



## Proposal

December 16, 2011

**Christopher S. Cobb, P.E.**  
Capital Projects Manager  
City of Sparks Community Services  
1675 E. Prater Way, Suite 107  
Sparks, NV 89434

Re: Shadow Mountain Concession Building Renovation

Dear Chris,

We are pleased to submit this Proposal which outlines professional Architectural and Engineering design services for renovating the existing Shadow Mountain Concession Building. We have included a brief scope description for Basic Services and our proposed fee.

### Scope of Work

#### Basic Services

Basic Services shall consist of Architectural and Engineering Design Services to provide Construction Documents and Specifications for the listed construction scope of work. Basic Services also includes Bidding and Construction Administration. The following summarizes the construction scope of work for the project:

#### Structural

1. Modify Roof as follows:
  - a. Infill existing Second Floor 'windows'
  - b. Extend the sloping high roof parapet upwards approximately 4 feet to create a taller roof well to house mechanical equipment.
2. Add new interior man door in existing CMU wall in concession area.
3. Infill existing coiling exterior door opening with CMU and provide new man door opening.

#### **H+K ARCHITECTS**

5485 Reno Corporate Drive, Suite 100  
Reno, Nevada 89511-2262

P 775+332+6640  
F 775+332+6642

hkarchitects.com

### **Mechanical**

1. Replace all plumbing fixtures in Men's and Women's toilet rooms with stainless steel vandal resistant type. (Minor Reconfiguration required to allow for ADA Access)
2. Existing exterior Drinking Fountains to be replaced with new drinking fountains.
3. New Evaporative Cooling unit will be located on the roof with ductwork routed only to the existing Concession Space.
4. The existing refrigeration condensing unit serving the cooler will remain on the roof.
5. Electric wall type heaters will be provided in the two existing storage rooms, stairwell, concession room, equipment storage room and toilet rooms to prevent freezing in winter months.

### **Electrical**

1. Complete new electrical to be provided throughout the building with a new electrical panel.
2. The existing field lighting disconnects and controls will be removed and reinstalled.
3. New Fire Alarm as required.
4. New Lighting throughout.

### **Architectural**

1. Existing wood shake roof to be replaced with composition shingles.
2. New single ply roof membrane to replace existing built-up roof at well.
3. Complete painting of all exterior and interior surfaces.
4. New toilet room configuration including partitions and accessories.
5. New interior and exterior doors as required.

### **Fee**

We propose to provide the services outlined above for a fixed fee of Thirty-Five Thousand Dollars (\$35,000.00 broken down per phase as follows:

Design Development	30%
Construction Documents	50%
Bidding	05%
Construction Administration	15%

### **Conditions**

This Proposal has been prepared with the following understanding:

1. "Boiler Plate" upfront specifications will be provided by the City of Sparks.
2. Printing of Bid Sets will be provided by the City of Sparks.
3. Civil and Landscape design work is not a part of this Proposal.
4. Kitchen equipment is excluded from this Proposal.
5. Toilet Room exhaust will not be provided. Existing wall openings providing natural ventilation will continue to be utilized.
6. Site Drainage and utility systems are excluded from this Proposal.
7. Plumbing design scope is not included in the equipment storage room, concession area or storage rooms.

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8. Domestic hot water heating is excluded from this Proposal.
9. Grease traps and oil interceptors are excluded from this Proposal.

Thank you for your consideration of H+K Architects. Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "JK Architects". The signature is stylized with vertical lines and horizontal strokes.

Jeff Klippenstein, AIA