



Standard Form of Agreement Between Owner and Architect

AIA Document B141 - Electronic Format

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES: CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION. AUTHENTICATION OF THIS ELECTRONICALLY DRAFTED AIA DOCUMENT MAY BE MADE BY USING AIA DOCUMENT D401.

Copyright 1917, 1926, 1948, 1951, 1953, 1958, 1961, 1963, 1966, 1967, 1970, 1974, 1977, 1987 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C., 20006-5292. Reproduction of the material herein or substantial quotation of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.

AGREEMENT

made as of the day of May in the year of ~~Nineteen Hundred and~~ Two Thousand

BETWEEN the Owner:

(Name and address)

Wasatch County School District

173 East 200 North

Heber, Utah 84032

and the Architect:

(Name and address)

Architectural Design West, Inc

30 East South Temple

Salt Lake City, Utah 84111

For the following Project:

(Include detailed description of Project, location, address and scope.)

1. Design for renovation of existing North School. Concert Facility to School District Office Building and Alternative School.
2. Refer to Attachment "A" / Preliminary Floor Plans
3. Refer to Attachment "B" / Preliminary Site Plans
4. Refer to Attachment "C" / Preliminary Project Cost Estimate
5. Refer to Attachment "D" / Design West Architectural / Engineering Basic Service Fee Schedule

The Owner and Architect agree as set forth below.

AIA DOCUMENT B141 - OWNER-ARCHITECT AGREEMENT - FOURTEENTH EDITION - AIA - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE N.W., WASHINGTON, D.C. 20006-5292.; Unlicensed photocopying violates U.S. copyright laws and is subject to legal prosecution. This document was electronically produced with the permission of the AIA and can be reproduced without violation until the date of expiration as noted below.

Electronic Format B141-1987

User Document: B1 -- 6/6/2000. AIA License Number 104728, which expires on 2/6/2001 -- Page #1

TERMS AND CONDITIONS OF AGREEMENT BETWEEN OWNER AND ARCHITECT

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

1.1 ARCHITECT'S SERVICES

1.1.1 The Architect's services consist of those services performed by the Architect, Architect's employees and Architect's consultants as enumerated in Articles 2 and 3 of this Agreement and any other services included in Article 12.

1.1.2 The Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Work. Upon request of the Owner, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services which may be adjusted as the Project proceeds, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause, be exceeded by the Architect or Owner.

1.1.3 The services covered by this Agreement are subject to the time limitations contained in Subparagraph 11.5.1.

ARTICLE 2 SCOPE OF ARCHITECT'S BASIC SERVICES

2.1 DEFINITION

2.1.1 The Architect's Basic Services consist of those described in Paragraphs 2.2 through 2.6 and any other services identified in Article 12 as part of Basic Services, and include normal structural, mechanical and electrical engineering services.

Insert A: See Article 12.1

2.2 SCHEMATIC DESIGN PHASE

2.2.1 The Architect shall review the program furnished by the Owner to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the Owner.

2.2.2 The Architect shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other, subject to the limitations set forth in Subparagraph 5.2.1.

2.2.3 The Architect shall review with the Owner alternative approaches to design and construction of the Project.

2.2.4 Based on the mutually agreed-upon program, schedule and construction budget requirements, the Architect shall prepare, for approval by the Owner, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components.

2.2.5 The Architect shall submit to the Owner a preliminary estimate of Construction Cost based on current area, volume or other unit costs.

2.3 DESIGN DEVELOPMENT PHASE

2.3.1 Based on the approved Schematic Design Documents and any adjustments authorized by the Owner in the program, schedule or construction budget, the Architect shall prepare, for approval by the Owner, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate.

2.3.2 The Architect shall advise the Owner of any adjustments to the preliminary estimate of Construction Cost.

2.4 CONSTRUCTION DOCUMENTS PHASE

2.4.1 Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the Owner, the Architect shall prepare, for approval by the Owner, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project.

2.4.2 The Architect shall assist the Owner in the preparation of the necessary bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and Contractor.

2.4.3 The Architect shall advise the Owner of any adjustments to previous preliminary estimates of Construction Cost indicated by changes in requirements or general market conditions.

2.4.4 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

2.5 BIDDING OR NEGOTIATION PHASE

2.5.1 The Architect, following the Owner's approval of the

Construction Documents and of the latest preliminary estimate of Construction Cost, shall assist the Owner in obtaining bids or negotiated proposals and assist in awarding and preparing contracts for construction.

2.6 CONSTRUCTION PHASE-ADMINISTRATION OF THE CONSTRUCTION CONTRACT

2.6.1 The Architect's responsibility to provide Basic Services for the Construction Phase under this Agreement commences with the award of the Contract for Construction and terminates at the earlier of the issuance to the Owner of the final Certificate for Payment or 60 days after the date of Substantial Completion of the Work.

2.6.2 The Architect shall provide administration of the Contract for Construction as set forth below and in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement, unless otherwise provided in this Agreement.

2.6.3 Duties, responsibilities and limitations of authority of the Architect shall not be restricted, modified or extended without written agreement of the Owner and Architect with consent of the Contractor, which consent shall not be unreasonably withheld.

2.6.4 The Architect shall be a representative of and shall advise and consult with the Owner (1) during construction until final payment to the Contractor is due, and (2) as an Additional Service at the Owner's direction from time to time during the correction period described in the Contract for Construction. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement unless otherwise modified by written instrument.

2.6.5 The Architect shall visit the site at intervals appropriate to the stage of construction or as otherwise agreed by the Owner and Architect in writing to become generally familiar with the progress and quality of the Work completed and to determine in general if the Work is being performed in a manner indicating that the Work when completed will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of on-site observations as an architect, the Architect shall keep the Owner informed of the progress and quality of the Work, and shall endeavor to guard the Owner against defects and deficiencies in the Work.
(More extensive site representation may be agreed to as an Additional Service, as described in Paragraph 3.2.)

2.6.6 The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the

Contract for Construction. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

2.6.7 The Architect shall at all times have access to the Work wherever it is in preparation or progress.

2.6.8 Except as may otherwise be provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall communicate through the Architect. Communications by and with the Architect's consultants shall be through the Architect.

2.6.9 Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect shall review and certify the amounts due the Contractor.

2.6.10 The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's observations at the site as provided in Subparagraph 2.6.5 and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of the Architect's knowledge, information and belief, quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment shall further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

2.6.11 The Architect shall have authority to reject Work which does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable for implementation of the intent of the Contract Documents, the Architect will have authority to require additional inspection or testing of the Work in accordance with the

provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons performing portions of the Work.

2.6.12 The Architect shall review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action shall be taken with such reasonable promptness as to cause no delay in the Work or in the construction of the Owner or of separate contractors, while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractor, all of which remain the responsibility of the Contractor to the extent required by the Contract Documents. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

2.6.13 The Architect shall prepare Change Orders and Construction Change Directives, with supporting documentation and data if deemed necessary by the Architect as provided in Subparagraphs 3.1.1 and 3.3.3, for the Owner's approval and execution in accordance with the Contract Documents, and may authorize minor changes in the Work not involving an adjustment in the Contract Sum or an extension of the Contract Time which are not inconsistent with the intent of the Contract Documents.

2.6.14 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion, shall receive and forward to the Owner for the Owner's review and records written warranties and related documents required by the Contract Documents and assembled by the Contractor, and shall issue a final Certificate for Payment upon compliance with the requirements of the Contract Documents.

2.6.15 The Architect shall interpret and decide matters concerning performance of the Owner and Contractor under the requirements of the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made with reasonable promptness and within any time limits agreed upon.

2.6.16 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions so rendered in good faith.

2.6.17 The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

2.6.18 The Architect shall render written decisions within a reasonable time on all claims, disputes or other matters in question between the Owner and Contractor relating to the execution or progress of the Work as provided in the Contract Documents.

2.6.19 The Architect's decisions on claims, disputes or other matters, including those in question between the Owner and Contractor, except for those relating to aesthetic effect as provided in Subparagraph 2.6.17, shall be subject to arbitration as provided in this Agreement and in the Contract Documents.

ARTICLE 3 ADDITIONAL SERVICES

3.1 GENERAL

3.1.1 The services described in this Article 3 are not included in Basic Services unless so identified in Article 12, and they shall be paid for by the Owner as provided in this Agreement, in addition to the compensation for Basic Services. The services described under Paragraphs 3.2 and 3.4 shall only be provided if authorized or confirmed in writing by the Owner. If services described under Contingent Additional Services in Paragraph 3.3 are required due to circumstances beyond the Architect's control, the Architect shall notify the Owner prior to commencing such services. If the Owner deems that such services described under Paragraph 3.3 are not required, the Owner shall give prompt written notice to the Architect. If the Owner indicates in writing that all or part of such Contingent Additional Services are not required, the Architect shall have no obligation to provide those services.

3.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES

3.2.1 If more extensive representation at the site than is described in Subparagraph 2.6.5 is required, the Architect shall provide one or more Project Representatives to assist in carrying out such additional on-site responsibilities.

3.2.2 Project Representatives shall be selected, employed and directed by the Architect, and the Architect shall be compensated therefor as agreed by the Owner and Architect. The duties, responsibilities and limitations of authority of Project Representatives shall be as described in the edition of AIA Document B352 current as of the date of this Agreement, unless otherwise agreed.

3.2.3 Through the observations by such Project Representatives, the Architect shall endeavor to provide further protection for the Owner against defects and deficiencies in the Work, but the furnishing of such project representation shall not modify the rights, responsibilities or obligations of the Architect as described elsewhere in this Agreement.

3.3 CONTINGENT ADDITIONAL SERVICES

3.3.1 Making revisions in Drawings, Specifications or other documents when such revisions are:

- .1** inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in the Owner's program or Project budget;
- .2** required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents; or
- .3** due to changes required as a result of the Owner's failure to render decisions in a timely manner.

3.3.2 Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, the Owner's schedule, or the method of bidding or negotiating and contracting for construction, except for services required under Subparagraph 5.2.5.

