

PROPOSAL

Mr. Jon Matz, Project Manager
Bethel Public Works
1 Sympaug Park Rd
Bethel, CT 06801

Revised September 14, 2025

**Re: Architectural Services - Existing Condition Report of Garage Roofing
Bethel Town Garage, 1 Sympaug Park Rd, Bethel, CT**

DESCRIPTION OF PROJECT & SCOPE OF SERVICES

Thank you for this opportunity to submit a proposal for Architectural Services for an Existing Condition Report of Garage Roofing for Bethel Town Garage, 1 Sympaug Park Rd, Bethel, CT. The scope of work is as follows:

1. Architectural assessment of the existing conditions of the metal roofing, masonry parapet, flashing, the soffits, fascias, and trim. Existing conditions will be documented and photographed. One (1) site visit is included in scope of work. A written report of findings will be provided which will contain an opinion regarding the quality of the installation. The observations will document the general condition of the building elements and are not intended to be an exhaustive documentation of every item observed. No destructive probes will be performed. Areas that are deemed inaccessible due to height restrictions, water, debris, etc will not be observed. Options will be presented such as replacing metal roofing, applying new roofing over existing, or building a new roof structure over existing roof if deemed feasible by the structural engineer.
2. Coordination with the structural engineer regarding his evaluation of the roof structural system and his presentation of options.

Please note the following services are not included in the base proposal: Drawings, zoning, engineering services, permitting, construction administration, additional site visits, hazardous materials investigation, consulting, testing, or remediation.

COMPENSATION

The fee requested for the scope of services described above is \$8,500 plus reimbursables such as printing billed at cost. A retainer of \$4000 is payable upon acceptance of the proposal billing monthly as project progresses. The hourly rate for additional services is \$210 hour.

TERMS AND CONDITIONS

1. Gary Tarantino, Architect shall perform professional services as specified in this agreement. In rendering these services, the skill and care will be provided which is ordinarily exercised by architects at the time and place the services are rendered.
2. The Client shall fully provide all criteria information with regard to their requirements for the Project.
3. In the event that any portion of an account remains unpaid 30 days after billing, the Architect may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of all services.
4. The Client shall indemnify and hold harmless the Architect and all of its personnel, and other design team members, from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising from the presence, discharge, release or escape of asbestos, hazardous waste, or other contaminants at the site.


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5 Blackberry Drive East, Stamford, CT 06903

5. In recognition of the relative risks, rewards and benefits of the Project to both the Client and the Architect, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Architect's total professional liability to the Client shall not exceed \$25,000. Such cause or causes include, but are not limited to, the Architect's negligent acts, errors, omissions, strict liability, breach of contract, breach of expressed or implied warranty, or any other theory of legal liability. This limitation of liability shall apply to the Architect and its officers, members, directors, partners, agents, employees, and sub-consultants. Architect shall provide commercial general liability, umbrella liability, automobile insurance, and workmen's compensation insurance as described on Architect's certificate of insurance.
6. All documents including calculations, computer files, drawings, and specifications prepared by the Architect pursuant to this Agreement are instruments of professional service intended for the one-time use in construction of this Project. They are and shall remain the property of the Architect. Any reuse without written approval or adaptation by the Architect is prohibited.
7. This Agreement may be terminated upon 10 days written notice by either party should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Architect for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses. The Architect and Client agree to negotiate any claim(s) or dispute(s) arising out of or related to the agreement between them in good faith prior to exercising any other provision of this Agreement.
8. If the claim or dispute cannot be settled by good faith negotiations either party may then exercise their rights under law as per State of Connecticut statutes.
9. Neither the Client nor the Architect will have any liability to the other for any punitive, exemplary, incidental or consequential damages resulting from claims, disputes or other matters relating to this Agreement. Any liability or claim of any type against the Architect is limited to 6 months from issuance of the work product. The Architect will have no liability relating to the lack of shoring to support the garage roof in the area of the solar power system conduits as per prior engineer's memo of 12/6/19 and shoring details SSK-2 dated 11/27/18.
10. Our services do not include any designs, drawings, analysis, site visits or assessments that are not specified in the scope of work above. Our services do not include: Invasive probes of building materials, special inspections, cost analysis, meetings with zoning or building department, permitting, zoning analysis, engineering services of any kind, environmental investigation, consulting, testing, or remediation including but not limited to asbestos, mold, and lead containing materials.

Sincerely,

Gary Tarantino, R.A.

Agreed to and Accepted by:


FIRST SELECTMAN, TOWN OF BETHEL

Gary Tarantino, Architect
5 Blackberry Drive East
Stamford, CT 06905

Mr. Jon Matz, Project Manager
Bethel Public Works
1 Sympaug Park Rd
Bethel, CT 06801

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