



Architectural Fee Proposal

CNP VoAG Barn

5/5/2025

Prepared by: Anna McBroom & Mike Patterson

anna@ammpstudio.org & mike@ammpstudio.org

Intro

David, thank you for reaching out to AMMP Studio. We understand that the goal of this project is to provide full design services for a new CNP VoAG Barn. The exact scope of this proposal is covered in a later section.

About AMMP Studio

The creative forces behind AMMP Studio (Anna McBroom – Interior Designer and Mike Patterson – Architect) has 15+ years of experience solving problems and creating long-term relationships with clients and contractors. AMMP believes its cohesive team and unique approach make achieving clients' visions an enjoyable and fulfilling process.

Client Testimonials

Oklahoma Christian Academy:

"Anna and Mike have been constantly kind and collaborative listeners. They've helped us diagnose and respond to the needs we have as a school—even doing the hard hands-on work of mapping out forgotten spaces to get things right. Most importantly, though, they've worked to understand and embody our mission in their design philosophy. They know why we do what we do, and it gives me a lot of confidence knowing they're helping us build a campus that maximizes our impact on young families."

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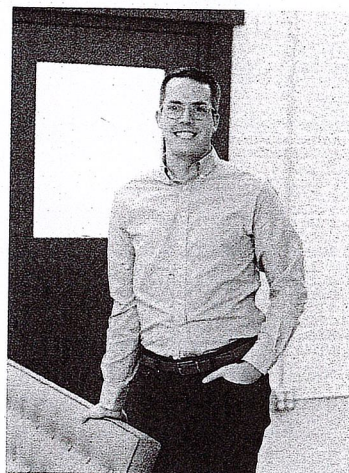
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405.532.8080



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Scope of Work**Concept Development:**

A new single-story vocational AG show barn & site plan. Coordinate with metal building fabricators, contractors, and the school board members involved.

Deliverables:

1. Permit/ Pricing drawings
2. Exterior & Interior 3D renderings for review.
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Construction Set:

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- Notes describing work to be done.
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- Finish plan/schedule with all finishes specified.
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Fees & Compensation

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Fee breakdown:

Architectural = \$75,000

Structural = \$11,600

Based on the estimated sum, the compensation shall be billed as follows:

Project Down Payment: 10% of the total sum = \$7,500

The remainder is to be divided equally throughout the length of the project to be billed monthly.

AMMP Hourly Rates Through December 2025:

Principal Architect - \$230

Principal Interior Designer - \$230

Project Manager - \$165
Architect/Designer - \$145
Production - \$135
Construction Administration - \$125
Interior Design Intern - \$90

Exclusions:

The Architect's design fee excludes other consulting services such as Civil Engineering. Consulting services contracted by AMMP Studio will be paid as a pass-through. (1) Geotechnical survey (2) Hazardous material investigations (3) Alta and topographic surveys (4) Exhaustive 3D visualization, renderings, and animations. (5) Detailed long-form specifications. (6) Excessive redesign, phased plans, or multiple iterations of design after approval of plans at each design phase. (7) Building permitting fees, and design review board fees.

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Services requested by the Architect that are not included in the Project Scope of Work shall be considered Additional Services and billed at the established hourly rates of each Consultant. This includes but is not limited to Construction Administration services while the project is under construction and for any other projects on site. The Architect's current Hourly Rates are as outlined in the Hourly Rates document and included below.

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This Agreement for professional services has been entered into by the Client and AMMP Studio. The name AMMP Studio shall pertain to all employees, principals, officers, and all divisions of AMMP Studio.

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Suspension of Services: If the Client fails to make payments when due, AMMP Studio may suspend the performance of services upon five (5) calendar days' notice to the Client.

Performance of Services: AMMP Studio shall perform the basic services as outlined above, and any additional services as required or directed by the Client in consideration of the fee arrangements and payment terms described in "Compensation" above. Services performed under this agreement will be conducted with the utmost skill and care expected of professionals in similar circumstances. No warranties, express or implied, are made in connection with services performed under this Agreement. Nothing in this Agreement shall be construed to establish a fiduciary relationship between the parties.

Excluded Services: Other services available from AMMP Studio and applicable to the project have been made known and explained to the Client. Where AMMP Studio has deemed a service needed or advisable, AMMP Studio has made this opinion known to the Client and the Client has confirmed his or her opinion that such services are not requested of AMMP Studio and/or the Client has made or shall make arrangements to obtain those services from a source other than AMMP Studio.

