

April 13, 2026

## LCSD Newport Auditoriums Design Development through Project Completion Proposal

Rich,

Thank you for the opportunity to provide a proposal for Design Development through Project Completion design services for the LCSD Newport Auditorium Project.

### *Background:*

Capri Architecture was hired as the architect of record to complete design and construction documents for the Newport Auditorium. The project team includes the following:

Hacker Architects – Design Architects

Shalleck Collaborative – Theatre Design Consultant

ABD Engineering – Acoustic Engineer

Mazzetti Engineering – Civil Engineer

MSC Engineering – Structural Engineer

This team has completed a conceptual design for the auditorium as well as the schematic design phase. Following is a proposal for the remaining design work for the Newport Auditorium.

### *Value Engineering*

- Implement accepted value engineering (VE) items as identified by Fortis Construction and accepted by LCSD and the design team
- Investigate additional VE items listed on the VE Options Log for implementation
- Refine and accept the additional items, to achieve the \$12M construction budget
- Provide revised plans, elevations, sections and site plan for review

*Design Development:*

- Develop the plans, elevations and sections to include materials selections, preliminary color selections, furniture layout, theater layout and functionality and site design
- Work with theater consultant to finalize infrastructure requirements and coordinate with structural and Fortis Construction's MEP engineers
- Renderings – More detailed interior and exterior to allow LCSD to visualize the project
- Hold a predevelopment meeting with the city and fire marshal
- Hold regular check-in / constructability reviews with the CMGC where systems are discussed and a cost / benefit analysis will be considered (two online meetings)
- Hold weekly subconsultant coordination meetings
- Hold three design development meetings with the LCSD user group
- One DD meeting each for Theater and Structural consultants

*DD Estimate:*

- Provide DD Design and Specifications to CMGC for estimating
- Review with LCSD

*Deliverables:*

- DD Site Plan, Site Sections, Floor Plans, Elevations and Sections, Interior Elevations, roof, wall, floor system details, DD level schedules, DD level Structural Plans, Civil Plans, selections for all disciplines
- Renderings – interior and exterior
- FF&E layout update

### *Construction Documents:*

Construction documents will be divided into three phases:

#### *Phase 1 Site Prep Package*

This phase will include erosion control, excavation, shoring (where necessary), structural fill, and installation of deep foundation support systems (currently RAP). This phase will overlap with the end of the design development phase.

#### *Phase 2 Underground Utilities, Foundations and Building Shell*

This phase will include all underground utilities, underneath the building slab, installation of footings, foundation retaining walls, building slabs and building shell.

#### *Phase 3 Building Completion*

This phase will include all interior and exterior finishes as necessary to complete the project including final building details.

- Finalize all plans, schedules and details from the DD phase
- Finalize Renderings
- Develop details for all pertinent conditions
- Finalize Specifications
- Check Sets at 50% and 90% for each phase
- Constructability review with Fortis Construction at 50% CD for each phase
- Final bidding / permitting Documents

### *Bidding / Permitting (proposal includes 3 phases):*

- Submit Documents to City of Newport for plan review
- Submit Documents to Fortis Construction for bidding
- Answer bidder questions
- Answer Plan Review questions

### *Construction Administration (proposal includes 3 phases):*

- Weekly on-site meetings throughout CA (60 meetings)

- On site review of structural and MEP as needed
- Weekly field reports
- Answer RFIs
- Certify Applications for Payment
- Initiate ASIs when needed
- Initiate Proposal Requests when needed
- Review Change Requests
- Approve Change Orders

*Closeout:*

- Issue substantial completion document
- Review Operation and Maintenance Manuals
- Review Record Documents
- Ensure CMGC provides training where specified
- 11-month warranty review

*Schedule:*

- Start of Design Development: April 13, 2026

*Fee:*

The fee to perform the remaining design fee for Newport High School outlined above is **\$1,140,600** with a reimbursable expense allowance of **\$20,000**.

*Exclusions:*

- Wage Certification Review
- Work associated with projects other than Newport High School
- Commissioning (should be a third party)
- Landscape Design
- Cost Estimating

- Geotechnical Survey
- Survey
- Civil Design of City of Newport Public Improvements on 3<sup>rd</sup> Street
- West Parking Lot (Currently removed from Scope)
- Mechanical, Electrical, Plumbing, Fire Alarm/Sprinkler, Technology Design
- Photovoltaic Design
- Work associated with projects other than the Auditorium Building

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

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Dustin Capri, AIA

Principal | Partner, Capri Architecture, LLC

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Mr. Rich Belloni

Facilities Director Lincoln County School District