3.3.3 Preparing Drawings, Specifications and other documentation and supporting data, evaluating Contractor's proposals, and providing other services in connection with Change Orders and Construction Change Directives.

3.3.4 Providing services in connection with evaluating substitutions proposed by the Contractor and making subsequent revisions to Drawings, Specifications and other documentation resulting therefrom.

3.3.5 Providing consultation concerning replacement of Work damaged by fire or other cause during construction, and furnishing services required in connection with the

replacement of such Work.

3.3.6 Providing services made necessary by the default of the Contractor, by major defects or deficiencies in the Work of the Contractor, or by failure of performance of either the Owner or Contractor under the Contract for Construction.

3.3.7 Providing services in evaluating an extensive number of claims submitted by the Contractor or others in connection with the Work.

3.3.8 Providing services in connection with a public hearing, arbitration proceeding or legal proceeding except where the Architect is party thereto.

3.3.9 Preparing documents for alternate, separate or sequential bids or providing services in connection with bidding, negotiation or construction prior to the completion of the Construction Documents Phase.

3.4 OPTIONAL ADDITIONAL SERVICES

3.4.1 Providing analyses of the Owner's needs and programming the requirements of the Project.

3.4.2 Providing financial feasibility or other special studies.

3.4.3 Providing planning surveys, site evaluations or comparative studies of prospective sites.

3.4.4 Providing special surveys, environmental studies and submissions required for approvals of governmental authorities or others having jurisdiction over the Project.

3.4.5 Providing services relative to future facilities, systems and equipment.

3.4.6 Providing services to investigate existing conditions or facilities or to make measured drawings thereof

3.4.7 Providing services to verify the accuracy of drawings or other information furnished by the Owner.

3.4.8 Providing coordination of construction performed by separate contractors or by the Owner's own forces and coordination of services required in connection with construction performed and equipment supplied by the Owner.

3.4.9 Providing services in connection with the work of a construction manager or separate consultants retained by the Owner.

3.4.10 Providing detailed estimates of Construction Cost.

3.4.11 Providing detailed quantity surveys or inventories of material, equipment and labor.

3.4.12 Providing analyses of owning and operating costs.

3.4.13 Providing interior design and other similar services required for or in connection with the selection, procurement or installation of furniture, furnishings and related equipment.

3.4.14 Providing services for planning tenant or rental spaces.

3.4.15 Making investigations, inventories of materials or equipment, or valuations and detailed appraisals of existing facilities.

3.4.16 Preparing a set of reproducible record drawings showing significant changes in the Work made during construction based on marked-up prints, drawings and other data furnished by the Contractor to the Architect.

3.4.17 Providing assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.

3.4.18 Providing services after issuance to the Owner of the final Certificate for Payment, or in the absence of a final Certificate for Payment, more than 60 days after the date of Substantial Completion of the Work.

3.4.19 Providing services of consultants for other than architectural, structural, mechanical and electrical engineering portions of the Project provided as a part of Basic Services.

3.4.20 Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

ARTICLE 4 OWNER'S RESPONSIBILITIES

4.1 The Owner shall provide full information regarding requirements for the Project, including a program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

4.2 The Owner shall establish and update an overall budget for the Project, including the Construction Cost, the Owner's other costs and reasonable contingencies related to all of these costs.

4.3 If requested by the Architect, the Owner shall furnish evidence that financial arrangements have been made

to fulfill the Owner's obligations under this Agreement.

4.4 The Owner shall designate a representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

4.5 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark.

4.6 The Owner shall furnish the services of geotechnical engineers when such services are requested by the Architect. Such services may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations.

4.6.1 The Owner shall furnish the services of other consultants when such services are reasonably required by the scope of the Project and are requested by the Architect.

4.7 The Owner shall furnish structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.

4.8 The Owner shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services the Owner may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor has used the money paid by or on behalf of the Owner.

4.9 The services, information, surveys and reports required by Paragraphs 4.5 through 4.8 shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy and completeness thereof.

4.10 Prompt written notice shall be given by the Owner to the Architect if the Owner becomes aware of any fault or defect in the Project or nonconformance with the Contract Documents.

4.11 The proposed language of certificates or certifications requested of the Architect or Architect's consultants shall be submitted to the Architect for review and approval at least 14 days prior to execution. The Owner shall not request certifications that would require knowledge or services beyond the scope of this Agreement.

ARTICLE 5 CONSTRUCTION COST

5.1 DEFINITION

5.1.1 The Construction Cost shall be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Architect.

5.1.2 The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Architect, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work during construction.

5.1.3 Construction Cost does not include the compensation of the Architect and Architect's consultants, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Owner as provided in Article 4.

5.2 RESPONSIBILITY FOR CONSTRUCTION COST

5.2.1 Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost, if any, prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by the Architect.

5.2.2 No fixed limit of Construction Cost shall be established as a condition of this Agreement by the furnishing, proposal or establishment of a Project budget,

unless such fixed limit has been agreed upon in writing and signed by the parties hereto. If such a fixed limit has been established, the Architect shall be permitted to include contingencies for design, bidding and price escalation, to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, to make reasonable adjustments in the scope of the Project and to include in the Contract Documents alternate bids to adjust the Construction Cost to the fixed limit. Fixed limits, if any, shall be increased in the amount of an increase in the Contract Sum occurring after execution of the Contract for Construction.

5.2.3 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, any Project budget or fixed limit of Construction Cost shall be adjusted to reflect changes in the general level of prices in the construction industry between the date of submission of the Construction Documents to the Owner and the date on which proposals are sought.

5.2.4 If a fixed limit of Construction Cost (adjusted as provided in Subparagraph 5.2.3) is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall:

- .1 give written approval of an increase in such fixed limit;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 if the Project is abandoned, terminate in accordance with Paragraph 8.3; or
- .4 cooperate in revising the Project scope and quality as required to reduce the Construction Cost.

5.2.5 If the Owner chooses to proceed under Clause 5.2.4.4, the Architect, without additional charge, shall modify the Contract Documents as necessary to comply with the fixed limit, if established as a condition of this Agreement. The modification of Contract Documents shall be the limit of the Architect's responsibility arising out of the establishment of a fixed limit. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

ARTICLE 6 USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

6.1 The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be

deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the Project. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

6.2 Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

ARTICLE 7 ARBITRATION

7.1 Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise.

7.2 Demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. A demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statutes of limitations.

7.3 No arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the Owner, Architect, and any other person or entity sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

7.4 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

ARTICLE 8 TERMINATION, SUSPENSION OR ABANDONMENT

8.1 This Agreement may be terminated by either party upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

8.2 If the Project is suspended by the Owner for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the Architect's services.

8.3 This Agreement may be terminated by the Owner upon not less than seven days' written notice to the Architect in the event that the Project is permanently abandoned. If the Project is abandoned by the Owner for more than 90 consecutive days, the Architect may terminate this Agreement by giving written notice.

8.4 Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and cause for termination.

8.5 If the Owner fails to make payment when due the Architect for services and expenses, the Architect may, upon seven days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Architect within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.

8.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Paragraph 8.7.

8.7 Termination Expenses are in addition to compensation for Basic and Additional Services, and include expenses which are directly attributable to termination. Termination Expenses shall be computed as a percentage of the total compensation for Basic Services and Additional Services earned to the time of termination, as follows:

- 1 Twenty percent of the total compensation for Basic and Additional Services earned to date if termination occurs before or during the predesign, site analysis, or Schematic Design Phases; or
- 2 Ten percent of the total compensation for Basic and Additional Services earned to date if termination occurs during the Design Development Phase; or
- 3 Five percent of the total compensation for Basic and Additional Services earned to date if termination occurs during any subsequent phase.

ARTICLE 9 MISCELLANEOUS PROVISIONS

9.1 Unless otherwise provided, this Agreement shall be governed by the law of the principal place of business of the Architect.

9.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement.

9.3 Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion, or the date of issuance of the final Certificate for Payment for acts or failures to act occurring after Substantial Completion.

9.4 The Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction, except such rights as they may have to the proceeds of such insurance as set forth in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement. The Owner and Architect each shall require similar waivers from their contractors, consultants and agents.

9.5 The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Architect shall assign this Agreement without the written consent of the other.

9.6 This Agreement represents the entire and integrated agreement between the Owner and Architect and supersedes all prior negotiations, representations or agreements, either

written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

9.7 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

9.8 Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

9.9 The Architect shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Architect's promotional and professional materials. The Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The owner shall provide professional credit for the Architect on the construction sign and in the promotional materials for the Project.

ARTICLE 10 PAYMENTS TO THE ARCHITECT

10.1 DIRECT PERSONNEL EXPENSE

10.1.1 Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

10.2 REIMBURSABLE EXPENSES

10.2.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and Architect's employees and consultants in the interest of the Project, as identified in the following Clauses.

10.2.1.1 Expense of transportation in connection with the Project; expenses in connection with authorized out-of-town travel; long-distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.

10.2.1.2 Expense of reproductions, postage and handling of Drawings, Specifications and other documents.

10.2.1.3 If authorized in advance by the Owner, expense

of overtime work requiring higher than regular rates.

10.2.1.4 Expense of renderings, models and mock-ups requested by the Owner.

10.2.1.5 Expense of additional insurance coverage or limits, including professional liability insurance, requested by the Owner in excess of that normally carried by the Architect and Architect's consultants.

10.2.1.6 ~~Expense of computer-aided design and drafting equipment time when used in connection with the Project.~~

10.3 PAYMENTS ON ACCOUNT OF BASIC SERVICES

10.3.1 An initial payment as set forth in Paragraph 11.1 is the minimum payment under this Agreement.

10.3.2 Subsequent payments for Basic Services shall be made monthly and, where applicable, shall be in proportion to services performed within each phase of service, on the basis set forth in Subparagraph 11.2.2.

10.3.3 If and to the extent that the time initially established in Subparagraph 11.5.1 of this Agreement is exceeded or extended through no fault of the Architect, compensation for any services rendered during the additional period of time shall be computed in the manner set forth in Subparagraph 11.3.2.

