

July 8, 2026

Matt Johnson, Project Manager
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RE: Proposed Fee for Add Services

Revising construction drawings for the new Ag Education and Middle School Athletic Building

Mr. Johnson:

Mass Architects completed the design and production of the construction documents per our design contract for both the Ag Education Building and the Middle School Athletic Building. In the case of VoAG, the bidding process and building permit had been obtained before stopping the project. To go back and redesign those facilities to the new parameters set forth by District Administration will require additional design services on our part to include our direct staff and consulting engineers.

The Ag Education building design shall decrease the overall scope and size of the building and realign the remaining square footage to increase the shop area while decreasing the show barn aspects and observation/concession space. The site plan changes include removing the covered pens and shall include more details related to the greenhouse.

The Middle School Athletic Building is to be sited in a different location to avoid the demolition of the existing parking lot. The new location is to the east of the existing locker room building. The scope within is to remove the separate storage buildings and incorporate artificial turf within the interior.

The construction documents component accounts for 40% of our overall fee per project. This equates to **\$93,367.20** for the Ag Education Building and **\$81,792.47** for the Middle School Athletic Building which has been previously invoiced and paid. Both buildings still have a balance for the construction administration phase per the last invoice.

In looking over the intended revisions with the design team and understanding the quantity of drawing sheets that need to be recalculated and redrawn, the fees associated are as follows.

Ag Education	Architectural	\$25,000
	<u>Engineering</u>	<u>\$32,810</u>
	Sub-Total	\$57,810
Middle School	Architectural	\$14,000
	<u>Engineering</u>	<u>\$24,300</u>
	Sub-Total	\$38,300
	Total	<u>\$96,110</u>



You will notice there is more associated rework both with architectural revisions and engineering revisions with the Ag building than the Middle School project.

Mass Architects is also wanting to take this opportunity to credit back to the District the value of cost overruns due to design related field changes with the canopy at the Early Childhood Center. Those cost overruns were approximately \$36,000 in total. Our proposal is for this supplemental agreement to include that as a credit bringing the contract amendment to **\$60,110**.

Total	\$96,110
<u>Design Credit</u>	<u>\$36,000</u>
Amendment Total	\$60,110

The design team is prepared to revise the drawings to be ready for bidding and permitting within 5 weeks of a notice-to-proceed. Upon acceptance of this fee, we will generate a formal contract amendment to be executed. Let me know if you would like to schedule a dedicated meeting to discuss and review these costs.

Respectfully,



Matthew Radcliffe, C.O.O.

Mass Architects. Big Ideas.

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