

September 25, 2024

Dr. Devin Doll  
 Executive Director of Operations  
 Platte County School District

**RE: FEE PROPOSAL for Platte Purchase Middle School Concession/Restroom/Storage Building**

The Hollis + Miller Team (and required consultants) will Provide Design Services for updated Construction Documents, Bidding, Permitting and Construction Administration for the new field building on the Platte Purchase Middle School site to include concessions, restrooms, and storage spaces.

Tentative schedule to have Construction Documents updated and complete by early January 2025 for permit submittal to KCMO. Bidding is anticipated to occur in March/April 2025, if Bond is successful with Construction occurring over Summer 2025 / early Fall 2025. It is anticipated that 50% of the Fee proposed below will cover CD’s and City Permitting, with an additional 15% for Bidding and that 65% of Fee will be utilized prior to May 2025. If Bond issue does not pass and project does not accept bids and/or complete construction, the remaining 35% Fee for Construction Administration could be omitted.

Hard Cost Construction Budget is anticipated to be approximately \$2,075,378 per NNCP concept budget dated September 6, 2024.

**COMPENSATION FOR SERVICE (CD-CA Phases): Lump Sum / Fixed Fee = \$75,500.00**

**Basic Services (CD, Bidding & CA Phases)**

- |  |             |
|--|-------------|
| • Architectural – Hollis + Miller Architects                                 | \$45,000.00 |
| • Structural – Bob D Campbell  | \$4,500.00  |
| • Mechanical, Electrical, Plumbing, Fire Protection & Technology – Henderson | \$26,000.00 |

**Supplemental Services (CD, Bidding & CA Phases)**

- |                                     |          |
|-------------------------------------|----------|
| • Civil / Landscape Design - Olsson | By Owner |
| • Survey – Olsson                   | By Owner |

**Exclusions:**

1. Plan Review & Building Permit Fees
2. Special / Construction Testing & Inspections
3. Other Specialty Consultants requested by Owner (not included above)
4. Furniture, Fixtures & Equipment Design Services (FF&E)
5. Graphic Design Supplemental Services – Code Required, Interior Room Signage included.
6. AV Design
7. Security Design

**BASIC SCOPE OF SERVICES**

Basic design services to include (unless otherwise noted/excluded): Architectural, Structural and MEPF. The services include the following phases: Construction Documents, Bidding, Permitting and Construction Administration.



CHANGE OF SCOPE

For any work or revisions to drawings, schedules, specifications or other documents, as a result of changes made by the Owner, as defined under the terms of this Agreement, the Architect shall be compensated as may be mutually agreed to by the Owner and Architect.

COMPENSATION FOR ADDITIONAL SERVICES

For requested services not stated or described above. Fee for requested additional services and responsibilities is billed at hourly employees' rates. Hourly rates will be updated on an annual basis.

ARCHITECT

Hollis + Miller Architects  
1828 Walnut Street, Suite 922  
City, MO 64108

OWNER

Platte County School District  
998 Platte Falls Road  
Platte City, MO 64079

By:   
Megan Barnes, AIA  
Senior Associate | Client Leader

By: \_\_\_\_\_  
Dr. Devin Doll  
Executive Director of Operations

Date: 9/25/2024

Date: \_\_\_\_\_