10.3.4 When compensation is based on a percentage of Construction Cost and any portions of the Project are deleted or otherwise not constructed, compensation for those portions

of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Subparagraph 11.2.2, based on (1) the lowest bona fide bid or negotiated proposal, or (2) if no such bid or proposal is received, the most recent preliminary estimate of Construction Cost or detailed estimate of Construction Cost for such portions of the Project.

10.4 PAYMENTS ON ACCOUNT OF ADDITIONAL SERVICES

10.4.1 Payments on account of the Architect's Additional Services and for Reimbursable Expenses shall be made monthly upon presentation of the Architect's statement of services rendered or expenses incurred.

10.5 PAYMENTS WITHHELD

10.5.1 No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the Work other than those for which the Architect has been found to be liable.

10.6 ARCHITECT'S ACCOUNTING RECORDS

10.6.1 Records of Reimbursable Expenses and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense shall be available to the Owner or the Owner's authorized representative at mutually convenient times.

ARTICLE 11 BASIS OF COMPENSATION

The Owner shall compensate the Architect as follows:

11.1 AN INITIAL PAYMENT of Zero Dollars (\$ 0.00) shall be made upon execution of this Agreement and credited to the Owner's account at final payment.

11.2 BASIC COMPENSATION

11.2.1 FOR BASIC SERVICES, as described in Article 2, and any other services included in Article 12 as part of Basic Services, Basic Compensation shall be computed as follows: (Insert basis of compensation, including stipulated sums, multiples or percentages, and identify phases to which particular methods of compensation apply, if necessary.)
Refer to Attachment "C" for Basic Service Design Fee Calculation.

11.2.2 Where compensation is based on a stipulated sum or percentage of Construction Cost, progress payments for Basic Services in each phase shall total the following percentages of the total Basic Compensation payable: (Insert additional phases as appropriate.)

Schematic Design Phase:	percent (<u>15</u> %)
Design Development Phase:	percent (<u>20</u> %)
Construction Documents Phase:	percent (<u>45</u> %)
Bidding or Negotiation Phase:	percent (<u>5</u> %)
Construction Phase:	percent (<u>15</u> %)

AIA DOCUMENT B141 - OWNER-ARCHITECT AGREEMENT - FOURTEENTH EDITION - AIA - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE N.W., WASHINGTON, D.C. 20006-5292.; Unlicensed photocopying violates U.S. copyright laws and is subject to legal prosecution. This document was electronically produced with the permission of the AIA and can be reproduced without violation until the date of expiration as noted below.

Electronic Format B141-1987

User Document: B1 -- 6/6/2000. AIA License Number 104728, which expires on 2/6/2001 -- Page #10

11.3 COMPENSATION FOR ADDITIONAL SERVICES

11.3.1 FOR PROJECT REPRESENTATION BEYOND BASIC SERVICES, as described in Paragraph 3.2, compensation shall be computed as follows:

Architect shall be reimbursed for additional services on time and material basis per architect's standard hourly rates. Extent of additional services shall be negotiated with owner prior to architect proceeding with any additional services.

11.3.2 FOR ADDITIONAL SERVICES OF THE ARCHITECT, as described in Articles 3 and 12, other than (1) Additional Project Representation, as described in Paragraph 3.2, and (2) services included in Article 12 as part of Basic Services, but excluding services of consultants, compensation shall be computed as follows:

(Insert basis of compensation, including rates and/or multiples of Direct Personnel Expense for Principals and employees, and identify Principals and classify employees, if required. Identify specific services to which particular methods of compensation apply, if necessary.)

Architect shall be reimbursed for additional services on time and material basis per architect's standard hourly rates. Extent of additional services shall be negotiated with owner prior to architect proceeding with any additional services.

11.3.3 FOR ADDITIONAL SERVICES OF CONSULTANTS, including additional structural, mechanical and electrical engineering services and those provided under Subparagraph 3.4.19 or identified in Article 12 as part of Additional Services, a multiple of One Point Fifteen (1.15) times the amounts billed to the Architect for such services.

(Identify specific types of consultants in Article 12, if required.)

11.4 REIMBURSABLE EXPENSES

11.4.1 FOR REIMBURSABLE EXPENSES, as described in Paragraph 10.2, and any other items included in Article 12 as Reimbursable Expenses, a multiple of One Point Fifteen (1.15) times the expenses incurred by the Architect, the Architect's employees and consultants in the interest of the Project.

11.5 ADDITIONAL PROVISIONS

11.5.1 IF THE BASIC SERVICES covered by this Agreement have not been completed within six (6) months of the date hereof, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as provided in Subparagraphs 10.3.3 and 11.3.2.

11.5.2 Payments are due and payable thirty (30) days from the date of the Architect's invoice. Amounts unpaid thirty one (31) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of interest agreed upon.)

1.5% per month or 18% per annum.

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Architect's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Specific legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

11.5.3 The rates and multiples set forth for Additional Services shall be annually adjusted in accordance with normal salary review practices of the Architect.

ARTICLE 12 OTHER CONDITIONS OR SERVICES

(Insert descriptions of other services, identify Additional Services included within Basic Compensation and modifications to the payment and compensation terms included in this Agreement.)

12.1 Insert the following after Article 2.1

1. In addition to the consultants indicated in Article 2.1.1, the following consultants are included in the basic scope of services.

Landscape Architecture, Site Civil Engineering, Interior Color and Material Selections.

2. It is understood the Owner will retain no other consultants for this project.

12.2 Renovation of existing facility.

Notwithstanding anything to the contrary herein, the owner understands and agrees that the Architects work is being performed in relation to an existing building and existing conditions and that other work in addition to the work called out in

the specifications or recon. conditions of the Architect may be required ba. on unforeseen, concealed, and/or latent
field conditions.

This Agreement entered into as of the day and year first written above.

OWNER

ARCHITECT

Keith Johnson
(Signature)

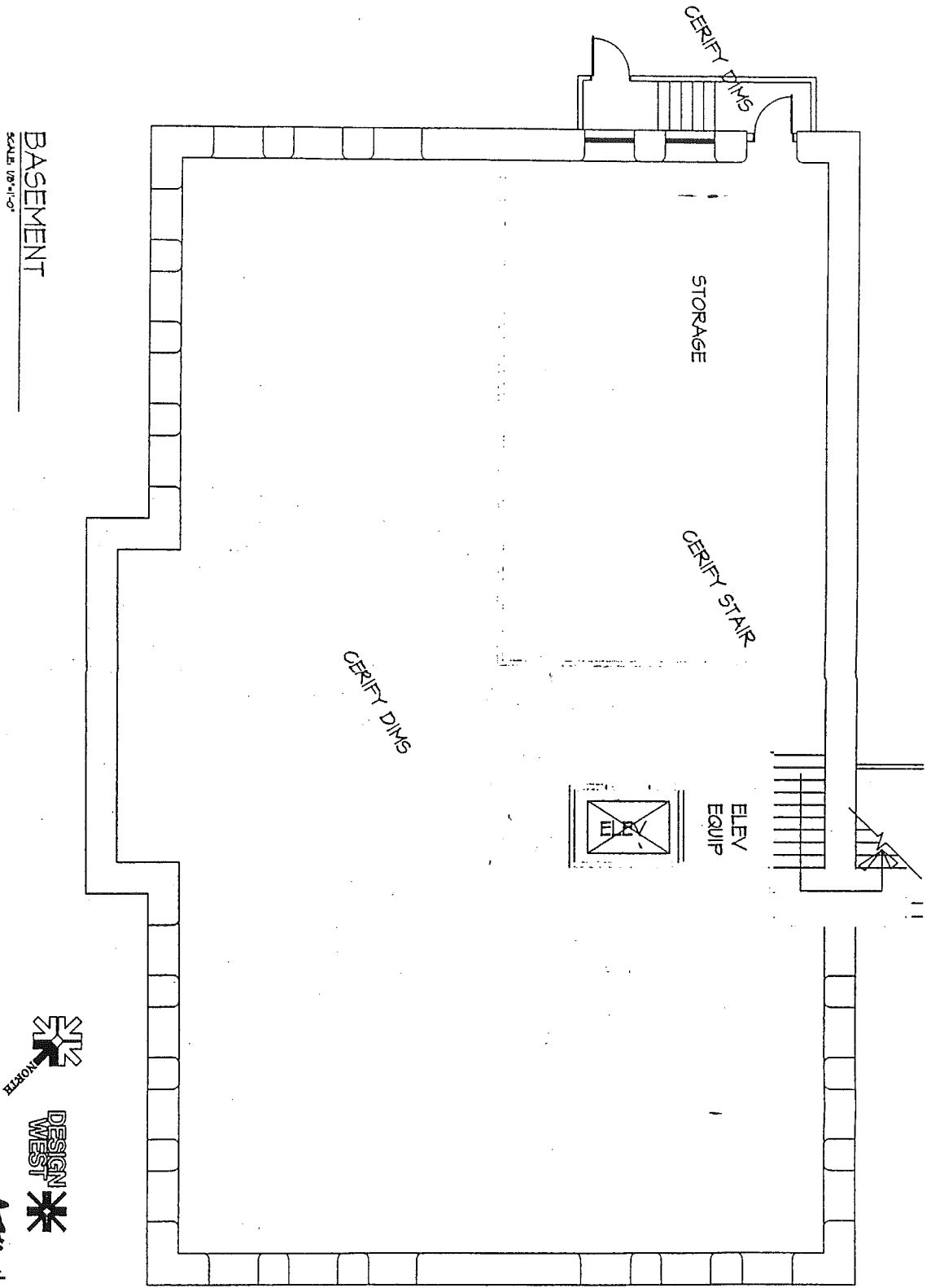
Garv M. Acord
(Signature)

Wasatch County School District
(Printed name and title)

Garv M. Acord, President, CEO
(Printed name and title)

