

DATE CREATED

June 26, 2025

CREATED FORSean Behm,
Board Chair**PROJECT**

Panida Theater Phase-1

PROPOSED FEE**\$2,250**

PROJECT DESCRIPTION

PROJECT DETAILS

(+/- 275 SF)

CLIENTPanida Theater Board
300 North 1st Avenue
Sandpoint, ID 83864**SCOPE OF WORK**

The services of Kartchner Engineering are being considered for the mechanical and plumbing design construction documents for Panida Theater Phase-1, located in Sandpoint, ID. Design intent is understood as providing exhaust and ventilation for restrooms to meet code requirements ducted to roof. Plumbing to tie new plumbing fixtures into existing plumbing lines in basement for hot/cold water and waste. Use of existing systems wherever possible and accommodate future expansion wherever possible.

TASKS PROVIDED

GENERAL SERVICES

- A. Schematic Documents by a Professional Engineer.
- B. Drawings will be provided in PDF format generated in AutoCAD 2024. All Specifications will be shown on drawings.
- C. Meetings as necessary to clarify owner's needs and/or desires for the project.
- D. Bid Services: prior approval review, prepare addenda items as required.

MECHANICAL & PLUMBING DESIGN SERVICES

- A. Mechanical & plumbing design
- B. Mechanical & plumbing details, and equipment schedules
- C. Code Review and preparation of Drawings for code compliance.
- D. Heating/cooling, energy loads for equipment sizing.

EXCLUSIONS

- A. Additional meeting / coordination / site visits not mentioned above.
- B. Book Specifications.
- C. Construction Cost Estimates.
- D. Construction Administration.
- E. Special Systems Design (Fire Alarm, Security, Fire Protection).
- F. Value Engineering or re-designs a result of extended lead-time and/or cost saving of equipment. If required services will be performed on an hourly time and materials basis.

ENGINEERING FEES

NO. DESCRIPTION**PRICE**

1	MECHANICAL (SD DRAWINGS)	\$750.00
2	PLUMBING (SD DRAWINGS)	\$1,500.00
TOTAL		\$2,250.00

ADDITIONAL SERVICES

Any additional work will not be considered part of our services unless requested. Kartchner Engineering shall not proceed to provide Additional Services until receiving the Clients written authorization. The Client has no obligation to compensate Kartchner Engineering for any Additional Services performed without written authorization. Our fee structure for standard and extra services:

Principal \$250, Engineer 3 \$215, Engineer 2 \$190, Designer \$150, Drafter 3 \$125 Drafter 2 \$120, Admin \$110

TERMS & CONDITIONS

1. COPYRIGHT

Kartchner Engineering, PLLC. All Rights Reserved. Drawings, specifications and other construction or study documents will be considered Instruments of Service for use solely with respect to this Project only.

4. PROJECT UPDATE

Endorsement of this Agreement quantifies no more than (4) Architectural Background updates during project timeline. Any additional updates will be billed individually at a rate of \$400.00 per update.

7. COMPENSATION

Payment for Services Rendered will be paid in full withing the agreed upon Net Terms unless otherwise noted. Please reference Compensation section of this agreement for further information.



Mark Kartchner P.E., LEED

Billing Contact

2. COORDINATION

Architect/ Client/ Engineer shall provide available information in a timely manner. Kartchner Engineering will notify Architect of any analyses, survey test, or investigations needed to perform its services. Kartchner Engineering, PLLC will meet all progress submittal checkpoints agreed upon throughout project timeline.

5. REQUEST FOR CHANGES

Kartchner Engineering, PLLC will comply with project changes that arise during Design Development Phase of project, as stipulated by the scope of this Agreement. Any changes resulting after Construction Document Submittal may result in Additional Services Fee.

8. PROFESSIONAL LIABILITY

Kartchner Engineering, PLLC will maintain Professional Liability to include negligent acts, errors, and omissions in the performance of professional services to \$1,000,000. & general liability insurance for \$2,000.00. COI available upon request.

3. CANCELLATION

In the event of termination of this Agreement due to the Architect /Client /Engineers termination with the Owner, the Architect shall promptly notify Kartchner Engineering and remit payment for all Invoices submitted by Kartchner Engineering within 30 days unless otherwise agreed upon.

6. OWNERSHIP

Kartchner Engineering, PLLC and its consultant shall be deemed the authors and owners of their respective Instruments of Service e including equipment and materials.

9. USE OF WORK PRODUCT

The Instruments of said service shall not be used by any individual, business or personal use for future additions or alterations to this Project or other projects, without the prior written agreement of Kartchner Engineering, PLLC or its authorized agent.

Sean Behm, Board Chair

Billing Email & Phone No.