

BRAYARCHITECTS

October 28, 2025

Curt Pratt, AIA, NCARB, Chief Operating Officer
Iowa City Community School District (ICCSA)
Physical Plant
1137 S Riverside Drive
Iowa City, Iowa 52246

Proposal – ICCSD Facilities Master Plan 2.3 West High School – Baseball and Softball Field Relocation

Dear Curt:

Thank you for placing ICCSD's trust in Bray Architects and our great team of engineering partners for relocation of the baseball and softball fields at West High School. We are excited to get started and for the partnership with ICCSD.

Project Understanding

ICCSA is planning for the replacement of the competition baseball and softball fields at West High School. Our current understanding of the project is outlined below:

- Initial construction estimate: \$6,000,000-\$7,000,000 per our conversation
- Replacement competition baseball and softball fields
 - Natural grass fields with final layouts and dimensions to be determined through plan development
 - Baseline, backstop, and outfield fencing with final layout and heights to be determined through plan development
 - Fenced batting cages and bullpens
 - Masonry dugouts including lighting and convenience power with initial plans based on City High School
 - Bleachers/grandstands behind home plate including a pressbox
 - Additional features include field lighting, below grade stormwater management systems, and irrigation systems
- Site amenities to support athletes and spectators
 - +/- 1,200 square foot concession/toilet/storage building
 - Shared connection to the existing parking lot, entry plaza, and sidewalks to access bleachers/grandstands and dugouts

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220 Emerson Place
Suite 301
Davenport, IA 52801
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milwaukee
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Milwaukee, WI 53204
T: 414.226.0200

saint paul
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St Paul, MN 55115
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sheboygan
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Sheboygan, WI 53082-0955
T: 920.459.4200

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- Ramps/stairs (if needed) to accommodate Americans with Disabilities Act (ADA) access to concession building, bleachers/grandstands, and dugouts
- Fencing as needed to provide security and ticketing
- Additional site scope
 - Mass and final grading to relocate softball field south of existing parking lot and baseball field to general location of current softball field. The goal will be to try and balance the cut and fill to limit (or eliminate) the need for importing or exporting material.
 - Retaining walls(s) (if needed) to accommodate goal of balancing the cut and fill requirements
 - Grading will likely impact existing geothermal and electrical utilities requiring relocation and/or reconfiguration of one or both. Options will be explored to determine the best strategy for both.

Scope of Services

Bray Architects' scope of services will include program verification (based on project understanding above), existing conditions survey, schematic design, design development, construction documents, bidding, construction administration, and closeout.

Services and proposed team members are summarized below:

Bray Architects (Bray)

- | | |
|----------------------------------|--|
| ● Architecture | ● Cost Estimating |
| ● Interior Design | ● Specification/Procurement Leadership |
| ● Owner Engagement/Communication | ● Bidding Support |
| ● Project Management | ● Construction Administration/Closeout |
| ● Local Permitting/Approvals | |

MMS Consultants (MMS)

- | | |
|--|---|
| ● Final Mass Grading (POB will provide grading/MMS will review and detail) | ● Onsite Construction Administration |
| ● Site Utilities (POB will draw alignment/MMS will size and permit) | ● Specifications in Collaboration with Point of Beginning |
| ● Stormwater Management | ● Landscape Architecture |
| ● Local Permitting/Approvals | ● Irrigation System Design |

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Point of Beginning (POB)

- | | |
|-------------------------------------|---|
| • Site Layout Plan(s) | • Detailing of Outdoor Athletics Components |
| • Preliminary Mass Grading | • Owner Engagement/Communication |
| • Preliminary Utility Design | • Cost Estimating in partnership with Bray |
| • Outdoor Athletics Planning/Design | • Construction Administration Support |

Raker Rhodes Engineering

- Structural Engineering for dugouts and concession/toilet building

Design Engineers

- | | |
|---|---|
| • Heating, Ventilation and Air Conditioning (HVAC) Design/Engineering | • Closed Circuit TV/Keyless Entry Design |
| • Plumbing Design/Engineering | • Softball/Baseball Field Lighting Design |
| • Electrical Design/Engineering | • Geothermal Well Line Relocation Design |
| • Technology Wiring Design/Engineering | • Electrical Service Relocation/Backfeed Design |

Preliminary Timeline

The following preliminary timeline is based on our understanding of the timeline outlined in ICCSD's Request for Qualifications with revisions to accommodate slightly later design commencement.

- Design November 2025 – February 2026
- Bidding March 2026
- Contract Award/Procurement.....April 2026
- Construction..... May 2026 – February 2027

Fee Proposal

We propose a fixed fee of Five Hundred Thirteen Thousand Five Hundred Dollars (\$513,500.00) for services as outlined above.

Reimbursable Expenses

We do not invoice for the following traditionally reimbursable expenses:

- Transportation in connection with the Project
- Travel and subsistence

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Reimbursable expenses incurred include the following:

- Reproductions, plots, standard form documents
- Postage, handling, and delivery of Instruments of Service
- Fees paid for securing approval of authorities having jurisdiction over the project (if not paid directly by the Owner)

Direct Owner Expenses

Project expenses (if needed) that are incurred directly by the owner include the following:

- Boundary and/or topographic survey
- Soil borings and other geotechnical services
- Traffic impact studies (if required)
- Environmental analysis and abatement – e.g. contaminated soils, buried tank, asbestos, lead etc.
- Municipality, utility, and other impact fees
- Department of Natural Resources or other similar environmental permitting

Enhanced Services

The following are not included in Bray Architects' base fee proposal but can be provided if requested by ICCSD:

- Site structural engineering
- Sound system design
- Foodservice equipment design
- Energy modeling services
- Fire protection design/engineering

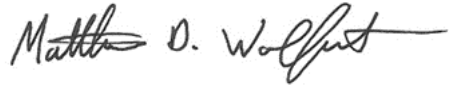
Thank you for selecting Bray Architects for the baseball and softball field relocation project at West High School.

If you have any questions, please do not hesitate to reach out. If not, please sign and return one copy of this letter to me for our files. Upon receipt we will commence services as well as draft an American Institute of Architects (AIA) contract for execution.

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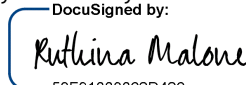
Sincerely,

BRAY ASSOCIATES-ARCHITECTS, INC.



Matthew D. Wolfert, AIA, NCARB, LEED ® AP
President | Architect

Accepted by: Iowa City Community School District (ICCSd)

Signature: 
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Name: Ruthina Malone

Title: Board President

Date: 11/11/2025