



45 E. LOUCKS STREET, SUITE 301  
SHERIDAN, WY 82801  
(307) 672-8270  
info@aretedesign.group  
www.aretedesign.group

November 29, 2021

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

RE: Various Major Maintenance Projects

*Dennis Holmes*  
*12-1-21*

Sean,

Thank you for the opportunity to assist you with the design bidding and construction contract administration effort for 1) Paintbrush ES Lavatories Replacement, and 2) Westwood HS IT Room Wall Replacement.

#### SCOPE OF PROJECTS

##### **1) Paintbrush ES Lavatory Replacement**

There are (6) six restrooms with countertops and sinks that have broken off of the walls to varying extents and are currently supported using 2x4's, pipes and additional undercounter brackets. The countertops, backsplashes, sinks and faucets would be replaced in each restroom in the building (qty. 6) except the two small restrooms in the Teacher Break Room. Each new countertop would be supported adequately to bear the weight that students put on them and would be placed at code required accessible heights. Estimated Construction Cost: \$25,000

##### **2) Westwood HS IT Room Wall Replacement**

The IT Room walls are not constructed correctly to allow for vertical movement of the slab in this room which is located in the crawl space of the building on native soils that are obviously seasonally expansive and contractive in nature. The walls around the existing IT Room are heaving and falling significantly and destroying the wall assembly. In order to construct them correctly, the existing walls need to be taken down and rebuilt in such a way to accommodate this movement. Unfortunately, since this an IT room, there are a number of electrical, low voltage and communication systems mounted to the walls and/or the floor. Additionally, there are numerous thru-wall penetrations into the room that could potentially need to 'slip' within the wall cavity. Also, it is unclear if conduit and piping comes up from the slab into the room from below or just down from the underside of the floor system above.

One solution could be to unmount the wall mounted systems, suspend them in place and the electronics protected and kept within a conditioned, plastic, static-free "bubble" while the walls are demolished and the new wall assembly built and finished. Plywood mounting panels would need to be remounted and the wall mounted systems reattached. In addition to a general contractor and an electrician, this approach would require a number of specialized subs to ensure that the low voltage systems are not damaged and are reconnected properly during demo and reno activities. We think we may have potential solution for rebuilding the walls where it would account for the movement, but we would like to investigate it onsite with a structural and electrical engineer and examine the original construction documents to make sure of what is actually there. We would develop a scoping document based on this investigation that would help us to establish a comprehensive approach. We don't have a precedent for what the construction effort might cost but would be able to get a better handle on it after the investigative phase. This design could be graphically detailed and a narrative developed to describe the demolition and renovation process. Estimated construction cost: To be developed after scope is identified. Investigative scoping phase with structural and electrical engineers to determine most cost-effective approach.

*EXCLUSIONS (unless specifically stated):*

- *Mechanical (HVAC and Plumbing) Analysis.*
- *Structural Analysis.*
- *Electrical/Lighting Analysis.*

SCHEDULE

Arete Design Group is prepared to complete the scope of services described above and submit for bidding in March 2022.

FEES

We propose the following fixed fee amounts:

<u>Project</u>	<u>Investigate</u>	<u>Constr. Docs</u>	<u>Bidding</u>	<u>CA</u>
1) Paintbrush ES Lavatory Replacement	NA	\$2,500	\$2,000	\$2,100
2) Westwood HS IT Room Wall Replacement	\$2,600	TBD	TBD	TBD

**TOTAL Fixed Fee - \$9,200.00**

*The fees above are based on the assumption that projects will run simultaneously, such that ADG can accomplish meetings and field investigation for both projects during the same trips.*

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

Sincerely,



Ben Reeves – AIA Project Manager

**ARETE DESIGN GROUP**