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## **KLEMT + ASSOCIATES, P.C.**

May 26, 2009

Dr. James G. Blevins  
Division Superintendent  
Bedford County Public School

Bedford, Virginia

Re: New Air-Conditioning Systems for New London Academy, New London, Virginia

Dear Dr. Blevins:

Pursuant to our visit about your proposed air-conditioning systems, we have prepared the general requirements for the Architectural and Engineering efforts for your project:

- a. Verify the existing space and conditions.
- b. Prepare a Code Search for the new space.
- c. Evaluate the wants and needs of you and your staff for the new and replaced air-conditioning systems and related work.
- d. Prepare the necessary bidding documents for your approval of the overall design concept.
- e. Prepare the necessary documents to obtain a building permit.
- f. Assist in the receipt and bidding process.
- g. Assist in the construction administration phase.

Our fees for these services would be defined in the following manner:

### **Design Services**

#### **ARCHITECTURAL**

##### **As-Builts of the existing portion of the school**

This Phase is to verify the existing conditions.

##### **Design Development and Construction Document Phase**

These phases include consultation with you, the Owner, to understand your needs and wants; develop a preliminary plan of the desired areas affected. Upon approval of the design development drawings, the final drawings consisting of the relevant plans and details are prepared with your consultation. These drawings are then used to obtain a Building Permit from the County of Bedford.

Our outline and rough estimate for the work is as follows:

1. Classroom Wing Front and Administration Air-Conditioning – Locate two new outside air dehumidification units on the flat roof and run limited supply and exhaust ductwork exposed on the roof. Ductwork to penetrate roof and provide dehumidified fresh air to classrooms by

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utilizing new 36"x12" dropped bulkheads along the corridor side of the classrooms. Heating and cooling of the classroom spaces will be accomplished by replacing the existing Singer thru-wall packaged units with new thru-wall packaged heat pump units with auxiliary electric heat. Provide electrical to new equipment. Replace existing split-system AC serving the Administration area. Estimated Cost: 17870 SF x \$22 = \$393,000

2. Library/Café Addition – Replace existing split system AC units. Re-use existing air distribution and ventilation. Estimated Cost: 9800 SF x \$9 = \$88,000
3. Alumni House – Replace/Expand existing split system AC's. (Note: Historic structure). Estimated Cost: 3328 SF x \$12 = \$40,000
4. Gym – Replace existing split AC. Estimated Cost: 2510 SF x \$12 = \$30,000
5. New CR Addition (1990) – Replace existing rooftop AC unit. Refurbish fan-powered VAV boxes and controls. Estimated Cost: 12950 SF x 8 = \$104,000
6. Architectural items such as rooftop screen on front building and miscellaneous repairs for floors, ceilings and walls. Estimated Cost: \$62,000
7. Contractors overhead and profit Estimated Cost: \$71,000

Total Estimated Cost = \$788,000

Note: Cost figures are our opinion only of the probable costs, and are not based on fully designed solutions.

Please note also this does not include any contingency. We do recommend at least ten percent (10%) that would add another \$78,000.

### **Construction Administration Phase**

This Phase is used to coordinate with the Building Team the intent and interpretation of the drawings. This includes questions about intent and concept.

Our fee for this work is as follows:

Mechanical, Electrical and Plumbing Engineering: \$46,834

Architectural and Structural Engineering: \$28,026

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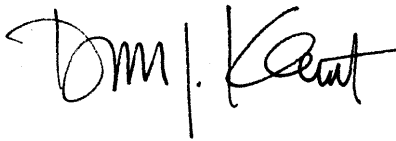
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Dr. Blevins

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This represents our approach to the efforts for the design and construction administration services for this project. It is our policy to use a standard AIA Owner-Architect Agreement once you have approved this arrangement.

Yours truly,

A handwritten signature in black ink, appearing to read "D.J. Klemt". The signature is written in a cursive, flowing style.

David J. Klemt, AIA