6.21.00

KEITH JOHANSEN
BUSINESS ADMINISTRATOR

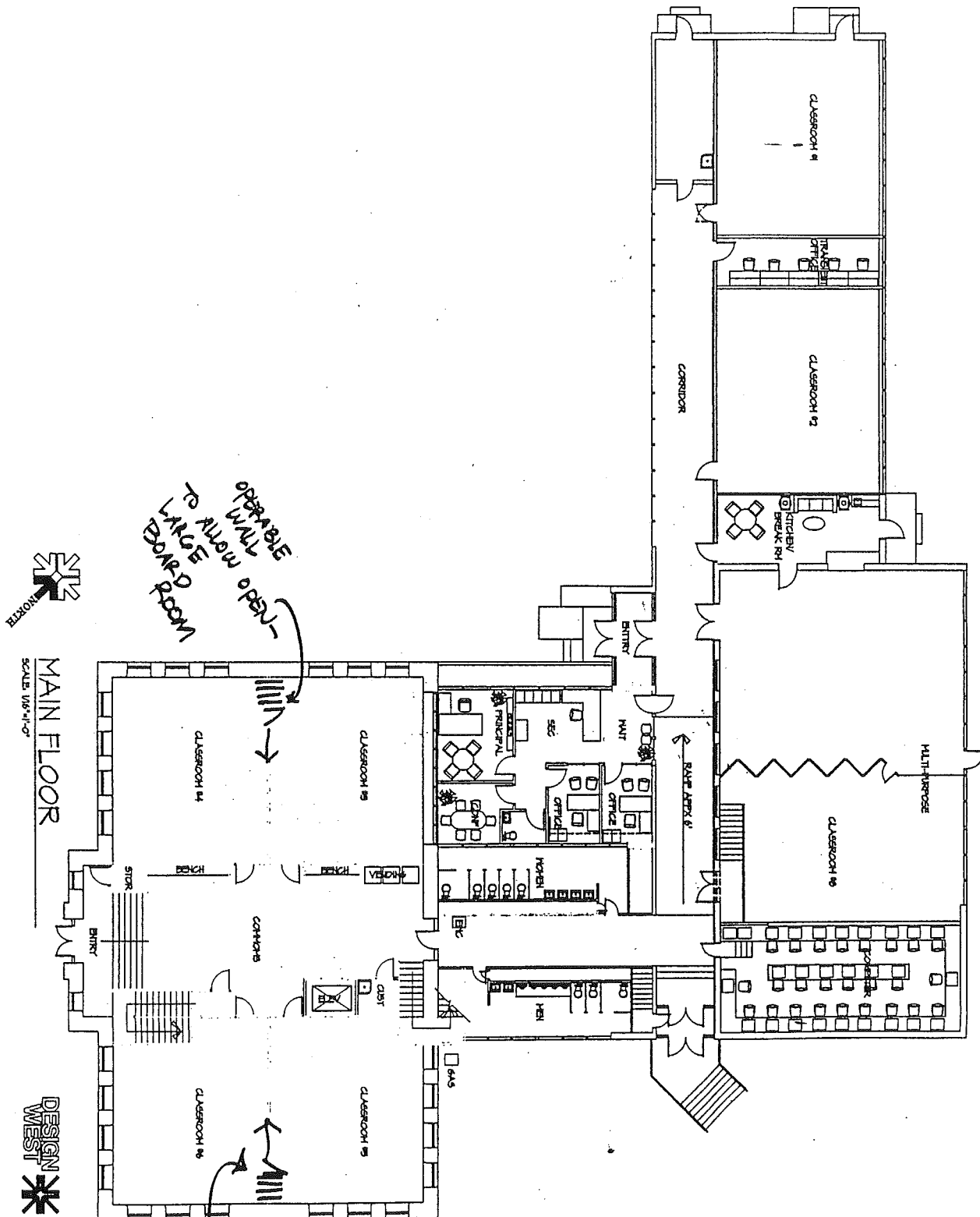


BASEMENT
SCALE: 1/8" = 1'-0"

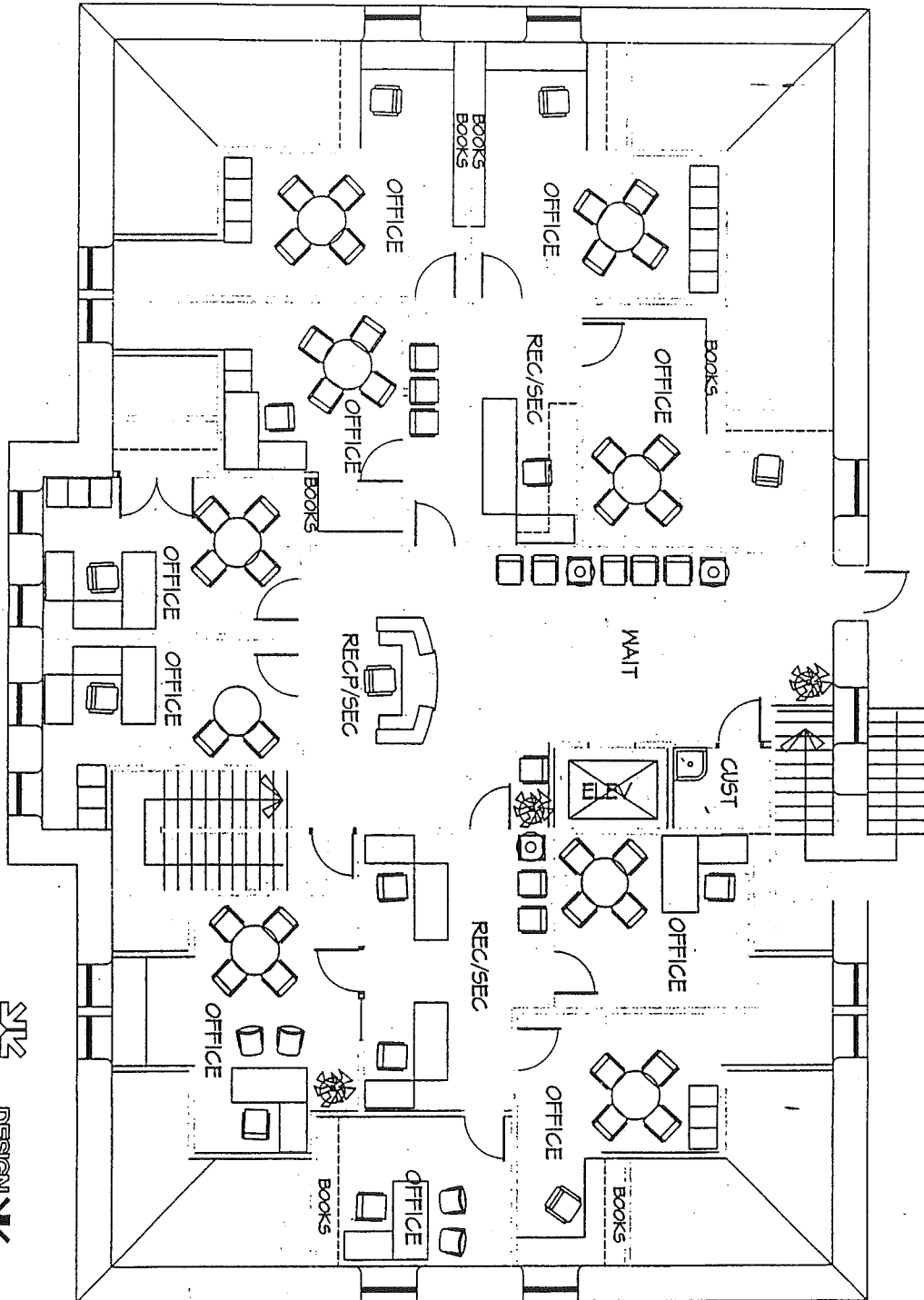


ATTACHMENT "A11"
10F4

WASATCH SCHOOL DISTRICT
NORTH SCHOOL REHABILITATION
HEBER CITY, UTAH

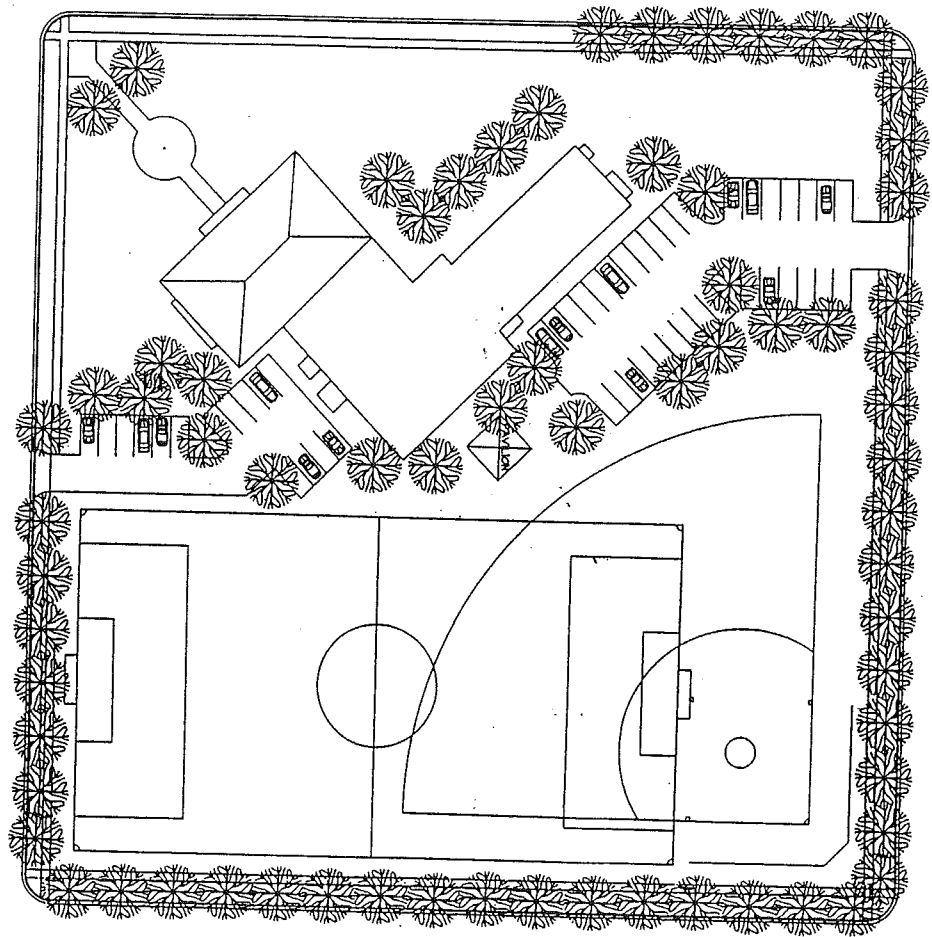


THIRD FLOOR
SCALE 1/8"=1'-0"

