



February 24th, 2021

Dan Hertenstein
MO-AF Developer
Sarpino's Pizzeria
816.215.1593
mo@sarpinos-usa.com

RE: Sarpino's Pizzeria (Olathe, KS)

Dear Mr. Hertenstein:

HIVE Design Collaborative, Inc. (HIVE) would like to thank you for the opportunity to submit this proposal for architectural services. HIVE understands the project to include the services necessary for the design and construction of an approximately 1,275 square foot restaurant located in Olathe, Kansas. This proposal includes the services as outlined below, based on our initial meeting and follow-up conversations.

Phase I Project Kick-Off

Task 1. Project Kick-Off Meeting and Discovery

The project kick-off meeting is intended to help the HIVE team gain a greater understanding of the Client. The team will conduct a site visit for fieldwork and address:

- a. Identify ownership goals and objectives,
- b. Identify working processes for design phases,
- c. Explore Naming, Branding and Image, overall concept
- d. Approach to Kitchen Design,
- e. General Space Requirements,
 - i. Size of Restaurant,
 - ii. Required seating count,
 - iii. Budget,
 - iv. Schedule

Phase II Construction Documentation

HIVE will prepare construction drawings and specifications (on drawings) for general construction suitable for pricing from the contractor and for issuance of a building permit. Drawings will include:

- a. Floor plans,
- b. Reflected ceiling plans,
- c. Enlarged floor plans,

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64108

HIVE Design Collaborative Inc.

- d. Millwork elevations and details,
- e. Necessary details and sections,
- f. Interior Elevations,
- g. Door and finish schedules,
- h. Specifications,
- i. Coordination with Engineering Documents

Phase V Bidding and Permitting

HIVE will provide the owner a complete construction document set and will aid in the submission for building permit review and will make any revisions as required by the City of Olathe, Kansas or other agencies that have local jurisdiction.

Phase VI Construction Administration

HIVE will provide construction observation and administration consisting of:

- a. Provide an in-house review of all submittals, shop drawings, and requests for information,
- b. Provide one (1) on-site punch list

Consultant Services

Included in this proposal, is a fee for mechanical, electrical, and plumbing consultant engineering. This fee includes:

- a. Providing construction drawings for general construction suitable for pricing from the contractor and for issuance of a building permit.
- b. A site visit for fieldwork
- c. Providing design and calculations for a new 10-ton RTU
- d. Providing design of a new 250 Amp panel
- e. Providing specifications on construction drawings
- f. Providing limited Construction Administration (bidder questions, product data review)

HIVE has incorporated consulting engineering services into this proposed fee below for the cost of the consulting fees plus ten percent (10%).

Compensation

Complete professional fees for architectural, interior design, and mechanical, electrical, and plumbing consultant engineering services described above for **eight thousand nine hundred dollars and zero cents (\$8,900.00)**. Invoices are prepared monthly based on the percentage of completion and payment is due upon receipt.

Reimbursable expenses such as printing, plotting, photography, long-distance phone calls, travel and delivery services will be billed at the rate of 110% in addition to the above fees. If the scope of services changes during the performance of the contract, or if additional services are contracted for on an hourly basis, we will negotiate a change to this proposal based on our current hourly rates.

Additional Services

HIVE has excluded the following services from this proposed fee. All services are available upon the Owner's request, potential additional services include but are not limited to the following:

- a. Work to the exterior of the building or building shell,
- b. Fieldwork associated with the documentation of buildings existing conditions,
- c. Formal BOMA calculations for existing buildings,
- d. Furniture and Equipment Inventory,
- e. Photo quality presentation drawings/renderings,
- f. Consulting engineering,
- g. Kitchen Design,
- h. Lighting Design,
- i. Acoustical Design,
- j. Audio Visual Design,
- k. Interior Signage Package,
- l. Selection of Art and Accessories,
- m. Changes to the project scope or scope of work as outlined above,
- n. Increased time due to schedule extensions, either in design or construction, if extensions are of no fault of HIVE Design Collaborative, Inc.

Accepted By: _____

Date: _____

Printed Name: _____

Title: _____

Again, thank you for this opportunity and we look forward to working with you.
Sincerely,

HIVE Design Collaborative, Inc.
Steve Bowling, founder
Cc: File