



www.svpa-architects.com
Phone 515.327.5990

1466 28th Street, Suite 200
West Des Moines, Iowa 50266

May 30, 2025

Center for Innovation Basement Renovations Proposal

Iowa City Community School District
Curt Pratt, COO
Physical Plant / Center for Innovation
1137 South Riverside Drive
Iowa City, IA 52246

RE: Center for Innovation Basement Level Renovations

Dear Curt,

On behalf of SVPA Architects Inc., we would like to thank you for the ongoing opportunity to work with the Iowa City Community School District. We are pleased to submit this proposal for architectural and engineering services for the proposed renovations to the basement level of the Center for Innovation, located at 2255 North Dubuque Road in Iowa City. We value the working relationship we have developed with the Iowa City School District and look forward to providing client-focused professional design services.

PROJECT SCOPE

The Center For Innovation (CFI) building is situated on the former ACT campus and was purchased in 2022. The building has three stories and a total of approximately 128,000 S.F. The next phase of renovations will be in the lower/basement level. The current "Phase-2" project includes two new storm shelter spaces designed to ICC 500 code standards and two vocational classrooms designed for the nursing program. The storm shelter, furnished for classroom use, has an allowable occupant load of 373. This project will include additional renovations to the lower-level totaling approximately 6,000 SF for the "Dream Accelerator" area only. Preliminary concept plans and code review have been provided under the Phase-2 project on an hourly rate basis. Now that the vision for this space has been determined, we anticipate the following scope of work:

- A Junior Achievement "Dream Accelerator" space of approximately 6,000 SF in the northeast area. This space will have displays and an interactive museum like experience, similar to a facility researched in Denver. The furnishings, technology, and interactive display features will be designed and provided by others (1220 Exhibits Inc). An estimated occupant load of 104 has been discussed for this space.
- Mechanical, Electrical, Fire Protection, and Technology updates to serve the Dream Accelerator space.
- A future flexible use space for "Biz Town" of approximately 8,350 SF. The intended use for this area will be for career development programs. We have anticipated a Vocational E occupancy at 50 sf/occupant. This area is not included in this project.
- Restroom renovations/expansion to accommodate additional occupant load is not included in this project
- Renovations and interior improvements required for circulation/corridor space are not included in this project.



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- The concept plan anticipates some existing mechanical, support, and storage spaces will remain as is in the basement level. The occupant load for these functions is 300 sf/occupant.
- Based on the program described above, we anticipate a total basement occupant load of not more than 400. The spaces designated as an 'E' Educational occupancy (does not include mechanical and storage rooms) will need to be accommodated in the storm shelter. If at some point in the future the district wants to repurpose the space for a higher "Assembly" training center type use, additional code review will be needed to confirm storm shelter requirements. This may include designating the current storm shelter space for storm shelter use only (not furnished as a classroom) or constructing additional storm shelter space.

We understand the district intends to manage the construction for this project similar to Construction Manager delivery method whereby individual bid packages and scope of work requirements for various trade packages will be created. SVPA will assist in the strategy and definition of the work packages. We anticipate 3-to-5 trade packages will be developed. Depending on the size of the trade package, competitive quotations or competitive public bids will be solicited for the individual trade packages as required by Iowa Code. SVPA will provide one complete set of Construction Drawings and Specifications. District personnel will be responsible for construction phase coordination, management, scheduling, and any necessary general conditions that would typically be provided by a Construction Manager (reference AIA Document A232).

The design phase for the project will commence immediately after approval of this proposal, and Construction Documents shall be completed in September of 2025. The district will develop a Construction Phase schedule once the trade packages have been defined and awarded.

PROJECT BUDGET

A target budget has not been defined or shared with SVPA at this point. Based on review of previous phases of renovation in this building, historic \$/SF cost data, and feedback from Design Engineers, we would anticipate a construction cost in the range of \$600,000 to \$750,000

SCOPE OF SERVICES

SVPA Architects Inc. proposes to provide complete basic services including Schematic/Design Development, Construction Documents, Bidding/Negotiation, and Construction Administration phases for the architectural, interior design, and mechanical/electrical engineering consulting scope of work for the project described herein. Civil Engineering services will be provided directly to the district by MMS Consultants. If any miscellaneous Structural Engineering services are required, we will engage Raker Rhodes Engineering for an as needed hourly rate additional service. The following is a list of design services and the consultants that are proposed for inclusion in our prime Agreement for complete Basic Services with the Owner:

- Architecture and Interior Design: SVPA Architects Inc.
- Mechanical, Electrical, Plumbing & Technology Engineering: Design Engineers



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FEE STRUCTURE

SVPA Architects Inc. proposes to establish Basic Compensation for the design services listed above for a fixed fee of **\$62,000**. The fee does not include fixtures, furniture and equipment (FFE) or AV specifications. The fee anticipates a customized finished shell space for the Junior Achievement Dream Accelerator and that the design services for the equipment, specialty systems, and FFE will be provided by others. We will coordinate walls, doors, finishes, ceiling plans and M/E/P/T rough ins as required from information provided by others (1220 Exhibits Inc). Based on the scope of work and budget assumptions listed above the breakdown of the total fees per design phase will be as follows:

SVPA Architects Inc Fee:	\$29,500
Design Engineers Fee:	\$32,500

Schedule of Fees per Design Phase

Test Fit/Programming		Completed hourly
Schematic /Design Development	25%	\$15,500
Construction Documents	30%	\$18,600
Bidding & Negotiation	15%	\$9,300
Construction Administration	30%	\$18,600 (4 OAC site visits)
Total:	100%	\$62,000

FEE STRUCTURE & FORM OF CONTRACT

We propose to utilize a Standard Form of Agreement Between Owner and Architect AIA Document B101 (2017 edition) that will be developed specifically for this project once this proposal is accepted. Monthly invoices will be submitted based upon the percentage of work completed per the Design Phase Fee Schedule listed above. Invoices are due to be paid within 30 days; prompt payment is always appreciated. If Additional Services are requested beyond the scope of basic services as outlined in the Standard AIA Form of Agreement Between Owner and Architect, they will be billed per SVPA's standard hourly rates. Reimbursable expenses for items such as printing, shipping and long-distance communications are in addition to basic services and will be billed at 1.0 times cost directly to the Owner.



