

NEUMANN MONSON ARCHITECTS

10/7/2025

Attn:

Curt Pratt, AIA NCARB
Chief Operating Officer
Iowa City Community School District

RE: Architectural Services for City High School - Little Theater Upgrades

Dear Curt:

Neumann Monson, Inc. is pleased to offer our architectural design services for the City High School Little Theater, an anticipated \$800,000 renovation project. We sincerely appreciate the opportunity to continue our collaboration with you.

PROJECT SCOPE:

We understand the project is a renovation of the Little Theater, consisting of the following:

- Infilling the raked seating for a level floor
- New flooring
- New paint and misc. plaster repair
- Acoustic analysis and treatments for a space with flexible uses
- New window covering
- Electrical outlets at new floor elevation
- New general lighting
- New performance lighting for flexible performance uses
- New sound system with minimal recording abilities
- Gallery to remain and to receive new flooring and seating

PROJECT SCHEDULE:

We understand the project schedule as follows:

- | | |
|-------------------------|-------------------------------|
| • Pre-Design Study | Completed September 2025 |
| • Design Duration | September 2025 - January 2026 |
| • Construction Duration | Spring 2026 - Spring 2027 |

PROPOSED SERVICES:

Neumann Monson will provide the following services:

- Pre-design study regarding the floor infill option (completed)
- Existing conditions - site verifications and creation of Revit model for bidding documents
- Architectural, Acoustical, Electrical, and Audio-Visual design and engineering services for the following project phases: Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration, and Closeout

Our expectation is that you will provide the following:

- Available as-built drawings and specifications of the Little Theater

PROPOSED FEE:

We offer our services at a stipulated sum including expenses directly related to the project.

Pre-Design Study: \$6,355 (services completed)

Remaining Project Services: \$112,500

Fee Allocations for Remaining Project Services:

Schematic Design: 22%

Design Development: 20%

Contract Documents: 28%

Bidding/Negotiation: 5%

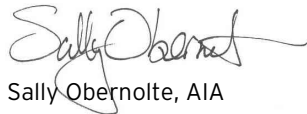
Contract Administration: 23%

Post Construction (Closeout): 2%

If this proposal is acceptable, we propose to use an American Institute of Architects Standard Short Form of Agreement between Owner and Architect (B105-2017). A standard template of the agreement is attached.

If you have questions, please feel free to give me a call to discuss. We look forward to working with you.

Sincerely,



Sally Obernolte, AIA

Principal

Neumann Monson, Inc.

Accepted:

	DocuSigned by:
	
Signature	53F91008062D426...
Title	Board President
Date	10/14/2025

Attachments: AIA B105 - 2017