Length of Contract: This contract shall be in force for 12 months. At the end of the term, AMMP Studio reserves the right to make modifications to the terms of this agreement and extend the contract for an additional 12 months upon agreement of both parties. If negotiations of modified terms are underway, this contract shall continue under the existing terms until either new terms are agreed upon, or negotiations cease. Either party may stop negotiations at any point.

Verification of Existing Conditions: Because evaluation of the existing structure or site requires that certain assumptions be made regarding existing conditions, and because some of these assumptions cannot be verified without expending additional sums of money or destroying otherwise adequate or serviceable portions of the building, the Client agrees to indemnify and hold AMMP Studio harmless from and against any damage, liability, and cost arising or allegedly arising out of the professional services under this Agreement, except for the sole negligence or willful misconduct of AMMP Studio.

Betterment: If, due to AMMP Studio's error, any required item or component of the project is omitted from the Construction Documents produced by AMMP Studio, AMMP Studio's liability shall be limited to the difference between the cost of adding the item at the time of discovery of the omission and the cost had the item or component been included in the construction documents. In no event will AMMP Studio be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless AMMP Studio, its officers, directors, employees, agents and sub-consultants from and

against all damage, liability, and costs, including reasonable attorney's fees and cost of defense, to the extent caused by the performance of the services under this Agreement, excepting only those damages, liabilities, or costs attributable to the sole negligence or willful misconduct of AMMP Studio or AMMP Studio's consultants.

Limitation of Liability: In recognition of the relative risks and benefits of the project to both the Client and AMMP Studio, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of AMMP Studio and their sub-consultants to the Client and all construction contractors and subcontractors on the project for all injuries, claims, losses, expenses, damages of any nature whatsoever or claims expenses arising out of this agreement from any cause or causes, so that the total aggregate liability of AMMP Studio and their sub-consultants to all those named shall not exceed AMMP Studio's total fee for services rendered on this project.

Jobsite Safety: Neither the professional activities of AMMP Studio, nor the presence of their employees and sub-consultants at a construction site, shall relieve the Contractors and any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing or coordinating all portions of the Work of construction in accordance with the contract documents and any health/safety precautions required by regulatory agencies. AMMP Studio and its personnel have no authority to exercise any control over any contractor or other entity or their employees in connection with their work or any health/safety precautions.

Hazardous Materials: Both parties acknowledge that AMMP Studio's scope of services does not include any services related to asbestos, hazardous or toxic materials. In the event AMMP Studio or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of AMMP Studio services, AMMP Studio may, at their option and without liability for consequential or any other damages, suspend performance of services on the project until the Client retains appropriate specialist consultants or contractors to identify, abate and/or remove the asbestos, hazardous or toxic materials and warrant that the job site is in full compliance with applicable laws and regulations.

Information Provided by Others: AMMP Studio shall indicate to the Client the information needed for rendering services hereunder. The Client shall provide to AMMP Studio such information as is available to the Client and the Client's consultants and contractors, and AMMP Studio shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for AMMP Studio to assure the accuracy, completeness, and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions that may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees to indemnify and hold AMMP Studio and AMMP Studio's sub-consultants harmless from any claim, liability, or cost for injury or loss arising or allegedly

arising from errors, omissions, or inaccuracies in documents or other information provided by the Client to AMMP Studio.

Opinions of Probable Costs: In providing opinions of probable cost, the Client understands that AMMP Studio has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing and that the opinions of probable construction costs provided herein are to be made based on AMMP Studio's qualifications and experience. AMMP Studio makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs. AMMP Studio shall be compensated as Additional Service, as provided for herein, for all time spent to review, redesign, and incorporate revisions due to probable costs.

Value Engineering: If the Client retains the services of a Value Engineer (VE) or allows the General Contractor or any of his or her subcontractors to function as a VE to review the Construction Documents prepared for this project by AMMP Studio, it shall be at the Client's sole expense and shall be performed promptly so as not to delay the orderly progress of AMMP Studio's services.

Unauthorized Changes: In the event, that the Client consents to, allows, authorizes, or approves changes to the Construction Documents, and these changes are not approved in writing by AMMP Studio, the Client recognizes that such changes and the results thereof are not the responsibility of AMMP Studio. Therefore, the Client agrees to release AMMP Studio from any liability arising from the construction, use, or result of such changes.