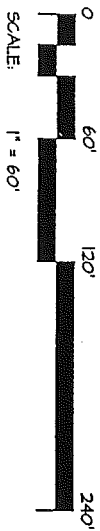


ATTACHMENT
"A"
4054

WASATCH SCHOOL DISTRICT
NORTH SCHOOL REHABILITATION
HEBER CITY, UTAH



SITE PLAN "A"

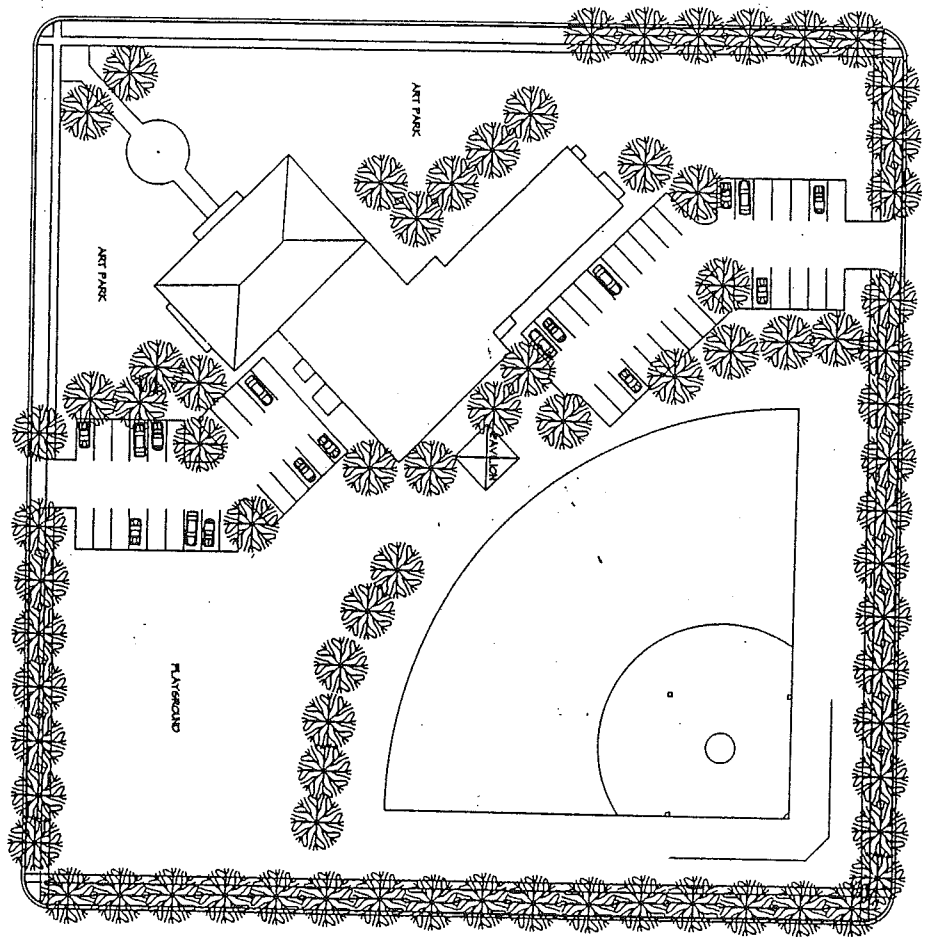


ATTACHMENT "B"

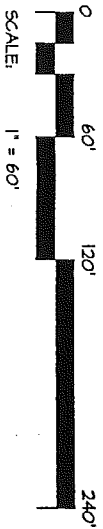
10F3



WASATCH SCHOOL DISTRICT
NORTH SCHOOL REHABILITATION
HEBER CITY, UTAH

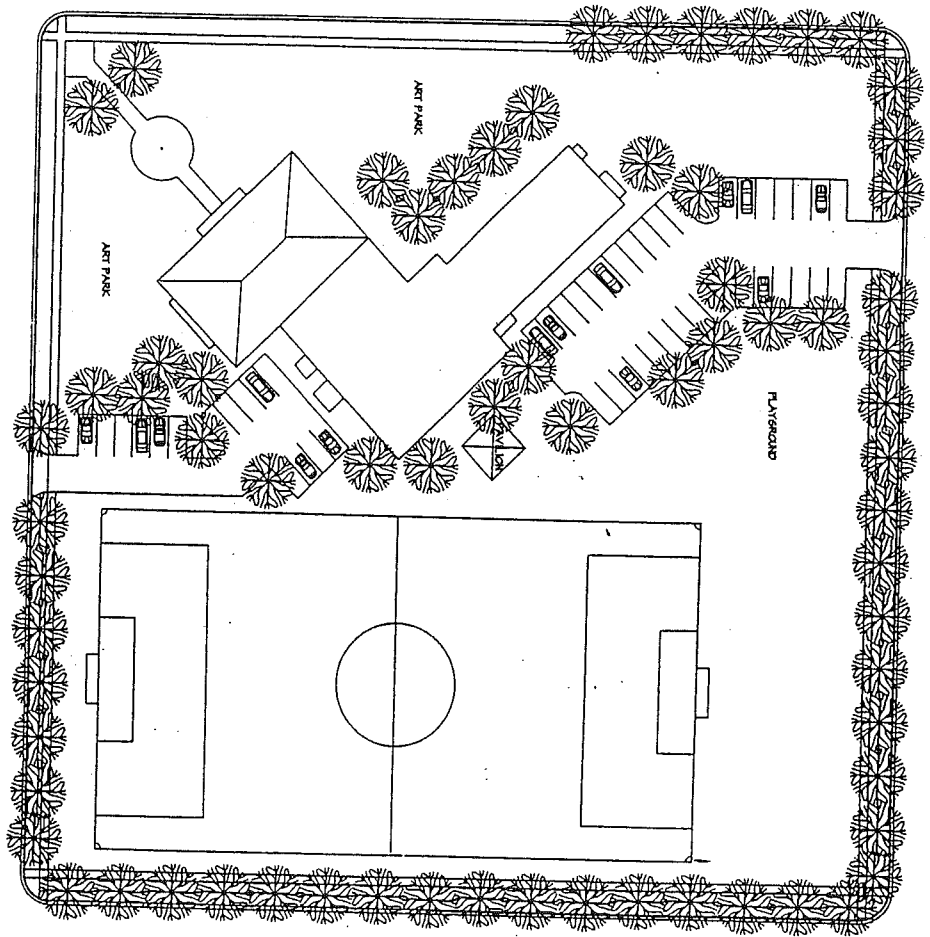


SITE PLAN "B"



WASATCH SCHOOL DISTRICT
NORTH SCHOOL REHABILITATION
HEBER CITY, UTAH

Attachment "B"
2013
DESIGN
WEST



WASATCH SCHOOL DISTRICT
NORTH SCHOOL REHABILITATION
HEBER CITY, UTAH

June 5, 2000

Attachment "C"

Preliminary Project Cost Estimate:

1 of 14

		Sq.ft.	\$/Sq.ft.	%	Low	High
1.	Phase I/1905 Building				0	
2.	Floors 1, 2, and 3	16,400	115		1,886,000	
3.		16,400	140			2,296,000
4.	Proposed Basement	4,300	55		236,500	
5.		4,300	70			301,000
6.	Estimated Total Construction Cost				2,122,500	2,597,000
7.	Furniture & Equipment Allowance			10%	212,250	259,700
8.	Project Contingency			5%	106,125	129,850
9.	A/E Basic Service Fee (Refer to Attachment "D" for Design West Basic Design Service Fee Factor Schedule.)			8.34%	177,017	216,590
10.	Construction Management Fee			2.5%	53,063	64,925
11.	Estimated Project Cost/Phase I				2,670,954	3,268,065
12.	Phase II/1950 Class Wing					
13.	Building Area	10,000	60		600,000	
14.		10,000	90			900,000
15.	Estimated Total Construction Cost				600,000	900,000
16.	Furniture & Equipment Allowance			10%	60,000	90,000
17.	Project Contingency			5%	30,000	45,000
18.	A/E Basic Service Fee (Refer to Attachment "D" for Design West Basic Design Service Fee Factor Schedule.)			9.01%	54,060	81,090
19.	Construction Management Fee			2.5%	15,000	22,500
20.	Estimated Project Cost/Phase II				744,060	1,138,590
21.	Total Estimated Project Cost Presented to School Board (May/2000)				3,415,014	4,406,655
22.	Revised Estimate Dated June 5, 2000				3,966,148	4,348,993

June 5, 2000

Preliminary Project Cost Estimate:

Attachment "C"

2 of 14

1	Phase I / 1905 Building and Site							
2	Floor	Area	\$ / sq. ft.	Subtotal Construction Cost	Subtotal Phase I			
3	Basement	3,800	63.48	241,224				
4	1st Floor	5,440	160.04	870,596				
5	2nd Floor	5,440	160.04	870,596				
6	3rd Floor	5,440	160.04	870,596				
7	Subtotal				2,853,013			
8	Furniture and Equipment				10%	285,301		
9	Project / Contingency				2.50%	71,325		
10	Architect / Engineer Fee Re: Attachment "D"				8.19%	233,662		
11	Construction Manager Fee Estimate Re: Page 3 of 14 / Attachment "C"				3.96%	112,913		
12	Subtotal Estimated Project Cost / Phase I						3,556,214	
13	Phase II / 1950 Wing							
14	Floor	Area	\$ / sq. ft.	Subtotal Construction Cost	Subtotal Phase II			
15	1st Floor	9,970	63.48	632,866				
16	Subtotal				632,870			
17	Furniture and Equipment				10%	63,287		
18	Project / Contingency				2.50%	15,822		
19	Architect / Engineer Fee Re: Attachment "C"				8.19%	51,832		
20	Construction Manager Fee Estimate Re: Page 4 of 14 / Attachment "C"				4.58%	28,968		
21	Subtotal Estimated Project Cost / Phase II						792,779	
22	Estimated Total Project Cost / High							4,348,993
23	Phase I Construction and Project Contingencies				(187,083)	(71,325)	(258,408)	
24	Phase II Construction and Project Contingencies				(41,500)	(15,822)	(57,322)	
25	Phase I Construction Manager Savings						(54,443)	
26	Phase II Construction Manager Savings						(12,672)	
27	Estimated Total Project Cost / Low							3,966,148

