



March 20, 2026

Craig Woods, Superintendent
Emmett School District
119 N Wardwell Ave
Emmett, ID 83617

Re: Emmett High School – Facility Condition Assessment
Proposal for Professional Services
KPFF Project #10212600001

Dear Craig:

We are pleased to submit this proposal for professional services required for the above-referenced project. This proposal is based on coordination meetings, email and phone correspondence, and attending the Emmett School District Board Meetings. This proposal and project description are per the discussed and agreed upon scope items with the previous coordination memorandums. This proposal is also established based off the previous concrete dome evaluation report by KPFF and the previous geotechnical evaluation report by Atlas.

PROJECT DESCRIPTION

We understand that the project consists of performing a condition assessment of the existing Emmett High School campus located in Emmett, Idaho. This evaluation will be used to support future decision making for future improvements, maintenance and capital project planning.

We understand that the existing Emmett High School Domes were constructed in 1986 utilizing reinforced concrete dome structures with interior floors framed with open web steel joists, wide flange beams, and concrete over metal deck. We understand that there are five (5) domes in total. Dome A and B are the largest and primary domes, whereas the additional domes are smaller providing ancillary support to the main Domes A and B and are single story structures. The campus also includes the use of on-site mobile classrooms for additional support.

This evaluation includes the following:

- Education Suitability
- Life safety assessment of egress systems
- Life Safety Assessment of the Campus
- Life-Cycle Assessment of Mechanical & Electrical Systems and Maintenance
- Building Envelope/Waterproofing Assessment
- Structural life-safety assessment of the concrete domes and floor framing
- Existing soil and foundation conditions assessment

Refer to the Scope of Work for the full scope of work and scope assumptions and exclusions.

The final deliverable will include a report summarizing the findings and observations as well as a rough order of magnitude estimate of the potential improvements and maintenance upgrades required.

Proposed Schedule: The evaluation can start in the next 2-4 weeks. It is anticipated that a final evaluation report can be provided in 8 weeks from the site walk.

SCOPE OF WORK

Our scope of work will consist of the following as broken down into the separate professionals.

KPFF Engineers (Project Lead & Structural Engineer):

The structural and project lead scope of work includes:

- Determine project schedule
- Coordination with subconsultants and Owner
- Schedule meetings, organize project check-ins
- Compile design team recommendations and findings
- Structural assessment report regarding the life-safety of the concrete domes and the floor framing
- Assess structural conditions of the high school, including the concrete dome structures and the interior framing of the building
- Perform one (1) site visit

Hummel Architects (Architect):

The architectural scope of work includes:

- Educational Suitability: Comparative assessment of other high schools constructed within the same era
- Life safety assessment of egress systems
- Accessibility assessment
- Perform one (1) site visit

Atlas (Geotechnical Engineer):

The geotechnical engineering scope of work includes:

- Geotechnical Report summarizing additional findings and recommendations regarding existing soil and foundation conditions
- (4) excavated test pits
- Lab testing of soils
- Perform one (1) site visit

Musgrove Engineering (Mechanical, Electrical, Plumbing Engineer):

The MEP engineering scope of work includes:

- Mechanical assessment report
 - Facility and building site review
 - Inventory and condition assessment of existing MP Systems
 - End of Life analysis for MP equipment
 - Code/life-safety Analysis of MP systems
 - Prioritized recommendations for MP systems
 - Analysis of existing Fire Sprinkler systems
 - Plumbing Systems Assessment
 - Simple payback ranges for recommendations
- Electrical assessment report
 - Facility and building site review
 - Inventory and condition assessment of existing electrical systems
 - End of Life analysis for electrical equipment
 - Code/life-safety Analysis for electrical systems
 - Prioritized recommendations for electrical systems
 - Analysis of the existing fire alarm systems
- Perform one (1) site visit

Stantec Consulting Services (Building Envelope Consultants):

The building envelope scope of work includes:

- Building Envelope Condition Assessment:
 - Visual assessment of the current condition of the building's exterior envelope and roofing
 - Assessment report will be PDF format and have accompanying digital media
- Infrared Scanning
 - Scanning to detect potential air leakage paths in accordance to ASTM C1060
 - Minimum temperature differential between exterior and interior air temperature of 10°F required. Typically, scanning is performed after sunset to avoid radiant interference.
 - Survey to include accessible roofs and walls
- Perform one (1) site visit

Veritas Material Consulting (Material Testing and Verification):

Material testing and verification may be required following the structural observations. If material testing and verification is determined to be required, the scope of work will include:

- Perform testing and scanning for the primary structural framing of the building on an as-needed basis as determined by Structural Engineering needs
 - Material Testing subconsultant will be used as an Allowance. See "Fee" section.

