

July 31, 2025

RJS Construction
226 August Drive
Robinson Twp., Pa 15108

Attention: Rob Sklarsky

Subject: South Fayette Twp. Municipal Library
MEP/FP Proposal
Claitman Engineering Project #25297

Dear Mr. Sklarsky,

We offer this proposal for MEP/FP design services for renovations, improvements and a 2,900 sf addition to the Project building located at 515 Millers Run Rd., Margan, Pa.

This proposal is based on the information you sent via your July 28th email to Claitman Engineering.

Scope of Work will include the renovation/reconfiguration of a 12,000 sf existing building plus a 2,900 sf addition.

Our scope of services shall include:

- Field investigation visits as required.
- Mechanical, Electrical, plumbing and fire suppression Construction drawings.
- Specifications.
- Mechanical and Electrical Comcheck.
- Contract Administration:
 - RFI responses.
 - Shop drawing reviews.
 - Two site visits during construction.
 - One site visit for the purpose of a punch list.

Clarifications:

- The Mechanical scope includes the following:
 - Reconfiguration of existing mechanical systems to the extent possible to furnish renovated spaces with air conditioning.
 - Evaluate the existing building system equipment to determine their condition.
 - Design replacement of equipment as required.
 - Upgrade of toilet exhaust systems.
- The Electrical scope includes the following:
 - Reconfiguration of electrical and a/v systems to accommodate reconfigured floor plan.

- Improve AV/IT capabilities in the multipurpose rooms. Boxes and conduit only.
- Replace lighting throughout.
- Upgrade/relocate electrical service
- The plumbing scope includes the following:
 - Upgrade toilet facilities as required to accommodate new floor plans.
 - Reconfigure sprinkler heads as required to new floor plan.
 - Upgrade domestic and fire water service entrances.
 - New water heater.
 - Relocate gas services to accommodate new floor plans.
 - New sanitary main to 5' outside of building.

Auto Cad or REVIT background drawings shall be provided by the Architect.

Exclusions:

- Identification and specification for removal of hazardous materials.
- Securing building permits and/or drawing approvals.
- Securing water service and sewer permits.
- Emergency Generator can be design of additional fee.
- Redesign due to value engineering after construction documents have been issued.
- Claitman Engineering designs the latest Energy Efficiency Standards that are presently accepted as standard good practice. Consideration to energy usage and sustainability is part of the design process used by our firm. Electrical and Mechanical systems will be designed to the most efficient standards as practical for this project.
- A hydrant flow test may need to be provided to the sprinkler contractor.
- As-built drawings may be provided for an extra fee.

Schedule of Payments:

For the above scope, we propose a fee as follows, including expenses: \$32,500.00

Should the project, or our participation in it, be terminated prior to its completion, then the fee due shall be based upon the billing milestones accomplished in the above schedule, plus hourly compensation for partially completed milestones.

Claitman Engineering is insured with Professional Liability Insurance and General Liability Insurance.

Requested visits to the job site to observe construction or attend job meetings, other than the ones described in our Scope of Services, shall be invoiced at our hourly rates.

If the above is acceptable, please sign and date in the space provided and return a signed, original copy to our office.

Sincerely,

CLAITMAN ENGINEERING ASSOCIATES, INC.



Todd Chamberlain
Project Manager/Account Executive