June 5, 2000

North School Renovation
Owner / Designer Lead Delivery
Estimated Cost Savings

Attachment "C"
3 of 14

Phase I / 1905 Building and Site

Traditional Contractor Lead				Owner & Designer Lead			
General Contractors S.O.V.'s				Contractor Packages		C.M. Packages	
2	Site	357,674				357,674	
3	Concrete	304,785			304,785		
4	Masonry	145,000				145,000	
5	Metals	195,834			195,834		
6	Wood/Plastic	125,000			62,500	62,500	
7	Thermal & Moisture	59,559			59,559		
8	Doors & Windows	150,000			75,000	75,000	
9	Finishes	207,074			207,074		
10	Specialties	45,244			45,244		
11							
12							
13							
14	Conveying	57,327			27,327	30,000	
15	HVAC / Plumbing	416,436				416,436	
16	Electrical	274,607				274,607	
	Subtotal	2,338,540			977,323	1,361,217	
	General Conditions	116,927	5%		58,463	58,464	
	Bonding	23,385	1%	1%	9,773	13,612	1%
	G.C / O&P	187,083	8%	8%	78,186	54,449	4%
	Contingency	187,083	8%	8%	78,186	108,897	8%
	Subtotal	2,853,019			1,201,931	1,596,639	
	Total Estimate						
	Construction Cost	2,853,019				2,798,570	
	Estimated Savings					(54,449)	

C.M. Fee Estimate: \$58,464 Plus \$54,449 Equals \$ 112,913
\$112,913 Divide \$2,853,013 Equals 3.96%

June 5, 2000

North School Renovation
Owner / Designer Lead Delivery
Estimated Cost Savings

Attachment "C"
4 of 14

Phase II / 1950 Wing

Traditional Contractor Lead				Owner & Designer Lead			
General Contractors S.O.V.'s				Contractor Packages		C.M. Packages	
2	Site	24,917			24,913		
3	Concrete	7,358			7,358		
4	Masonry	86,800				86,800	
5	Metals	19,288			19,288		
6	Wood/Plastic	13,711			13,711		
7	Thermal & Moisture	65,420			25,420	40,000	
8	Doors & Windows	75,000			37,500	37,500	
9	Finishes	51,990			51,990		
10	Specialties	16,880			16,880		
11							
12							
13							
14	Conveying	-					
15	HVAC / Plumbing	95,522				95,522	
16	Electrical	61,860				61,860	
	Subtotal	518,746			197,060	321,682	
	General Conditions	25,937	5%		9,853	16,093	
	Bonding	5,187	1%	1%	1,971	3,219	1%
	G.C / O&P	41,500	8%	8%	15,765	12,875	4%
	Contingency	41,500	8%	8%	15,765	25,735	8%
	Subtotal	632,870			240,414	379,604	
	Total Estimate						
	Construction Cost	632,870				620,018	
	Estimated Savings					(12,852)	

C.M. Fee Estimate: \$16,093 Plus \$12,875 Equals \$ 28,968
\$28,968 Divide \$632,870 Equals 4.58%

50F14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

REVISED BY
 G. ALORD
 6.5.00

26 MAY 2000

PAGE 1

PHASE I

CSI SUMMARY REPORT

CSI CATEGORY		TOTAL COSTS	% TOTAL	COST/SF
02 SITE WORK		357,674	14.77	17.77
03 CONCRETE		304,785	12.53	15.14
04 MASONRY	145,000	26,207	1.08	1.30
05 METALS		195,834	8.09	9.73
06 WOOD & PLASTICS	125,000	101,042	4.17	5.02
07 THERMAL AND MOISTURE PROTECTION		59,559	2.46	2.96
08 DOORS AND WINDOWS	150,000	76,355	3.15	3.79
09 FINISHES		207,074	8.55	10.29
10 SPECIALTIES	45,244	36,081	1.49	1.79
14 CONVEYING SYSTEMS		57,327	2.36	2.84
15 MECHANICAL	416,430	400,419	16.54	19.90
16 ELECTRICAL	274,607	263,940	10.90	13.11
SUBTOTALS	2,338,540	2,086,297	81.96	103.69
GENERAL CONDITIONS	5.00% 116,927	104,314	4.10	5.18
BONDING	1.00% 23,385	20,862	.82	1.03
OVERHEAD & PROFIT	8% 5.00% 187,083	104,314	6.56	5.18
DESIGN CONTINGENCY, ALLOW	8% 5.00% 187,083	104,314	6.56	5.18
TOTALS	2,853,013	2,420,104	100.00	120.28

141.80

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

26 MAY 2000

PAGE 1

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
(CATEGORY 02 - SITE WORK)					
1	21101 REMOVE RESIDENCES	6460	SQ FT	4.14	26,744
1	21133 REMOVE FENCING	1080	LIN FT	1.65	1,781
1	21135 REMOVE PLANTINGS	62590	SQ FT	.12	7,510
1	21135 REMOVE ASPHALT PAVING	47165	SQ FT	.32	15,091
1	21152 REMOVE CONC SIDEWALK	1630	SQ FT	.91	1,482
1	21155 REMOVE CONC PAD / DRIVE	6605	SQ FT	.91	6,010
1	21155 REMOVE CONC SLAB ON GRADE	150	SQ FT	2.29	343
1	21528 REMOVE STEEL STAIRS	1	EACH	1104.00	1,104
1	21528 REMOVE WOOD STAIRS	1	EACH	2024.00	2,024
1	21533 REMOVE WOOD FLOOR STRUCTURE	16320	SQ FT	1.72	28,069
1	21606 REMOVE SHINGLE ROOF	5980	SQ FT	.60	3,587
1	21703 REMOVE DOOR & FRAME	32	EACH	42.32	1,353
1	21724 REMOVE WINDOW & FRAME	1372	SQ FT	2.59	3,553
1	21807 REMOVE FINISHES	16320	SQ FT	.45	7,343
1	22012 REMOVE INTERIOR WALLS	10060	SQ FT	1.64	16,497
1	22007 REMOVE MISC ITEMS	1	SUM	5000.00	5,000
1	200259 CLEAR & GRADE, SITE	144600	SQ FT	.10	14,460
2	22101 EXCAVATION, FOUNDATION	480	CU YD	26.48	12,709
1	26015 ASPHALT PAVING W/BASE	18680	SQ FT	1.04	19,426
1	26021 STRIPING, PAINTED	1560	LIN FT	.22	342
1	200168 HANDICAP SIGN, PAINTED	4	EACH	17.25	68
1	200168 HANDICAP SIGN W/POST	4	EACH	158.70	634
1	26311 CONCRETE SIDEWALK	8110	SQ FT	3.39	27,492
1	26419 CONCRETE PLANTER WALLS	465	SQ FT	18.92	8,796
1	27103 CHAIN LINK FENCE, BACKSTOP	150	LIN FT	41.64	6,246
1	27536 IRRIGATION, SPRINKLER	117290	SQ FT	.31	36,359
1	28212 TOPSOIL, HAUL & PLACE	1500	CU YD	15.45	23,175
1	28231 LAWN, SOD	117290	SQ FT	.20	23,458
1	28302 TREES, MEDIUM	76	EACH	363.40	27,618
1	200391 PLANTINGS, MISC	1	SUM	7500.00	7,500
1	29901 PAVILION, COMPLETE	529	SQ FT	41.40	21,900
TOTAL					357,674

70F14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

26 MAY 2000

PAGE 2

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
--------	-------------	----------	------	-----------	----------

(CATEGORY 03 - CONCRETE)

6	39316 CONCRETE SHOTCRETE WALL, EXTERIOR	13440	SQ FT	13.71	184,262
2	39406 CONCRETE SPOT (COLUMN) FOOTING, REINF	19	CU YD	292.88	5,563
2	39520 CONCRETE FOUNDATION WALL, REINF	2702	SQ FT	16.05	43,366
3	39642 CONCRETE SLAB ON GRADE, REINF	3800	SQ FT	4.84	18,392
3	39668 CONCRETE SLAB ON DECK, MESH	16320	SQ FT	3.26	53,202
TOTAL					304,785

(CATEGORY 04 - MASONRY)

6	47101 REPOINT STONE, EXTERIOR	13440	SQ FT	1.66	22,310
6	47104 CLEAN STONE, EXTERIOR	13440	SQ FT	.29	3,897
TOTAL					26,207 145,000

\$145,000 PER ED CALO

(CATEGORY 05 - METALS)

3	200399 STEEL STRUCTURE, FLOOR	66	TON	2002.91	132,191
4	200208 STEEL STRUCTURE, COLUMNS	5	TON	2411.01	12,054
3	52603 STEEL DECKING, FLOOR	16320	SQ FT	1.72	28,070
10	55903 STEEL RAILING, FREE-STANDING	10	LIN FT	91.63	916
10	55911 STEEL RAILING, WALL-MOUNTED	218	LIN FT	20.64	4,499
3	200435 STEEL PAN STAIRS, ENTRY	6	RISER	211.28	1,267
3	56308 STEEL PAN STAIRS	7	FLIGHT	2405.34	16,837
TOTAL					195,834

(CATEGORY 06 - WOOD & PLASTICS)

5	64001 WOOD ROOF STRUCTURE, STRENGTHEN EXISTING	5980	SQ FT	8.28	49,514
9	200291 WOOD TRIM, HARDWOOD	560	LIN FT	7.88	4,412
10	66504 BENCHES, COMMON AREA	25	LIN FT	51.35	1,283
10	67001 OPEN WORK COUNTER W/TOP	40	LIN FT	66.24	2,649
10	67003 BASE CABINET W/TOP	42	LIN FT	184.00	7,727

26 MAY 2000

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

PAGE 3

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
--------	-------------	----------	------	-----------	----------

10	67008 RECEPTION CABINET W/TOP	15	LIN FT	272.32	4,084
10	67008 BOARD ROOM CABINET W/TOP	20	LIN FT	476.56	9,531
10	67201 UPPER CABINET	72	LIN FT	90.03	6,481
10	67302 TALL SHELVEING CABINET	98	LIN FT	156.76	15,361

1,24% INCREASE FOR BETTER FINISH/TRIM.

