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opnarchitects.com

October 3, 2025

22402000 – Iowa City Community School District – Design Services for Small Projects
Task Order #14: Center for Innovation Restroom Expansion

Description of Project

Expansion of two lower-level restrooms into existing shell space and an older restroom to the north to increase quantity of fixtures to accommodate future programming. (Refer to project area plan diagram on page 2.) Fixtures and finishes will match those of existing restrooms which were recently constructed. Existing fire alarm, sprinkler, HVAC and electrical systems will be modified as required.

Scope of Professional Services

Includes Architect's Basic Services as outlined in Agreement Between Owner and Architect (B101)
Includes up to 1 site visit to verify existing conditions.
Includes virtual (ZOOM) design review meetings with Owner as needed.
Includes up to 4 site visits during construction, 1 inspection for Substantial Completion, and 1 inspection for Final Completion.

Not Included

Detailed Construction Cost Estimate

Schedule

October – November 2025	Design and Documentation
November – December 2025	Bidding & Contract Award
December 2025 – March 2026	Construction

Compensation

The professional fee for scope of services outlined in this proposal will be a lump sum of **Twenty-Eight Thousand Seven Hundred Dollars and No Cents (\$28,700.00).**

This fee will cover services and activities required to accomplish the scope of work within the scheduled timeframe outlined above and assumes a general project area shown in the plan diagram on page 2 of this proposal. Should the project extend beyond this area, not-to-exceed fees may be adjusted to align with the effort extended. The project will be invoiced monthly as work is completed. Any services required beyond those described will be reviewed with the client to understand impact to schedule or related fees.

Please let me know if you have any questions or would like to further refine the scope and services offered. If details of this Task Order are accepted, **please sign and return the document.**

Thank you,

A handwritten signature in black ink, appearing to read 'Roger Worm'.

Roger Worm, AIA
Principal – OPN Architects

DocuSigned by:
A handwritten signature in black ink, appearing to read 'Ruthina Malone'.
53F01008062D426...
ICCSD Signature _____
Printed Name Ruthina Malone
Date 10/15/2025

