



NETTAARCHITECTS

Via Email: jedwards@brickschools.org

February 26, 2019

Mr. James W. Edwards, Jr., CPA
Business Administrator/Board Secretary
Brick Township Public Schools
101 Hendrickson Avenue
Brick, New Jersey 08724

**RE: Lake Riviera Middle School
Repair of CMU Wall and Terrazzo Floor Cracks
Fee Proposal and Preliminary Project Budget Estimate
P19-030**

Dear Mr. Edwards:

Pursuant to our recent conversations and your request, Netta Architects is pleased to provide this fee proposal and Preliminary Project Budget Estimate for the following project being proposed by the Brick Township Board of Education. It is the District's intent to have construction activities completed during the 2019 Summer Recess.

- Pursuant to the Netta Architects Report dated May 18, 2018:
 - Stairway #2 and various First Floor Corridors
 - Replace damaged CMU and paint to match existing
 - Repair CMU vertical cracks
 - Repoint CMU walls at damaged locations
 - Replace one damaged door lintel
 - Replace damaged sections of terrazzo flooring
 - Replace damaged sections of concrete floor slabs
- Project shall be bid as one overall project with OES and EHYES similar projects.

Preliminary Project Budget Estimate

Hard Construction Cost	\$ 85,000
Design / Construction Contingency (15%)	\$ 12,750
Architectural / Engineering Design Fees (10.0%)	\$ 7,500
(Total Fee including CA and PC - \$1,000 credit for Project Budget)	
Other soft costs	
Permits	\$ 2,000
Reimbursable Expenses	\$ 2,000
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Total Preliminary Project Budget Estimate:	\$ 109,250

A separate proposal for Construction Administration services will be provided upon receipt of bids and award of a construction contract.

ARTICLE I - SCOPE OF SERVICES

PHASE I – PRELIMINARY DESIGN – NOT APPLICABLE

PHASE II – DESIGN DEVELOPMENT - NOT APPLICABLE

PHASE IIA – BOARD SUBMISSION – NOT APPLICABLE

PHASE III – CONTRACT DOCUMENTS

1. Prepare complete architectural contract documents in strict conformance to the State of New Jersey's Uniform Construction Code and all applicable sub-codes; and
2. Prepare specifications in book format and coordinate with the District's standard front end requirements.

Contract Documents Fee \$ 4,525.00
(Task Time Frame 30 Days)

PHASE IV - BIDDING AND NEGOTIATION

1. Attend Pre-Bid Conference with prospective bidders;
2. Provide and issue Addenda and Clarifications, if required, to respond to bidders questions; and
3. Assist District with review of submitted bids.

Bidding Fee \$ 425.00
(Task Time Frame 1 Bid Cycle)

PHASE V – CONSTRUCTION ADMINISTRATION – NOT APPLICABLE

PHASE VI – PROJECT CLOSEOUT – NOT APPLICABLE

ARTICLE II

Compensation:

The above outlined professional Architectural design services listed in Article I shall be completed for a fixed fee of **Four Thousand, Nine Hundred, Fifty Dollars, (\$4,950)**.

Fee Breakdown:

Phase I - Preliminary Design Fee	\$	NA
Phase II - Design Development Fee	\$	NA
Phase IIA - Board Submission Fee	\$	NA
Phase III - Contract Documents Fee	\$	4,525.00
(Includes \$1,000 credit for Project Budget)		
Phase IV - Bidding and Negotiation Fee	\$	425.00
Phase V - Construction Administration Fee	\$	NA
Phase VI - Project Closeout	\$	NA
TOTAL FEE*	\$	4,950.00

Fee to be adjusted accordingly after receipt of bids and award to Contractor based upon a total fee of 10% of construction cost (not including reimbursable expenses). A separate proposal for Construction Administration services will be provided upon receipt of bids and award of a construction contract.

Contract Endnotes:

***Professional design services billing is on a monthly basis. Payments are due upon receipt and not beyond any 45 day period. In the event professional design fees are not paid in accordance with the 45-day term noted above, architect reserves the right to stop providing professional services until past due progress payments are received.**

If you should have any further questions, please feel free to contact this office.

Sincerely,



Laurence K. Uher, AIA, LEED AP
Vice President