



WILLIAM STARCK ARCHITECTS, INC.

September 17, 2014
(E-mailed Only)

Mr. Steven Larrick
580 Broad Street
Central Falls, RI 02806

Re: **Central Falls/Rhode Island College Innovation Lab**
115 Illinois Ave
Central Falls, RI 02806

Dear Mr. Larrick:

As a follow-up to our September 16, 2014 meeting and subsequent telephone conversations, please accept this Scope of Services/Fee proposal for your review and consideration.

It is our understanding that the scope of work for this project includes the conceptual layout of a +/- 4,800 square foot three (3) level tutoring and dormitory center (the basement square footage is not included in this square footage). It is also our understanding that the Central Falls/Rhode Island College Innovation Lab has initially been arranged as follows: a first floor ADA Accessible tutoring/academic level, a second floor ADA Accessible dormitory level and a third floor dormitory level.

Our proposed professional architectural services will include the following:

Existing Conditions Narrative:

- A preliminary investigation of existing conditions will be performed and a narrative attesting to the project feasibility will be prepared.

Conceptual/Schematic Layouts:

- One (1) conceptual floor plan (first floor, second floor and third floor) will be developed. The program for the conceptual floor plans will be derived from the discussion held during a September 19, 2014 Programming meeting between the City of Central Falls, the Central Falls School District and William Starck Architects, Inc.

Conceptual Rendering:

- One (1) exterior rendered perspective will be developed indicating major building components and general materials of construction.



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Conceptual Cost Analysis:

- A preliminary Opinion of Probable Construction Cost based upon the conceptual floor plans and exterior rendering will be prepared. This narrative will also provide a square footage cost comparison for new construction.

Our fee for the above listed services will be \$7,700.

The following items are not included in this Scope of Services:

- Existing Conditions Survey
- Comprehensive Building Code review
- Approvals from local and state agencies
- Zoning/Planning Analysis
- Design Development, Construction Documents and/or Specifications and Construction Administration Services
- Civil, Geo-Technical, Structural, Mechanical, Electrical, Plumbing and Fire Protection Engineering Services
- Environmental consulting services, analysis and associated coordination
- Hazardous Materials testing, identification or mitigation

We are able to begin work on this project immediately and look forward to working with the City of Central Falls and the Central Falls School District. If acceptable, please sign and return a copy of this proposal to us. Thank you for the opportunity to submit this proposal.

Sincerely,

WILLIAM STARCK ARCHITECTS, INC.

David J. Andrade
Senior Project Manager

Accepted: _____

Date: September 18, 2014

APPROVED TO FORW

DJA/dja
Doc. TutoringCenterProposal

www.StarckArchitects.com

Reviewed per F.S.A.

Leonard Morganis
Administration & Finance Officer