

April 9, 2026

West Bonner County School District 83  
Attn: Kim Spacek, Superintendent  
134 Main Street  
Priest River, ID 83856

Re: Priest River Jr High Condition Assessment

Dear Mr. Spacek,

Thank you again for the opportunity to provide a scope and services proposal for the condition assessment on the Priest River Junior High School building. The focus of the study will be to review existing conditions for structural, mechanical and electrical systems, accessibility, and code compliance to place the building back in service. In addition, the scope of work includes assessment of non-critical building envelope and interior finishes.

Per the Request for Qualifications and subsequent discussion with you, the following scope of services is proposed.

#### **Project Description:**

Existing building systems review:

1. Analyze the existing systems and structure for condition and remaining life
2. Review and incorporate findings from any previous facility studies
3. IGuide 3D photo scan of building interior and exterior
4. Develop a plan approach to modernization and code compliance under the *International Existing Building Code*, including exiting, emergency lighting, fire alarm, and fire assemblies.
5. Assess replacement of major building systems
6. Review required upgrades to building structure for current seismic requirements if applicable
7. Review options for an elevator addition to correct accessibility issues
8. Provide cost opinion for addition of automatic fire suppression system
9. Provide cost opinion for proposed renovation(s)

Deliverables include condition assessments, code analysis, concept graphics and narratives in support of systems replacement, floor plan overlays to show building organization, and cost estimates.

#### **Process for Project Development**

The service would include, but not necessarily be limited to the following primary components:

- Meet with project team to refine a list of guiding goals and objectives.
- Conduct onsite investigation of existing systems and conditions, create IGuide scan of building.
- Develop condition assessment report for building components.
- Create design option graphics and narratives.
- Develop order-of-magnitude cost estimates to assist in project feasibility analysis.

#### **Exclusions:**

Proposed services do not include hazardous materials surveys or abatement plans. Services do not include topographic or boundary surveying, or geotechnical evaluations. Services do not include engineering design of systems or utilities. Full architectural design of facilities is not included. Public

involvement processes to gather community input on options are not included. Assessments are not included for any existing structures apart from the existing Junior High building. Any services identified as excluded, or otherwise not specifically described as included, may be added at District request with appropriate fee modification.

**Fee:**

Architects West proposes to provide the services described above for a lump sum fee of \$41,750 plus reimbursable expenses as described herein. Services may also be provided on a time and materials basis with the proposed lump sum as the estimated total. Reimbursable Expenses include actual expenditures made by the Architect in the direct interest of the Project. These include printing and reprographics, mileage, meals and lodging (if required). Reimbursable expenses include a 10% administration fee to cover internal processing.

The proposed fee includes:

Architectural	\$23,750
Structural Engineering	\$4,500
Mechanical Engineering	\$10,000
Electrical Engineering	\$3,500
Total Proposed Fee	\$41,750

If the scope and fee presented meets with your approval, we will generate an AIA B105 form of agreement for review and signature. Please let me know if you have any questions or require clarification regarding any aspect of this proposal.

Sincerely,

ARCHITECTS WEST, INC.



Marcus E. Valentine, AIA  
Principal

ARCHITECTS WEST, INC.  
HOURLY RATE SCHEDULE  
May 1, 2025

Principal	\$230.00
Senior Architect	\$190.00
Architect I	\$170.00
Architect II	\$150.00
Architect III	\$130.00
Architect Intern I	\$125.00
Architect Intern II	\$110.00
Senior Interior Designer	\$160.00
Interior Designer I	\$130.00
Interior Designer II	\$95.00
Senior Landscape Architect	\$185.00
Landscape Architect I	\$130.00
Landscape Architect II	\$110.00
Landscape Designer	\$95.00
Draftsperson I	\$130.00
Draftsperson II	\$105.00
Draftsperson III	\$80.00
Administrative I	\$130.00
Administrative II	\$95.00
Administrative III	\$75.00
WEB/Graphics/Drafting	\$140.00