Changed Conditions: The Client shall rely on AMMP Studio's judgment as to the continued adequacy of this Agreement in light of occurrences or discoveries that were not originally contemplated by or known to AMMP Studio. Should AMMP Studio call for contract renegotiation, AMMP Studio shall identify the changed conditions necessitating renegotiation and AMMP Studio and the Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

Defects in Service: The Client shall promptly report to AMMP Studio any defects or suspected defects in AMMP Studio's work or services of which the Client becomes aware, so that AMMP Studio may take measures to minimize the consequences of such a defect.

Dispute Resolution: Any claims or disputes between AMMP Studio and the Client arising out of the services to be provided by AMMP Studio or out of this Agreement shall, as a condition precedent to litigation, be submitted to non-binding mediation.

Fast Track Design and Construction: In consideration of the benefits to AMMP Studio of

employing the fast track process (in which some of AMMP Studio's design services overlap the construction work and are out of sequence with the traditional project delivery method), and in recognition of the inherent risks of fast tracking to AMMP Studio, the Client agrees to waive all claims against AMMP Studio for design changes and modifications of portions of the Work already constructed due to the Client's decision to employ the fast track process.

Ownership of Documents: All documents, including all documents on electronic media, prepared by AMMP Studio under this Agreement are instruments of AMMP Studio's professional service and shall remain the property of AMMP Studio and may not be used by the Client for any other purpose without the written prior consent of AMMP Studio.

Reimbursable Expense:

Reimbursable expenses shall be billed above and beyond all fees for professional services at a designated surcharge, reimbursable items shall be as follows:

Reproductions, plots, postage, handling, and delivery of project-related documents.

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Working with submittal review process fees and charges.

Costs to obtain product samples.

Expenses related to governing body review(s).

AMMP Studio

Signature Page

Made on the date of May 5, 2025, 12:24 PM

Condition of Agreement:

This proposal embodies the complete agreement between David Reid, Jr addressed in this contract and AMMP Studio and prevails over all previous discussions, presentations, or agreements, whether written or verbal. Any alterations to this agreement must be made through a written document signed by both the Client and AMMP Studio. This proposal remains valid for 30 calendar days. If AMMP Studio's involvement in the project's design has not commenced within 6 months of the date of a signed agreement, AMMP Studio reserves the right to adjust the fee accordingly. Please review this proposal; if the terms of this agreement meet your approval, kindly sign and return a copy for our records. We appreciate the opportunity to collaborate and look forward to bringing your vision to life.

I agree to the terms and conditions of this contract.

First name

Last name

Signature

Sign here

The date will be recorded once the form is submitted.

Business Owner:

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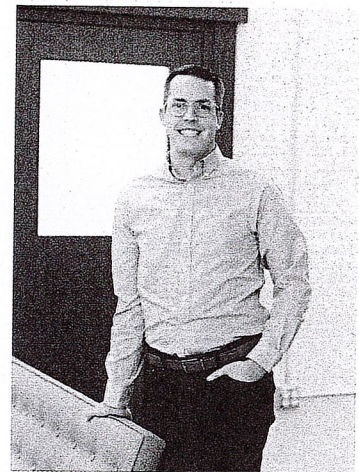
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Made on the date of May 5, 2025, 12:24 PM

Condition of Agreement:

This proposal embodies the complete agreement between David Reid, Jr addressed in this contract and AMMP Studio and prevails over all previous discussions, presentations, or agreements, whether written or verbal. Any alterations to this agreement must be made through a written document signed by both the Client and AMMP Studio. This proposal remains valid for 30 calendar days. If AMMP Studio's involvement in the project's design has not commenced within 6 months of the date of a signed agreement, AMMP Studio reserves the right to adjust the fee accordingly. Please review this proposal; if the terms of this agreement meet your approval, kindly sign and return a copy for our records. We appreciate the opportunity to collaborate and look forward to bringing your vision to life.

I agree to the terms and conditions of this contract.

First name

Last name

Signature

Sign here

The date will be recorded once the form is submitted.

Business Owner:

I agree to the terms and conditions of this contract.

First name

Last name

Signature

Sign here

The date will be recorded once the form is submitted.