



OMNESS DESIGN, INC.  
ARCHITECTURE~PLANNING  
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[www.omnessdesign.com](http://www.omnessdesign.com)

April 13, 2021

Ridgedale Local School District  
3103 Hillman Ford Rd.  
Morral, OH 43337

Attn: Jason Fleming, Treasurer

Re: Renovation of Boy's and Girl's Restrooms in Elementary School

Dear Jason:

Thank you for contacting Omness Design to provide you with this proposal. I hope you find it to your satisfaction.

#### DESCRIPTION OF PROPOSED PROJECT

Update existing restrooms: bring into compliance with ADA standards, replace worn out fixtures or fittings, make repairs to sanitary plumbing as may be required based upon investigation by plumber.

#### DESCRIPTION OF PROPOSED DESIGN SERVICES

The design will progress in two phases: this proposal entails the first design phase; it consists of developing a project scope, that is, understanding, based on plumber's findings and the school's needs what all is involved in reaching our goals. A preliminary scope description, plan and a preliminary cost estimate can be developed for the project. All information can fold in to phase 2 which would consist of construction documents, bidding and construction services. To be clear, the fee for phase 2 can be provided once the scope is fleshed out.

FEE                      Hourly, estimated at \$3,500

#### OBSERVATION

I think it is important to make clients aware of the current construction environment; in basic economic terms, supply greatly exceeds demand. The result (for a variety of reasons) are shortages of materials and labor, particularly skilled trades – all of which impact project time and cost, i.e., availability of contractors to perform the work, cost of construction, predictability of project cost.

I hope to hear from Bender Plumbing this week so we can begin to understand what might be causing the odor issue.

You can simply sign and date this letterhead proposal and make things official.

I hope you find this proposal to your satisfaction. If there are any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Omness". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Omness".

Paul Omness  
President  
ODI