TOTAL ~~101,042~~

125,000

(CATEGORY 07 - THERMAL AND MOISTURE PROTECTION)

7	71001 BATT INSUL, SOUND	5894	SQ FT	.25	1,473
6	200443 RIGID INSUL, EXT WALL	13440	SQ FT	1.05	14,111
5	72054 RIGID INSUL, ROOF	5980	SQ FT	1.73	10,345
5	73004 ASPHALT SHINGLES, ROOF	5980	SQ FT	1.77	10,583
5	76002 ROOF FLASHINGS, PRE-FINISHED	420	LIN FT	11.51	4,834
5	76112 ROOF SOFFIT, PRE-FINISHED	320	LIN FT	43.09	13,788
8	79902 JOINT SEALANTS / FIRESAFING	20120	BDG SF	.22	4,425

TOTAL 59,559

(CATEGORY 08 - DOORS AND WINDOWS)

8	81202 ALUM DOOR & FRAME W/GLASS, HARDWARE, DOUBLE	1	PAIR	2456.67	2,455
8	89914 ALUM WINDOW FRAME, INSUL GLASS	1625	SQ FT	25.74	41,827
8	89925 HM WINDOW FRAME, WIRE / TEMP GLASS	290	SQ FT	22.64	6,564
8	89948 COMMERCIAL DOOR & FRAME, HARDWARE, SINGLE	37	EACH	657.51	24,327
8	89950 COMMERCIAL DOOR & FRAME, HARDWARE, DOUBLE	1	PAIR	1182.74	1,182

ALLOW \$150,000 FOR CUSTOM ALUM. CLAD

WOOD WINDOWS W/ TDL'S - CUSTOM INTERIOR
DOORSTOTAL ~~76,355~~

\$150,000

(CATEGORY 09 - FINISHES)

6	92603 GYP BOARD, EXTERIOR WALL	13440	SQ FT	1.30	17,471
7	92603 GYP BOARD, INTERIOR WALL	35364	SQ FT	1.30	45,972
7	92603 GYP BOARD, SHAFTLINER	2520	SQ FT	2.05	5,165
9	92604 GYP BOARD, CEILINGS	1275	SQ FT	1.57	2,001

9 of 14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

26 MAY 2000

PAGE 4

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
9 200327	METAL FURRING, CEILING	1275	SQ FT	2.59	3,302
6 92714	METAL FURRING, EXTERIOR WALL	13440	SQ FT	1.13	15,187
7 92716	METAL STUD, SHAFT WALL	1260	SQ FT	1.27	1,599
7 92718	METAL STUD, INTERIOR WALL	17682	SQ FT	1.40	24,754
9 93001	CERAMIC TILE, FLOOR	299	SQ FT	8.87	2,651
9 93002	CERAMIC TILE, WALL	648	SQ FT	9.13	5,915
9 93003	CERAMIC TILE, BASE	108	LIN FT	4.72	509
9 95001	ACOUSTICAL TILE, LAY-IN	15045	SQ FT	1.54	23,168
9 96202	CARPET, COMM GRADE	1369	SQ YD	22.35	30,596
9 96513	RESILIENT TILE, VINYL	1215	SQ FT	2.12	2,575
9 96562	BASE, VINYL	2388	LIN FT	1.12	2,674
9 98002	SEALER, FLOOR	3082	SQ FT	.30	924
8 98011	PAINT / STAIN, DOOR	39	EACH	44.43	1,732
8 98012	PAINT, WINDOW FRAMES	290	SQ FT	1.97	571
9 200456	PAINT, WALLS	27512	SQ FT	.39	10,728
9 98202	WALL COVERING, VINYL	2000	SQ FT	2.29	4,580
9 99010	PATCH & REPAIR, MISC	1	SUM	5000.00	5,000
TOTAL					207,074

(CATEGORY 10 - SPECIALTIES)

10 100102	MARKER / TACK BOARDS	320	SQ FT	11.49	3,676
10 101601	FIRE EXTINGUISHER W/CABINET	4	EACH	217.97	871
1 102022	FLAGPOLE W/FOUNDATION	1	EACH	3036.00	3,036
10 105701	PROJECTION SCREEN	128	SQ FT	7.58	969
8 105702	PANEL PARTITION, FOLDING (2)	280	SQ FT	32.55	9,112
10 106002	SMOKE CURTAIN, ELEVATOR	4	EACH	3116.04	12,463
10 109001	BATH ACCESSORIES, SMALL	2	EACH	476.79	953
10 109910	BUILDING SIGNAGE / GRAPHICS	1	SUM	5000.00	5,000
TOTAL					36,081

45,244

(CATEGORY 14 - CONVEYING SYSTEMS)

10 143102	HYDRAULIC ELEVATOR, 4 STOP	1	EACH	57327.27	57,327
TOTAL					57,327

10 OF 14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1905 REMODEL & SITE PORTION / 20120 SF

26 MAY 2000

PAGE 5

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
--------	-------------	----------	------	-----------	----------

(CATEGORY 15 - MECHANICAL)

13	150192 MECHANICAL DEMOLITION	20120	BDG SF	1.10	22,131
12	152506 WATER CLOSET	2	EACH	779.93	1,558
12	152508 URINAL	2	EACH	781.80	1,563
12	152510 LAVATORY / SINK	7	EACH	485.53	3,398
12	152521 SERVICE SINK	1	EACH	763.83	763
12	152561 FLOOR DRAIN	2	EACH	243.80	486
12	152714 PLUMBING PIPING, PER FIXTURE	14	EACH	964.16	13,498
13	155420 DUCTWORK & INSULATION	20120	SQ FT	4.41	88,728
13	155594 GRILLES, REGISTERS, DIFFUSERS	260	EACH	84.18	21,886
13	156690 BOILER W/ACCESSORIES	1	EACH	24288.00	24,288
13	158520 HVAC EQUIPMENT	20120	BDG SF	5.97	120,115
13	159020 HVAC CONTROL SYSTEM	20120	BDG SF	1.83	36,819
13	159040 HVAC PIPING & SPECIALTIES	20120	BDG SF	1.37	27,564
13	159060 HVAC TEST & BALANCE	20120	BDG SF	.31	6,236
12	159902 FIRE SPRINKLER SYSTEM	20120	BDG SF	1.56	31,386

1.04% INCREASE PER INTERLOCK/SEMI-ANNUAL.

TOTAL ~~400,419~~

416,436

(CATEGORY 16 - ELECTRICAL)

14	160181 ELECTRICAL DEMOLITION	20120	BDG SF	1.02	20,522
1	165190 LIGHT FIXTURES, SITE POLE	6	EACH	2944.00	17,664
14	165190 LIGHT FIXTURES, BUILDING	400	EACH	161.00	64,400
14	167096 PANELS / TRANSFORMERS	20120	BDG SF	1.84	37,020
14	168030 SWITCHES / OUTLETS	480	EACH	45.26	21,724
14	169032 FEEDER & BRANCH CIRCUITRY	20120	BDG SF	3.69	74,242
14	169050 FIRE ALARM SYSTEM	20120	BDG SF	.96	19,315
14	169902 ELECTRICAL SPECIALTIES	20120	BDG SF	1.00	20,120

TOTAL ~~253,940~~

274,607

11 OF 14

26 MAY 2000

PAGE 1

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1950'S REMODEL PORTION / 9970 SF

REVIEWED BY
 G. ACORD
 6.5.00

PHASE II

CSI SUMMARY REPORT

CSI CATEGORY		TOTAL COSTS	-% TOTAL	COST/SF
02 SITE WORK		24,917 19,917	4.76	1.99
03 CONCRETE		7,358 3,673	1.88	.98
04 MASONRY		80,800 6,243	1.49	.62
05 METALS		19,288 14,288	3.41	1.49
06 WOOD & PLASTICS		13,711	3.28	1.37
07 THERMAL AND MOISTURE PROTECTION		65,420	15.65	6.56
08 DOORS AND WINDOWS		75,000 44,764	10.71	4.49
09 FINISHES		51,990 44,490	10.64	4.46
10 SPECIALTIES		16,880	4.03	1.69
15 MECHANICAL		95,522 76,293	18.25	7.65
16 ELECTRICAL		61,860 54,581	13.06	5.47
SUBTOTALS		518,746 360,274	82.0% 86.20	36.13
GENERAL CONDITIONS	5.00%	25,937 18,013	4.03 4.31	1.88
BONDING	1.00%	5,187 3,602	.82 .88	.36
OVERHEAD & PROFIT	8.0% 5.00%	41,500 18,013	6.56 4.31	1.88
DESIGN CONTINGENCY, ALLOW	8.0% 5.00%	41,500 18,013	6.56 4.31	1.88
TOTALS		632,870 417,917	100.00	41.91

PHASE I \$2,853,013 20,120#

PHASE II \$632,870 9,970#

\$3,485,883 ÷ 30,090# = 115.85 \$/#

634#

12 of 14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1950'S REMODEL PORTION / 9970 SF

26 MAY 2000

PAGE 1

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
--------	-------------	----------	------	-----------	----------

(CATEGORY 02 - SITE WORK)

MISC. ALLOWANCE

1	21151 REMOVE PLANTER WALL	55	LIN FT	15.74	864
1	21155 REMOVE CONC SLAB ON GRADE	330	SQ FT	1.37	451
1	21607 REMOVE MEMBRANE ROOF	8945	SQ FT	.65	5,813
1	21703 REMOVE DOOR & FRAME	6	EACH	42.32	253
1	21724 REMOVE WINDOW & FRAME	1540	SQ FT	2.59	3,987
1	21807 REMOVE FINISHES	9970	SQ FT	.27	2,691
1	22012 REMOVE INTERIOR WALLS	1196	SQ FT	1.64	1,960
1	21902 REMOVE SHADING DEVICES	190	LIN FT	7.36	1,398
1	22007 REMOVE MISC ITEMS	1	SUM	2500.00	2,500

TOTAL 21,917 19,917

(CATEGORY 03 - CONCRETE)

MISC. ALLOWANCE

3	39642 CONCRETE RAMP ON GRADE, REINF	330	SQ FT	4.04	1,333
3	39668 CONCRETE SLAB ON DECK, MESH	720	SQ FT	3.26	2,346

TOTAL 7,358 3,679

(CATEGORY 04 - MASONRY)

6 47104 CLEAN BRICK, EXTERIOR

RE. VENDOR EXT. FACADE

8680 SQ FT

10.00 86,800
-72 6,249

TOTAL 86,800 6,249

(CATEGORY 05 - METALS)

MISC. ALLOW.

