, ASIs, and other information related to the project.

5. Construction Administration

- a) EVOKE will review and approve shop drawings, samples, and other submissions of the Construction Manager's Contractor(s) for conformance with the design concept of the Project and for compliance with the Contract Documents.
- b) EVOKE and our consultants will prepare Field Investigation Reports – 1 per week.
- c) EVOKE will provide OAC meeting notes as required by the owner. – Contractor to provide formal meeting minutes
- d) EVOKE and our consultants will provide Inspection Documents & Reports
- e) EVOKE and our consultants will provide Final Inspection Punch List

6. Project Closeout

- a) EVOKE will provide Record drawings based on the contractor's As-Built drawings. The contractor must update his site drawing weekly and provide the design team with accurate and current as-built drawings and specifications to include as part of the record drawing package.
- b) EVOKE will package and deliver Project Closeout Documents to the owner at the completion of this project.

1.06 Estimated Schedule – Major Tasks and Milestones Only

Note: This schedule will be adjusted if contract execution is not on or before April 12, 2024.

A/E Contract Negotiation and Execution

April 12, 2024

Design Phase

April 15, 2024 – August 18, 2025

Schematic Design

April 15 – June 28, 2024

SD Document Completion

Estimate of Probable Costs

Final Owner Review & Approval Meeting (Expedited One Day Review)

Agency Review

July 2024

Design Development

August 5– December 16, 2024

DD Document Completion

Estimate of Probable Costs

Final Owner Review & Approval Meeting (Expedited One Day Review)

Two (2) Board Review and Approval Meetings- Schedule may be adjusted per Board meeting schedule

Agency Review Update

January/February 2025

Construction Document

March 3 – August 18, 2025

100% Construction Documents Completion
Estimate of Probable Costs
Owner Review & Approval Meeting
Construction Documents Completion
Estimate of Probable Costs
Final Owner Review & Approval Meeting
Two (2) Board Review and Approval Meetings - Schedule may be adjusted per Board meeting schedule

Permit Review and Approval

August -September 2025

Bid & Construction Phases

Bid & Construction Administration Period To be Determined by Owner & Contractor

Schedule shown is an estimate.

Bid Negotiations (3 Months)

August – October 2025

Construction Phase (18 Months)

November 2025 – April 2027

Thank you for the opportunity to provide services for this project. The entire EVOKE team is excited to move forward with this project and we are ready to engage you and other stakeholders during the design process. Please contact me if you have any questions or require additional information.

Sincerely,

EVOKE Studio | Architecture



Teri Canada, AIA, LEED AP
Co-Founder| Principal

cc: Edwin Harris, Co-Founder| Principal - EVOKE Studio | Architecture
Billy Askey, Co-Founder| Principal - EVOKE Studio | Architecture

Exhibit C

Sexual Offender Registry Check Certification Form

Check the appropriate box to indicate the type of check:

- Initial
- Supplemental
- Annual

I, Teri Canada, Co-Founder/Managing Principal of EVOKE Studio Architecture hereby certify that I have performed all of the required sexual offender registry checks required under this Agreement for all contractual personnel (employees, agents, ownership personnel, or contractors) who may be used to deliver goods or provide services under this Agreement, including the North Carolina Sex Offender and Public Protection Registration Program, the North Carolina Sexually Violent Predator Registration Program, and the National Sex Offender Registry. I further certify that none of the individuals listed below appears on any of the above-named registries and that I will not assign any individual to deliver goods or perform services under this Agreement if said individual appears on any of the sex offender registries. I agree to maintain all records and documents associated with these registry checks, and that I will provide such records and documents to the school system upon request. I specifically acknowledge that the school system retains the right to audit these records to ensure compliance with this section at any time in the school system's sole discretion. I acknowledge that I am required to perform these checks and provide this certification form before any work is performed under the Agreement (initial check), any time additional contractual personnel may perform work under the Agreement (supplemental check), and at each anniversary date of the Agreement (annual check).

Contractual Personnel Names

Job Title

- | | | |
|----|-----------------|-------------------------------|
| 1. | Teri Canada | Co-Founder/Managing Principal |
| 2. | Edwin Harris | Co-Founder/Design Principal |
| 3. | William Askey | Co-Founder/Design Principal |
| 4. | Parker Yingling | Designer |
| 5. | Verhsae Hite | Project Manger |

(attach additional page(s) if needed)

I attest that the forgoing information is true and accurate to the best of my knowledge.

Teri Canada (print name)
Co-Founder/Managing Principal (title)

Teri Canada (signature)
3/21/2024 (date)

AGREEMENT FOR CONSULTANT'S SERVICES

The undersigned Consultant and Architect agree as follows on the furnishing of services by the consultant for: (structural) (mechanical) (electrical) work for this Project to be executed under the Agreement for Design Consultant Services between the Architect and Owner, dated _____ for the following Project:

Pertinent provisions of this Agreement for Design Consultant Services shall govern work to be performed by the Consultant and the Architect. By signing this document, the Consultant verifies that he has read and is thoroughly familiar with the Agreement for Design Consultant Services, and that he has not otherwise relied on any representations or assurances by any person as to the terms of the said Agreement for Design Consultant Services.

Services rendered by the Consultant shall be complete, including drawings and specifications, visits to the site at intervals appropriate to the stage of construction, reports, shop drawing approval and final certificate of compliance.

The Architect will act as principal coordinator and prime designer.

CONSULTANT:

ARCHITECT:

BY: _____
President

BY: _____
President

ATTEST:

ATTEST:

Secretary

Secretary

DATE: _____

DATE: _____

(SEAL)

(SEAL)

A. BILLABLE RATES

EVOKE

Principal: \$300/hour

Project Manager: \$200/hour

Architect: \$150/hour

Project Designer: \$120/hour

Arch II: \$105/hour

Arch I: 90/hour

Administrative: \$70/hour