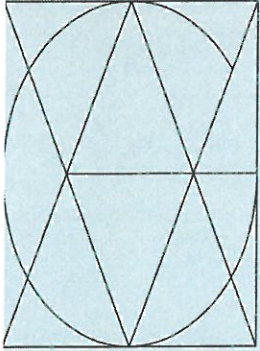


GARMANN**MILLER**
ARCHITECTS
ENGINEERS**FEE BREAKDOWN FOR CELINA SCHOOLS PREBOND**

Review of Building Assessments

1. Franklin
2. East
3. West
4. Intermediate
5. Junior High School
6. High School
7. Education Complex

Team

1. Registered Architect - \$ 115/hr
2. Mechanical Engineer - \$ 125/hr
3. Electrical Engineer - \$ 125/hr
4. Technology Designer - \$ 95/hr
5. Landscape Architect - \$ 115/hr

Estimated Time per Building for Each Team Member

1. Franklin – 3 hr site review + 4 hr compile findings
2. East – 3 hr site review + 4 hr compile findings
3. West – 3 hr site review + 4 hr compile findings
4. Intermediate – 3 hr site review + 4 hr compile findings
5. Junior High School – 4 hr site review + 4 hr compile findings
6. High School – 4 hr site review + 4 hr compile findings
7. Education Complex – 3 hr site review + 4 hr compile findings

Total hours for each team member 51 hours

Estimated Fees for Review of Assessments

1. Registered Architect - \$ 115/hr x 51 hours
2. Mechanical Engineer - \$ 125/hr x 51 hours
3. Electrical Engineer - \$ 125/hr x 51 hours
4. Technology Designer - \$ 95/hr x 51 hours
5. Landscape Architect - \$ 115/hr x 51 hours

Total fees for review of building assessments \$ 29,325

Remaining hours out of \$ 35,000 fee

\$ 35,000 - \$ 29,325 = \$ 5,675

\$ 5,675 = 50 hours of time for a Registered Architect**Scope of Prebond Work**

- 1. Review of Building Assessments**
- 2. Programming – Identify LFI's**
- 3. School Board Meetings**
- 4. Master Planning**
- 5. Community Meetings/Engagement**

38 S. Lincoln Drive
Post Office Box 71
Minster, OH 45865419 628.4240
419 628.4299
gma@garmanmiller.com

An Agreement for the Provision of Limited Professional Services

Architect Engineer of Record:	Client:
Garmann/Miller & Associates, Inc.	Celina City Schools
38 South Lincoln Dr., P.O. Box 71	585 E. Livingston Street
Minster, Ohio 45865	Celina, Ohio 45822
Project No. 15010.0	Date: February 5, 2015

Project Name: Master Planning and Pre-Bond Issue Services for facility improvements to be funded in part by the Ohio Facilities Construction Commission (OFCC) and the Ohio School Facilities Commission (OSFC) funds and a local bond issue.

Location: Celina City Schools owned properties

Scope of Services: Provide Master Planning in conjunction with Celina City Schools and the OSFC leading to a Master Plan which is acceptable to both the District and the OSFC. Evaluate and verify the existing facilities assessment provided by OSFC. Identify locally funded initiatives (LFI's) which are beyond the OSFC co-funded Master Plan. Assist with pre-bond issue services to communicate the project to the community.

Fee Arrangement: Hourly, not to exceed \$35,000.

The amount billed for this project will be credited to a building project design if Garmann/Miller is selected as the design firm.

Principals	\$145.00/hr	Senior Design Engineer	\$105.00/hr	Designer	\$90.00/hr
Senior Planner	\$130.00/hr	Design Engineer	\$95.00/hr	Office Admin	\$70.00/hr
Professional Engineer	\$125.00/hr	Project Manager	\$95.00/hr	Graphic Desg	\$66.00/hr
Registered Architect	\$115.00/hr	Construction Administrator	\$100.00/h	Clerical	\$60.00/hr
Landscape Architect	\$115.00/hr	CAD / BIM Operator	\$75.00/hr		

Retainer Amounts:

Special Conditions: Reimbursable expenses include printing costs and permit fees will be in addition to our fee stated above. Any additional time required outside the original scope of this project shall be billed at our hourly rates as listed above.

Offered by:	Accepted by: (client):
Signature _____ Date _____	Signature _____ Date _____
Printed name / title _____	Printed name / title _____
The terms and conditions on the reverse of this form are part of this agreement.	for _____

Professional Service - Terms and Conditions

The Design Professional shall perform the service outlined in this agreement for the stated fee arrangement.

Access to Site

Unless otherwise stated, the Design Professional will have access to the site for activities necessary for the performance of the services. The Design Professional will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Fee

The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Service, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments

Invoices for services and reimbursable expenses shall be submitted, at the Design Professional's option, either upon completion of the services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. A service charge of 1.5% (or the legal rate) per month will be applied to the unpaid balance after 60 days. Retainers shall be credited on the final invoice. The Client agrees to pay all costs of collection, including reasonable attorney's fees.

Hidden Conditions and Hazardous Materials

A condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Design Professional has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition. If (1) the Client fails to authorize such investigation after due notification, or (2) the Design Professional has no reason to believe that such a condition exists, the Design Professional shall not be responsible for the existing condition nor any resulting damages to persons or property. The Design Professional shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

Indemnifications

The Design Professional and the Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damage, liability or cost (including reasonable attorneys' fees and defense costs) to the extent caused by their own negligent acts, errors or omissions and those of anyone for whom they are legally liable, and arising from the project that is the subject of this agreement. Neither party is obligated to indemnify the other in any manner whatsoever for the other's own negligence.

Risk Allocation

In recognition of the relative risks and benefits of the project to both the Client and the Design Professional, the Client agrees, to the fullest extent permitted by law, to limit the Design Professional's total liability to the Client, for any and all damages or claim expenses (including attorney's fees) arising out of this agreement, from any and all causes, to the total amount of \$25,000.00, the amount of the Design Professional's fee (whichever is greater) or another amount agreed upon when added under Special Conditions.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform their obligations hereunder. In the event of termination, the Client shall pay the Design Professional for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership of Documents

All documents produced by the Design Professional under this agreement shall remain the property of the Design Professional and may not be used by this Client for any other purpose without the written consent of the Design Professional.

Dispute Resolution

Any claim or dispute between the Client and the Design Professional shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of the Design Professional.

Initials: _____ (Design Professional)

_____ (Client)