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2025 HOURLY RATES & REIMBURSABLE EXPENSES

Compensation for Designated Services shall be at a fixed rate per hour, effective January 1, 2025 through December 31, 2025 as follows:

Principal	\$210/hr.
Associate Architect	\$165/hr.
Associate Interior Designer	\$165/hr.
Senior Architect	\$155/hr.
Architect	\$140/hr.
Intern Architect	\$115/hr.
Senior Interior Designer	\$155/hr.
Interior Designer	\$140/hr.
Intern Interior Designer	\$115/hr.
Project Coordinator	\$105/hr.
Senior CAD Technician	\$105/hr.
Architectural Technician	\$95/hr.

Reimbursable expenses are in addition to Basic, Supplemental and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the project. These will be billed at 1.0 times cost directly to the Owner.

- ~~1. Transportation and authorized out-of-town travel and subsistence~~
2. Long-distance services, dedicated data and communication services, Project websites and extranets
3. Permitting and other fees required by authorities having jurisdiction over the Project
4. Printing, reproductions, plots and standard form documents, excluding printing for SVPA office use
5. Postage, handling and delivery
6. Outsourced renderings, animations, mock-ups, physical models and photography requested by Owner
7. If required and approved by the Owner, the additional expense of professional liability insurance dedicated exclusively to this Project in excess of coverage or limits normally maintained by the Architect
8. Taxes levied on professional services and reimbursable expenses for this Project.

In The Interest of Service,

Vitus Bering, AIA
President, SVPA Architects

DocuSigned by:

Accepted By: _____

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Name & Title: Ruthina Malone

DPresident

CC: Meaghn Vogl, SVPA

Date: 6/10/2025



8801 PRAIRIE VIEW LANE SW, SUITE 200
CEDAR RAPIDS, IOWA 52404 – 4850
TEL: 319.841.1944 www.designengineers.com

CONSULTANT SERVICES PROPOSAL

May 30, 2025

Vitus Bering
S V P A Architects Inc.
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Project: Iowa City Community School District
Tyler Building Renovation – Dream Accelerator

Dear Vitus,

We are pleased to offer our services as Mechanical and Electrical Consultants for the project noted above. Our interpretation of the scope of the project is as follows:

PROJECT DESCRIPTION

1. Interior renovation of the lower level to accommodate a Dream Accelerator space.
 - a. Anticipated renovation area: 6,000 square feet
 - b. Anticipate MEP Construction Budget: \$300,000
 - c. Construction Documents issued: September 2025

BASIC SERVICES

- A. Design Phase:
 1. Provide plumbing, fire protection, HVAC, electrical and telecommunications drawings for inclusion in construction contract documents.
 - a. Telecommunications services include pathway only.
 - i. The Owner's design agent, 1220 Exhibits Inc, will provide A/V design/installation.
 - ii. The Owner's IT consultant, ComInfra Group, will provide structured cabling design/installation.
 - iii. Access control and security cameras will be included within Design Engineers scope.
 - b. Basic services include design related to equipment and systems provided within the construction contract only. Design for systems and equipment provided outside the construction contract shall be considered an additional service.
 - c. Coordination with the Exhibit Fabricator, 1220 Exhibits Inc., is included for MEP infrastructure related to their design. The Exhibit Fabricator MEP connections will be replicated on Design Engineers drawings and provided with an engineering seal.
 2. Provide mechanical and electrical specifications for inclusion in construction contract documents.
 3. Prepare an opinion of probable construction costs at completion of design development.
 4. Field questions and prepare addendum items as necessary during bidding stage.
- B. Construction Administration Phase:
 1. Review shop drawing submittals for conformance with design concepts of the work, and with information given in the Contract Documents.

2. Provide clarification of construction drawings and/or specifications as to design intent.
3. Conduct on-site observations and attend contractor meetings appropriate to the stage of construction. These observations are not meant to be exhaustive or continuous but to become generally familiar with the progress and quality of the work and to determine in general if such work is proceeding in accordance with Contract Documents.
4. The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for failure of any of them to carry out the Work in accordance with the Contract Documents.

COMPENSATION

- A. Basic Services:
 1. We propose to provide the services indicated for a total fixed fee of thirty-two-thousand-five-hundred dollars (\$32,500.00) to be invoiced in alignment with the Architect's fee schedule.
 2. The project will be invoiced monthly for the work completed that month.
- B. Additional Services:
 1. To be negotiated as a fixed amount or invoiced on an hourly basis at the consultants standard hourly rates.

TERMS OF AGREEMENT

- A. Terms are net 30 days, however, it is understood that we will not be paid until the owner has paid you. If this occurs after 30 days from date of invoice, we shall be paid within three (3) days of receipt of payment from owner. If after 60 days we have not been paid, 1-1/2% per month will be added to the unpaid balance.

OTHER CONSIDERATIONS OR SERVICES

- A. The following will be needed from you:
 1. Revit model.
 2. Electronic check sets of all Architectural drawings.
 3. Electronic check sets of all Exhibit Fabricator drawings.
 4. HVAC and electrical requirements for special systems.

We look forward to working with you on this project.

Respectfully submitted,

DESIGN ENGINEERS, (Consultant)



Jonathan C. Gettler, PE
Principal

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Encs.