



March 17, 2026  
Revised May 5, 2026

## LCSD Toledo Auditorium Design Development through Project Completion

Rich,

Thank you for the opportunity to provide a proposal for Design Development through project completion design services for the LCSD Toledo Auditorium Project.

### *Background:*

GLAS Architects was hired as the architect of record to complete design and construction documents for the Toledo Auditorium. The project team includes the following:

Hacker Architects – Design Architect

Shalleck Collaborative – Theater Design Consultant

ABD – Acoustic Engineer

Mazzetti – Civil Engineer

KPFF – Structural Engineer

Arris – Mechanical, Plumbing Engineer

Spark – Electrical Engineer

Rider Levett Bucknall – Cost Estimating

This team has completed a conceptual design for the auditorium as well as the schematic design phase. Following is a proposal for the remaining design work for the Toledo Auditorium.

### *Value Engineering:*

- Implement accepted value engineering (VE) items as identified by Todd Construction and accepted by LCSD and the design team.
- Investigate additional VE items listed on the VE Options Log for implementation



- Refine and accept the additional items, to achieve the \$12M construction budget.
- Provide revised plans, elevations, sections and site plan for review.

#### *Design Development:*

- Develop the plans, elevations and sections to include materials selections, preliminary color selections, furniture layout, equipment layout, theater layout and functionality, site design, mechanical systems, plumbing systems, electrical systems and technology.
- Work with theater consultant to finalize infrastructure requirements and coordinate with structural and MEP engineers.
- Renderings – More detailed interior and exterior to allow LCSD to visualize the project.
- Hold a predevelopment meeting with the city, and fire marshal.
- Hold regular check-in / constructability reviews with the CMGC where systems are discussed and a cost / benefit analysis will be considered (two online meetings).
- Hold weekly subconsultant coordination meetings.
- Hold three design development meetings with the LCSD user group.
- One DD meeting each for Mechanical, Electrical, Theater, and Structural consultants.
- Preliminary photovoltaic system layouts
- Verify sizing of MEP and AV space with actual equipment layouts.

#### *DD Estimate:*

- Provide DD Design and Specifications to estimating consultant and CMGC for estimating.
- Reconcile the two estimates and review with LCSD.

#### *Deliverables:*

- DD Site Plan, Site Sections, Floor Plans, Elevations and Sections, Interior Elevations, roof, wall, floor system details. DD level schedules, DD level Structural Plans, MEP Plans, Civil Plans, and Landscape Plans, equipment selections for all disciplines.



- Renderings – interior and exterior
- FF&E layout update.
- DD level equipment schedules
- DD Design Estimate

#### *Construction Documents:*

Construction documents will be divided into four phases

##### Phase 1 Site Prep Package

This phase will include erosion control, excavation, shoring (where necessary), structural fill, and installation of deep foundation support systems (currently helical piers). This phase will overlap with the end of the design development phase.

##### Phase 2 Underground Utilities and Foundations

This phase will include all underground utilities, underneath the building slab, installation of footings, foundation retaining walls, and building slabs.

##### Phase 3 Building Completion:

This phase will include the building structure, the shell, and all interior and exterior finishes as necessary to complete the project.

- Finalize all plans, schedules and details from the DD phase.
- Finalize Renderings
- Develop details for all pertinent conditions
- Finalize Specifications
- Check Sets at 50% and 90% for each phase
- Constructability review with Todd Construction at 50% CD for each phase
- Final bidding / permitting Documents

#### *Bidding / Permitting (proposal includes 2 phases)*

- Submit Documents to Lincoln County for plan review



- Submit Documents to Todd Construction for bidding.
- Answer bidder questions
- Answer Plan Review questions

*Construction Administration (proposal includes 3 phases)*

- Weekly on site meetings throughout CA (60 meetings).
- On site review of structural and MEP as needed
- Weekly field reports
- Answer RFIs
- Certify Applications for Payment
- Initiate ASIs when needed
- Initiate Proposal Requests when needed
- Review Change Requests
- Approve Change Orders

*Closeout:*

- Issue substantial completion document
- Review Operation and Maintenance Manuals
- Review Record Documents
- Ensure CMGC provides training where specified
- 11 month warranty review.

*Schedule:*

- See attached Design Schedule

*Subconsultants:*

*Fee:*

The fee to perform design development through project completion as outlined above is **\$1,388,400** with a reimbursable expense allowance of **\$10,000**.



*Exclusions:*

- Wage Certification Review
- Work associated with projects other than Toledo Jr/Sr High School
- Commissioning (should be a third party).

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Walkup", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Walkup, AIA

Principal | Member, GLAS Architects, LLC