3	200399 STEEL STRUCTURE, FLOOR	4	TON	2002.91	8,011
3	52603 STEEL DECKING, FLOOR	720	SQ FT	1.72	1,238
10	55903 STEEL RAILING, FREE-STANDING	24	LIN FT	91.63	2,198
10	55911 STEEL RAILING, WALL-MOUNTED	60	LIN FT	20.64	1,238
3	56308 STEEL PAN STAIRS	1	FLIGHT	1603.56	1,603

TOTAL 14,288 19,288

13 of 14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1950'S REMODEL PORTION / 9970 SF

26 MAY 2000

PAGE 2

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
--------	-------------	----------	------	-----------	----------

(CATEGORY 06 - WOOD & PLASTICS)

10	67001 OPEN WORK COUNTER W/TOP	130	LIN FT	66.24	8,611
10	67003 BASE CABINET W/TOP	15	LIN FT	184.00	2,760
10	67201 UPPER CABINET	26	LIN FT	90.03	2,340
TOTAL					13,711

(CATEGORY 07 - THERMAL AND MOISTURE PROTECTION)

7	71001 BATT INSUL, SOUND	927	SQ FT	.25	231
5	72054 RIGID INSUL, ROOF	8945	SQ FT	1.73	15,474
5	200011 MEMBRANE ROOFING, SINGLE PLY	8945	SQ FT	1.77	15,832
5	76002 ROOF FLASHINGS, PRE-FINISHED	680	LIN FT	11.51	7,826
8	76402 WINDOW SHADES, PRE-FINISHED	570	SQ FT	41.87	23,865
8	79902 JOINT SEALANTS / FIRESAFING	9970	BDG SF	.22	2,192
TOTAL					65,420

(CATEGORY 08 - DOORS AND WINDOWS)

8	89914 ALUM WINDOW FRAME, INSUL GLASS	1540	SQ FT	25.74	39,638
8	89948 COMMERCIAL DOOR & FRAME, HARDWARE, SINGLE	6	EACH	657.51	3,944
8	89950 COMMERCIAL DOOR & FRAME, HARDWARE, DOUBLE	1	PAIR	1182.74	1,182

NEW ALUM. GLAD / WOOD WINDOWS TO MATCH 1905 BLDG.
 WITH TRL'S - ALLOWANCE

TOTAL

44,764
 \$ 75,000

(CATEGORY 09 - FINISHES)

7	92603 GYP BOARD, INTERIOR WALL	3708	SQ FT	1.30	4,820
7	92718 METAL STUD, INTERIOR WALL	1854	SQ FT	1.40	2,595
9	96202 CARPET, COMM GRADE	633	SQ YD	22.35	14,147
9	96513 RESILIENT TILE, VINYL	648	SQ FT	2.12	1,373
9	96562 BASE, VINYL	945	LIN FT	1.12	1,058
8	98011 PAINT / STAIN, DOOR	8	EACH	44.43	354
9	200456 PAINT, WALLS	13188	SQ FT	.39	5,143
9	99010 PATCH & REPAIR, MISC	1	SUM	15000.00	15,000

MISC. ALLOWANCE

7,500

14 of 14

PROJECT...: NORTH SCHOOL REHABILITATION
 OWNER....: WASATCH SCHOOL DISTRICT
 ARCHITECT: ARCHITECTURAL DESIGN WEST, INC
 COMMENT...: SCHEMATIC CONSTRUCTION COST ESTIMATE
 SECTION...: 1950'S REMODEL PORTION / 9970 SF

26 MAY 2000

PAGE 3

CSI DETAIL REPORT

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXT COST
TOTAL					44,490 51,990
(CATEGORY 10 - SPECIALTIES)					
8	105702 PANEL PARTITION, FOLDING	504	SQ FT	32.55	16,404
10	109001 BATH ACCESSORIES, SMALL	1	EACH	476.79	476
TOTAL					16,880
(CATEGORY 15 - MECHANICAL)					
12	152506 WATER CLOSET	9	EACH	779.93	7,018
12	152508 URINAL	5	EACH	781.80	3,908
12	152510 LAVATORY / SINK	8	EACH	485.53	3,883
12	152714 PLUMBING PIPING, PER FIXTURE	22	EACH	837.20	18,417
13	159060 HVAC MODIFICATIONS, MINIMAL	9970	BDG SF	4.32	43,069
12	159910 FIRE SPRINKLER SYSTEM, NOT INCLUDED	1	SUM	.00	0
TOTAL					76,295 95,522
$\$91,848 \times 1.04\% \text{ INCREASE PER INTEREST \& INFLATION} = \$95,522$					
(CATEGORY 16 - ELECTRICAL)					
14	160181 ELECTRICAL DEMOLITION	9970	BDG SF	.51	5,084
14	165190 LIGHT FIXTURES	190	EACH	126.50	24,035
14	168030 SWITCHES / OUTLETS	45	EACH	45.26	2,036
14	169032 BRANCH CIRCUITRY	9970	BDG SF	1.26	12,561
14	169050 FIRE ALARM SYSTEM	9970	BDG SF	.82	8,174
14	169902 ELECTRICAL SPECIALTIES	9970	BDG SF	1.00	9,970
TOTAL					54,501 61,860

A. ATTACHMENT "D" 10F1
DESIGN - LST BASIC DESIGN SERVICES FEE SCHEDULE

New Construction

Remodel Construction

Project Scope in Dollars (Construction Costs)		Design Contingency	Design Fee	Design Contingency	Design Fee
\$1 -	\$250,000	3.00 %	7.55 %	5.00 %	9.55 %
250,001 -	500,000	2.94 %	7.28 %	4.92 %	9.28 %
500,001 -	750,000	2.88 %	7.01 %	4.85 %	9.01 %
750,001 -	1,000,000	2.81 %	6.74 %	4.77 %	8.74 %
1,000,001 -	1,250,000	2.75 %	6.47 %	4.69 %	8.47 %
1,250,001 -	1,500,000	2.70 %	6.44 %	4.63 %	8.44 %
1,500,001 -	1,750,000	2.65 %	6.41 %	4.56 %	8.41 %
1,750,001 -	2,000,000	2.60 %	6.38 %	4.50 %	8.38 %
2,000,001 -	2,250,000	2.55 %	6.34 %	4.44 %	8.34 %
2,250,001 -	2,500,000	2.50 %	6.31 %	4.38 %	8.31 %
2,500,001 -	2,750,000	2.45 %	6.28 %	4.31 %	8.28 %
2,750,001 -	3,000,000	2.40 %	6.25 %	4.25 %	8.25 %
3,000,001 -	3,250,000	2.35 %	6.22 %	4.19 %	8.22 %
3,250,001 -	3,500,000	2.30 %	6.19 %	4.13 %	8.19 %
3,500,001 -	3,750,000	2.25 %	6.16 %	4.06 %	8.16 %
3,750,001 -	4,000,000	2.20 %	6.13 %	4.00 %	8.13 %
4,000,001 -	4,250,000	2.15 %	6.09 %	3.94 %	8.09 %
4,250,001 -	4,500,000	2.10 %	6.06 %	3.88 %	8.06 %
4,500,000 -	4,750,000	2.05 %	6.03 %	3.81 %	8.03 %
4,750,000 -	5,000,000	2.00 %	6.00 %	3.75 %	8.00 %
5,000,001 -	5,250,000	1.95 %	5.95 %	3.69 %	7.95 %
5,250,001 -	5,500,000	1.90 %	5.93 %	3.63 %	7.93 %
5,500,001 -	5,750,000	1.85 %	5.91 %	3.56 %	7.91 %
5,750,001 -	6,000,000	1.80 %	5.88 %	3.50 %	7.88 %
6,000,001 -	6,250,000	1.75 %	5.86 %	3.44 %	7.86 %
6,250,001 -	6,500,000	1.70 %	5.83 %	3.38 %	7.83 %
6,500,000 -	6,750,000	1.65 %	5.81 %	3.31 %	7.81 %
6,750,001 -	7,000,000	1.60 %	5.79 %	3.25 %	7.79 %
7,000,001 -	7,250,000	1.55 %	5.76 %	3.19 %	7.76 %
7,250,001 -	7,500,000	1.50 %	5.74 %	3.13 %	7.74 %
7,500,001 -	7,750,000	1.25 %	5.62 %	2.81 %	7.71 %
7,750,001 -	8,000,000	1.20 %	5.60 %	2.75 %	7.60 %
8,000,001 -	8,250,000	1.15 %	5.57 %	2.69 %	7.57 %
8,250,001 -	8,500,000	1.10 %	5.55 %	2.63 %	7.55 %
8,500,001 -	8,750,000	1.05 %	5.52 %	2.56 %	7.72 %
8,750,001 -	9,000,000	1.00 %	5.50 %	2.50 %	7.50 %
\$10,000,001 -	and above	1.00 %	5.50 %	2.50 %	7.50 %