Beniton Construction (General Contractor - Cost Estimation):

The general contractor scope of work includes:

- Provide a preliminary cost estimate for the anticipated work required at domes following the design team observation and reports
- Perform one (1) site visit

SCOPE OF WORK – ASSUMPTIONS AND EXCLUSIONS

The following assumptions and exclusions have been made in developing this proposal:

1. Building energy modeling is excluded
2. Value engineering revisions post evaluation reports are excluded
3. Design of MEP systems is excluded
4. Record Drawings are excluded
5. Utility rebate submittals are excluded
6. Low voltage systems are excluded
7. We assume that one (1) site visit will be required for all disciplines. We assume that at the time of the site visit, Emmett School District will provide the professional team with any required access as needed to complete each discipline's scope
8. Excludes providing retrofit design solutions
9. Excludes development of construction documents and specifications for repairs, upgrades or replacement facilities.
10. Schedule is weather dependent as exterior access may be delayed due to inclement weather.
11. The owner is responsible for coordination of any and all interior access to private areas such as individual balconies, storage rooms, offices, etc.
12. It is assumed that the areas required for the geotechnical investigation area will be readily accessible and free of other surface obstructions in anticipation of the field evaluation.
13. Findings will be based on a sampling of existing conditions through visual review. Additional investigative work may be required to capture a full understanding of existing conditions.
14. All provided documents will be in PDF format.
15. Site drainage is not included in the assessment.

FEE

We propose to accomplish the scope of work noted above for the fixed fee of **\$70,550**. We propose to bill our services monthly on a percentage completion basis.

The "Material Testing and Verification" allowance shall not exceed **\$2,500**. This allowance is included in the fee shown above.

Additional site visit(s)/structural observations beyond what is noted in our scope of work above will be billed on an hourly basis per our standard hourly rate schedule in Attachment A.

Craig Woods, Emmett School District
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REIMBURSABLE EXPENSES

Anticipated expenses for messenger and delivery services, reproduction, printing, plotting and local travel are included in our fee. All other services, which are considered as additional services (beyond the scope of work noted herein) will be billed on an hourly basis per our standard hourly rates. Please refer to Attachment A for our current hourly rate schedule. Non-local travel and lodging will be billed at the actual cost.

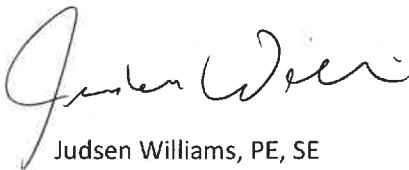
AGREEMENT FOR PROFESSIONAL SERVICES

All general Terms and Conditions shall be per Attachment B of this document or other mutually agreed upon Terms and Conditions established prior to the commencement of our professional services for this project.

SUMMARY

Thank you very much for requesting this proposal from us. If this proposal is acceptable to you, please return a signed copy to us prior to the start of work. Please feel free to contact us with any questions or comments.

Sincerely,



Judsen Williams, PE, SE
Managing Principal

Attachments A & B

cc: Chaney Wood, PE, KPFF

Accepted By:



Name



Title



Date

Attachment A
HOURLY RATE SCHEDULE

2026

PRINCIPAL-IN-CHARGE	\$215.00
ASSOCIATE.....	\$190.00
SR TECHNICAL SPECIALIST	\$190.00
SR PROJECT MANAGER	\$165.00
PROJECT MANAGER	\$150.00
PROJECT ENGINEER.....	\$140.00
DESIGN ENGINEER.....	\$125.00
PROJECT COORDINATOR.....	\$115.00
BIM COORDINATOR	\$110.00
BIM MODELER.....	\$95.00
ADMINISTRATIVE	\$90.00

Note: Hourly rates will be updated on an annual basis throughout the duration of the project, and services will be billed at the hourly rates in place at the time the service is provided.

