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December 15, 2021

Sean Mathes, Supervisor of Buildings & Grounds
Campbell County School District 1
109 North Gurley Ave.
Gillette, WY 82716-3496

Dennis Holmes
1-4-22

RE: Twin Spruce Flooring Replacement

Sean,

Thank you for the opportunity to assist you with the design bidding and construction contract administration effort for Twin Spruce Junior High School Flooring Replacement. Please refer to the proposal below outlining the services offered by Arete Design Group.

SCOPE OF PROJECT

In the Twin Spruce Junior High School the existing flooring in the circulation spaces of the building, such as all of the corridors and commons area needs to be replaced. There are three floors to the building with multiple floor levels at each connected by ramps and sloped floors. These areas of the building total approximately 30,000 square feet. It is understood that this area may expand or contract as the full scope is investigated and verified onsite. The flooring and mastic would be abated of any asbestos containing material by CCSD 1 prior to the flooring replacement project.

EXCLUSIONS:

- *Mechanical, Plumbing and Electrical engineering services.*
- *Hazardous material investigation and abatement.*

SCHEDULE

Arete Design Group is prepared to complete the scope of services described above and submit for bidding in March/April 2022 with construction to take place over the summer of 2022 when school is not in session. We would encourage issuing the Notice To Proceed as soon after bid opening as possible to allow the contractor to obtain any long lead items.

FEES

We propose the following lump sum amounts:

<u>Discipline</u>	<u>Investigate/Verify</u>	<u>Con. Docs</u>	<u>Bidding</u>	<u>CCA</u>
Architectural	\$2,200	\$2,000	\$2,100	\$1,500

TOTAL Fee - \$7,800.00

Again, we look forward to the opportunity to work with you. If you have any questions or would like to talk through things in more detail, please let me know.

Sincerely,



Ben Reeves – AIA Project Manager

ARETE DESIGN GROUP

Sean:

Please see the revised Twin Spruce Flooring Proposal Letter attached. I called Interior Images to ask them what they bid on Sage Valley Flooring. It came out to \$17.55 per square foot for the floor prep, 36"x36" VCT flooring and the resilient base and transition strips which equates to \$526,500 for 30,000 square feet. Keep in mind they were not the low bidder at Sage Valley last year. With the volume being that high, the number is likely to be significantly lower.

A few other things to consider: 1) the adhesive remover and subsequent sealer used by the abatement company needs to be verified with the VCT manufacturer for confirmation of compatibility with their adhesive (they may even require that you skim coat the floor instead of just the clear sealer), 2) the abatement sealer needs time to flash off before new flooring can be placed which will compress the "over summer" schedule, 3) an install of this size may require up to 4 individual crews at one time, so sequencing the install by priority may be a good option to put out there, 4) lead times from manufacturers still continues to be a problem, so we will need to give them as much lead time as possible.

Thanks,



Ben Reeves, AIA

Project Manager

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