



December 09, 2022

Matthew O'Donnell
Director, Construction, Planning and Design
Cuyahoga Community College
700 Carnegie Ave.
Cleveland, OH 44115

RE: Tri-C East Campus Education Center Art Spaces Renovation, C20222099
at 4250 Richmond Rd. Highland Hills, OH 44122

Dear Matt:

Thank you for selecting the LVK Design team for the EEC Art Spaces Renovation. We are very excited to work on this important project with Cuyahoga Community College. We appreciate the opportunity to meet and discuss the project and need for professional design services required for this project.

PROJECT GOALS

LVK Design understands the College's goals for the project are to:

- 1) Prioritize Studios
- 2) Enhance Circulation
- 3) Promote Collaboration
- 4) Highlight the Creative Process
- 5) Integrate Daylighting
- 6) Maintain Design Continuity with Phase 1

PROJECT BUDGET

LVK Design understands the College's overall project budget is \$5,000,000.00. Of that \$5M, the construction budget is set at \$4.3M, which does not include Owner or CMR contingency. The College is still in the process of defining those contingency values as well as budgets for furniture, equipment, audio/video, etc. Refer to the technical proposal form for additional information. Our team also consists of a third-party construction-based estimator for the schematic design, design development and construction document phases.

LVK Design does not have control over the cost of labor, materials, or equipment, over Contractors' methods of determining prices, or over competitive bidding, market, or negotiating conditions.

PROJECT SCHEDULE AND DELIVERY

LVK Design understands this project is funded through State dollars and therefore subject to Controlling Board and Tri-C Board of Trustee Approval. The professional design services fee is planned to be approved at the January 2023 Controlling Board meeting, allowing design to start in February 2023 and is intended to be complete in August 2023. Bidding/GMP negotiations will occur in the fall of 2023 with a construction NTP in December 2023. Construction is intended to last approximately 31 weeks and be complete in July of 2024. Refer to the technical proposal form for additional anticipated design phase durations/dates. The project is to include two (2) bid packages to fast track an early demolition and long lead items scope.

The project will be delivered with construction manager at risk method. The CMR is intended to be engaged early in the design process.

PROJECT TEAM

The foundation of success for any project is the team – this includes the Owner, department representatives, facilities, A/E and construction professionals, etc. We believe the team is more than the sum of its parts. We are very proud of the success had during Phase I of the East Education Center renovation and are very excited to continue the design forward. It is this reason we have assembled the same key team members that executed phase I for this subsequent phase. These team members include Luke and Vicky Kraft as project management and design lead, Andy Lanier (DS architecture) as BIM modeling/rendering lead and Karpinski Engineering, lead by Evan Hammersmith, for MEPT engineering. We are confident that our first-hand knowledge of the building and design and construction experience from phase I will pay dividends in terms of a successful project. Please refer to the technical proposal form for a list of professional design services team members.

PROJECT APPROACH

We also understand that the College has invested time into an initial feasibility study. Our team will first work with Tri-C constituents to validate and understand the findings and then couple the feasibility effort with our historical experience of phase I design and construction to begin our interactive and collaborative design process.

We approach every project with the notion of not knowing the answers coming into the project or with preconceived ideas. We lead the development of a solution through an integrated and collaborative approach married with functional design excellence. Our first step is always understanding the goals of the project and establishing critical success factors – these elements are consistently referred back to during the design process to ensure the project is staying true to the intent and needs of the end user. Our philosophy of listen first allows us to gather data and maximize understanding; only then can we put pen to paper to start the design process. Developing the project solution is an iterative experience that requires the study of multiple options and engagement of all stakeholders. It is this process that drives us, inspires us, and creates the optimal outcome. We are excited to better learn about Print Making, Ceramics & Sculpture to develop concepts unique to them while at the same time carrying through Phase I concepts and design aesthetic to create a unified Education Center.

Building Information Modeling (BIM) is the cornerstone of design representation and construction document production. LVK Design and our team members utilize industry standard Revit software as our BIM platform. The renovation for the East Campus Education Center Art Spaces will be completed in Revit to maximize collaboration, clash detection and for 3D design representation. As the design process develops, the model aids in understanding all of the building's complex structural, mechanical, plumbing and electrical systems. The BIM model also becomes a powerful tool for the contractor in coordinating their sub trades in the field.

PROJECT SCOPE

LVK Design understands this Project involves the interior renovation (demolition and new construction) for the East Education Center Art Spaces, including Print Making, Ceramics & Sculpture Studios, classrooms and office spaces which support art and the humanities and associated storage, circulation and collaboration areas. The approximate area of renovation is 27,000 SF, although this may need to be reduced for budget reasons. The goal of the Project intends to maintain aesthetic continuity with the recent phase 1 interior renovation and shift from the traditional classroom style to more spaces that will better accommodate and display the creative process. The project includes the design services of architectural, MEPT/FP engineering and minor structural engineering. The exterior courtyard is no longer within the scope of the Project. All scope of the Project is interior. Although not seeking LEED certification, the project will be designed with sustainable best practices and conform to the College's Sustainability guidelines. The feasibility study illustrates the overall intended scope of the project.

The project will execute the phases of:

- 1) Programming / Program Verification
- 2) Schematic Design
- 3) Design Development
- 4) Construction Documents
- 5) Bidding / GMP negotiation
- 6) Construction Administration
- 7) Project Closeout

Services for each phase will follow the standard State 'Exhibit B - A/E Scope of Services (CM at Risk)' and 'Exhibit C – Minimum Stage Submission Requirement' as applicable and/or as amended via this technical proposal.

Base services include architectural, interior design, mechanical engineering, electrical engineering, plumbing engineering, fire protection engineering and structural engineering. Opinion of probable construction costs at SD, DD and CD phase are also included in base services.

Known additional services include programming, A/V coordination with Tri-C'S A/V and IT department, furniture services, equipment services, signage design services (coordinated with Tri-C standards, with emphasis on wayfinding), security design services, photo-realistic renderings (up to 3 interior views), a BIM record model and hazardous materials consulting. Please refer to the technical proposal form for additional detail.

PROFESSIONAL DESIGN SERVICES FEE

LVK Design will provide architectural and engineering design services for the fee noted below. Progress billing will occur monthly.

Base Services:	\$368,450.00
Additional Services:	\$71,360.00
Reimbursables:	\$14,400.00
Total:	\$454,210.00

Please refer to the technical proposal form for a detailed breakdown of the fee per phase and per each known additional service.

Additional service fees may be billed at our standard hourly rates listed in the technical proposal for services beyond the scope contained within this proposal. Additional services will only be executed upon your approval/direction.

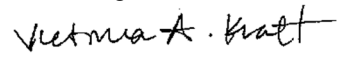
Assumptions/Clarifications and Exclusions are included in the technical proposal form.

This proposal is valid for 60 days after which time LVK Design reserves the right to re-evaluate and revise this proposal. The contract between us will be a Standard State of Ohio agreement form Between Owner and Architect.

If acceptable, please sign below authorizing us to proceed. We look forward to working with you on this project. We can begin work immediately upon acceptance of this proposal. Please contact me if you have any questions or require additional information.

Sincerely,

LVK Design, LLC



Victoria A. Kraft, RA, NCIDQ, IIDA
Owner



Lucas Kraft, RA, EDAC, LEED AP
Owner

Approval to Proceed

Date