Attachment B

TERMS AND CONDITIONS

KPFF, Inc. ("KPFF") shall perform the services outlined in this agreement pursuant to the stated fee arrangement.

1. Additional Services – Should the Scope of Services change from those set forth in the Agreement for Professional Services, the fee for such additional services will be negotiated between Client and KPFF and agreed to in a written amendment.

2. Limitation of Liability – To the greatest extent allowed by law, the aggregate liability of KPFF for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind, arising out of or in any way related to this Agreement or the services provided by KPFF on this project, shall be limited to \$50,000 or the total fee received by KPFF pursuant to this Agreement, whichever is greater. Further, no officer, director, shareholder or employee of KPFF shall bear any personal liability to Client for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind or character, arising out of or in any way related to this Agreement or the services provided by KPFF on this project.

3. Mediation – All disputes between Client and KPFF arising out of or relating to this Agreement shall be submitted to nonbinding mediation as a condition precedent to commencement of any other dispute resolution proceeding.

4. Suspension of Services – If Client fails to make payments to KPFF in accordance with this Agreement, such failure shall provide KPFF the option to suspend performance of services under this Agreement upon seven (7) days' written notice to Client. In the event of a suspension of services, KPFF shall have no liability for any delays or damages caused because of such suspension. Before resuming services, KPFF shall be paid all sums due prior to suspension and any expenses incurred by KPFF in the interruption and resumption of its services. KPFF's fees for the remaining services and time schedules shall be equitably adjusted. If any invoice is in dispute, Client shall pay under written protest and KPFF shall continue to provide services in a mutual effort to keep the project on schedule and the Parties shall resolve the payment dispute after substantial completion.

5. Termination – This Agreement may be terminated by either party with seven (7) days written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this Agreement is terminated, KPFF shall be paid for services performed to the termination notice date, including reimbursable expenses due.

6. Ownership of Instruments of Service – KPFF's drawings, calculations and specifications are KPFF's Instruments of Service and are, and shall remain, the property of KPFF as the author and owner, whether the project for which they are made is executed or not. So long as Client performs all of its obligations under this Agreement, including, without limitation, payment of all sums owed to KPFF and its consultants, KPFF grants a revocable, royalty-free license to Client to use the Instruments of Service for the limited purpose of facilitating the design, construction, or maintenance of the Project. The Instruments of Service are not to be used on other projects or extensions to this project except by agreement in writing. Any unauthorized use or modifications to the Instruments of Services absent KPFF's written approval shall be at Client's sole risk and without liability to KPFF. Client shall indemnify, immediately defend, and hold KPFF harmless from and against any and all losses, claims, or damages arising out of or related to such subsequent use or modification, other than to the extent such losses arise out of the sole negligence or willful misconduct of KPFF.

7. Contract & Construction Administration – KPFF's review of contractor's shop drawings shall be for the limited purpose of checking general conformance with the Contract Documents. KPFF expressly disclaims any responsibility for contractor or subcontractor construction means and methods and Client acknowledges contractor's ultimate responsibility for constructing the Project in conformance with the Contract Documents. KPFF's presence on the site is for the limited purpose of providing observation and does not include responsibility for supervision or direction of the actual work of the contractor, its employees or agents, nor under any circumstances shall Consultant be responsible for the means and methods of construction, or site safety, which is solely within the purview of others.

8. No Third-Party Beneficiary – Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against KPFF or Client.

9. No Assignments – Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

10. Payments – KPFF will submit monthly invoices. Payment is due on the date of the invoice and becomes delinquent one month thereafter. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1 ½ %) for each one month of delinquency (or the maximum allowable by law, whichever is lower).

11. Waiver of Consequential Damages – To the fullest extent permitted by law, the Parties waive any entitlement to recovery of consequential damages for any act, error, or omission arising out of or related to this Agreement.

