All payments to be sent to:
3489 E Barrel Roll Dr.
St George, Ut 84790

GH TURNER DESIGN
1664 S Dixie Drive, Suite H-111
St George UT 84770
435.229.9706

PROPOSAL FOR ARCHITECTURAL SERVICES

Date: February 2, 2026

Project: Ivins Fire Station – Addition & Remodel

Client: Ivins City

Attn: Chuck Gillette

I. PROJECT SUMMARY

GH Turner Design is pleased to submit this proposal for the architectural design of the addition and remodel of the existing Ivins Fire Station. The design will be developed consistently with the conceptual design previously provided by the City.

Note regarding Engineering: This contract is for **Architectural Design only**. All engineering services (Civil, Structural, MEP, etc.) will be contracted directly by Ivins City. GH Turner Design will coordinate with the City's engineers to integrate their designs into the architectural set.

II. SCOPE OF SERVICES

The scope of work is limited to Schematic Design, Design Development, Construction/ Permit Documents (Builder's Set), and limited Construction Administration.

1. Schematic Design (SD)

- Conduct an initial kick-off meeting with the Owner to review requirements.
- Conduct regular design meetings as required to advance the project.
- Generate Schematic Design Documents based on the Owner's program.
- Produce conceptual color renderings to visualize the addition/remodel.

2. Design Development (DD)

- Refine the design and execute Design Development documents for detailed Client review.

- Coordinate with City-contracted engineers.

3. Construction Documents (CD)

- Prepare final Construction Documents suitable for obtaining building permits from the City ("Builder's Set").
- Incorporate City-mandated corrections (Plan Check comments) and issue "For Construction" documents.

4. Construction Administration (CA)

- *Note: Scope limited to clarification of documents during construction.* (See exclusions regarding negotiation).

Deliverables:

- Standard large-format PDF drawings (Digital copies only).

III. EXCLUSIONS

The following services are **excluded** from this agreement and, if required, shall be provided by others or billed as Additional Services:

Consultants & Engineering:

- Civil, Structural, Mechanical, Electrical, and Plumbing (MEP) Engineering.
- Landscape Architecture/Design.
- Interior Design services (FF&E).
- Fire Sprinkler engineering and design (Deferred submittal by Fire Protection Subcontractor).
- Geotechnical investigation and reports (Soils Report).

Administrative & Financial:

- Construction Cost Estimating.
- Construction Contract Negotiation.
- Project Specification Manual (Specs to be on drawings).
- LEED or Green Building certification/documentation.

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- Modifications to documents due to changes in scope or budget reductions after approval.

Fees & Off-Site Work:

- City impact fees, permit fees, connection fees, and agency review fees.
- Design of off-site improvements (utility extensions, storm drainage, street improvements).
- Special travel associated with design or project benchmarking.

IV. SCHEDULE

Projected Duration: A minimum of **3 months** to complete construction documents for permitting.

Start Date: The schedule commences upon receipt of the signed proposal and approval of Schematic Design drawings.

V. COMPENSATION

Total Fixed Fee: $95,000.00

Reimbursable Expenses:

In addition to the fixed fee, the following will be billed as reimbursable expenses:

- Blueprinting, plotting, and hard-copy reprographics of deliverables.

Billing Schedule (Percent of Total Fee):

Invoices will be submitted monthly based on the following progress milestones:

Phase / Milestone	Percentage	Cumulative
Initial Retainer (Due upon signing)	10%	10%
Schematic Design (Completion)	20%	30%
Design Development (Completion)	40%	70%
Construction Documents (Completion)	30%	100%

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VI. LIMITATION OF LIABILITY & TERMS

Conditions:

GH Turner Design shall not be liable for changes in construction costs due to unknown/ undiscovered conditions, contractor errors or omissions, or concealed conditions discovered after the delivery of the work product that require additional work.

Form of Agreement:

The terms of this engagement shall be governed by the **AIA Standard Form of Agreement Between Owner and Architect**, to be executed subsequent to this proposal.

VII. ACCEPTANCE

I welcome the opportunity to discuss this proposal and the underlying assumptions in detail. Work on this project will commence upon the return of this proposal bearing an authorized signature and the receipt of the initial retainer.

Respectfully Submitted,

Greg Turner

GH Turner Design

Authorized Acceptance:

Chuck Gillette

Ivins City

Date: _____