



Panida Theater Restroom Rehabilitation

Historical Architecture Design Review

5/4 Architecture, PLLC
1806 East Nettleton Gulch Rd.
Coeur d'Alene, ID 83815

541.954.8188
ssardell@54arch.com

This Agreement is the offer of 5/4 Architecture, LLC (herein referred to as "the Architect"), to perform the consulting services described in this Proposal. Acceptance by the Client is strictly limited to this Proposal for Historical Architectural Services, which when acknowledged in writing, is authorization to proceed. The Client is defined as the person or business entity signing the Agreement authorizing the Architect to proceed with the work outlined in this proposal.

This Agreement supersedes all prior written proposals, and/or negotiations not referenced herein, between the parties. This Agreement may only be modified in writing and executed by both parties.

PROPOSAL DATE: 6/24/2025

PROJECT No: 25-279

CLIENT:

Panida Theater Board of Directors
ATTN: Sean Behm
300 North 1st Avenue
Sandpoint, ID 83864

PROJECT NAME:

Panida Theater, Restroom Rehabilitation

PROJECT LOCATION:

300 N 1st Ave.
Sandpoint, ID 83864-1461

PROJECT DESCRIPTION

The Project shall be as follows:

To provide design consultation and review of the design requirements from Boden Architecture that assist with the planning, design, and construction of men's and women's restroom updates within the lobby of the Panida Theater in downtown Sandpoint, Idaho. The Panida Theater is a contributing resource within the Sandpoint Historic District. Consulting tasks will consider the character defining features of the building and the interior lobby spaces and follow the Secretary of the Interior Standards for the Treatment of Historic Properties to the greatest extent possible.

Tasks to include:

- Work with Project Architect to create additional restroom facilities within the historic theater while minimizing alteration to the historic fabric.
- Review of project needs and surrounding character defining features
- Assist with any comments or changes to documents as requested or required.
- (Optional) Travel to the theater for assistance as desired by Architect of Record, Contractor meetings, Panida BOD or committee meetings regarding restroom and changes in character defining features, historic integrity, existing building fabric, or construction.
- Other tasks as requested by Boden Architecture relating the area of work for Phase 1



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DESIGN SERVICES

Historic Architecture and Preservation Consulting

The Historical Architect shall review the proposal documents and photographs as supplied by Boden Architecture to consult on the area of work and existing historic integrity. There will be a review of draft bidding documents to minimize the effects to the historic fabric.

The Historical Architect will use the Secretary of the Interior Standards for the Treatment of Historic Properties to advise on and review all work.

Documentation Review Considerations

All responsibility for the appropriate bidding documents will remain the responsibility and in control of the Architect of Record, Boden Architecture.

COMPENSATION

Initial Payment

Waived for this proposal.

Compensation for Historical Architecture and Preservation Services

Compensation for Historical Architecture and Preservation Services as described above shall be charged on an hourly basis and in increments of one-quarter hours. Hours will be recorded from the first through final day of the month with an invoice issued electronically by the 10th of the following month. All invoice balances are due within 30 days.

If the Project Scope changes at the Client's request, the Project Budget will be updated, and all fees will be adjusted accordingly.

Standard Fees

The Architect's fees are as follows:

Hourly Consulting Fee	\$150 per hour
<ul style="list-style-type: none">• Document review.• Secretary of the Interior Standards for the Treatment of Historic Properties• Consultation on preservation of character defining features.• Review of any building code related issues	
Administrative Fee	\$150 per hour
<ul style="list-style-type: none">• Scheduling• Accounting• Invoicing• Digital services overhead	
Travel Costs	
• Mileage	\$0.66 per mile (approx. 45 miles each way)
• Time	\$75 per hour (approx. 2 hours)



PROPOSAL

Historical Architectural Services

Estimated Total Cost

See Attached Estimate

This proposal is valid for thirty (30) days from the Proposal Date at the top of the first page.

ACCEPTANCE OF PROPOSAL

The Project Description, Scope of Services, and Compensation for historical architectural services are hereby accepted as the Agreement between Client and Architect. The Architect is authorized to proceed as specified. Payments will be made as indicated above.

Accepted by: _____ **Date:** _____
Sean Behm, Panida Theater Board Chair
Client

Accepted by: _____ **Date:** _____
Shannon Sardell, NCARB
for 5/4 ARCHITECTURE, PLLC



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Tel: 541-954-8188
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ESTIMATE

NUMBER: 25-279 EST
DATE: 6/24/2025
AMOUNT: \$3,059.40

RE: ID Sandpoint PanidaTheater Bathroom

SERVICES

ACTIVITY	DESCRIPTION	HOURS	RATE	AMOUNT
Administrative:	Administrative	4.00	\$150.00	\$600.00
Design Rev:	Design Review	15.00	\$150.00	\$2,250.00
Travel Time:	Travel Time	2.00	\$75.00	\$150.00
SERVICES TOTAL:				\$3,000.00

EXPENSES

EXPENSE	DESCRIPTION	MARKUP	UNITS	COST	AMOUNT
Mileage:	Mileage	0.00%	90.00	\$0.66	\$59.40
EXPENSES TOTAL:					\$59.40

ESTIMATE TOTAL:				\$3,059.40
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