

2025-12-23

Attn: Dr. Trey Smith
Executive Director, East Mountain High School
tsmith@eastmountainhigh.net
25 La Madera Road
Sandia Park, NM 87047

RE: Architectural Design Services for East Mountain High School for the Modular Building and Associated Site Work

Add Services proposal:

Trey,

Thank you for the opportunity to provide architectural services for East Mountain High School related to the documentation and submission of the modular building foundations, associated site work, and utilities to Bernalillo County. Our understanding of the Scope of Work is as follows:

SCOPE OF WORK

The following is a list of services included in our scope:

1. Coordination of Modular Building provider and Engineering Consultants.
2. Documentation for submission to Bernalillo County Planning & Development Services
3. Code documentation
4. Landscape Design for affected areas
5. Preliminary Engineering services limited to:
 - a. Civil Engineering
 - b. Structural Engineering
 - c. Electrical Engineering drawings
 - d. Limited Plumbing
6. Construction Administration to include RFI responses, submittal review and site visits

SCOPE OF WORK EXCLUSIONS

Services that will not be provided include: (Could be added as an Additional Service)

1. Modular Building Design (provided by Palomar)
2. Project Manual and Specifications
3. Architectural Design Review with Paa-ko Village Community (Separate agreement already in place)
4. Audio Visual Design and Technology Consultant
5. Traffic Impact Analysis – If required by Bernalillo County or NMDOT a consultant can be added.
6. Geotechnical Analysis (SMPC can help coordinate these consultant proposals and SOW)
7. Survey – topographical and Utility (SMPC can help coordinate these consultant proposals and SOW)

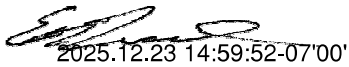
8. Owner's Representation Services

Professional Services to include Architectural, Engineering, and cost estimating will be provided at a lump sum fee. The design fee is broken down by phase as follows:

Architecture fee:	\$55,920.00
Consultant fees:	\$25,840.00
Total fee:	\$81,760.00 (Not including NMGRT)

If this proposal is acceptable, please sign and return. SMPC will draft an AIA contract amendment with East Mountain HS.

Sincerely,



2025.12.23 14:59:52-07'00'

Erik Mease, AIA
Principal, SMPC Architects



Dr. Trey Smith
Executive Director, East Mountain High School

2/27/26

Date: