



September 12, 2025

Kelley Martinez
Cohesive Healthcare Management & Consulting
43155 45th Street
Shawnee, OK 74804

Re: Professional Services Proposal
Mangum Regional Medical Center
1 Wickersham Dr. Mangum, OK 73554

Dear Kelley:

We are pleased to submit this Professional Architectural Services Proposal for your proposed lab relocation project in Mangum. There's no doubt that this reallocation of space will benefit your patients and it brings us joy to help you realize your goals.

Project Description:

1. The lab currently in use is off-site in a building adjacent to the hospital and will be relocated to inside the hospital to the former OR space.
2. LK Architecture, Inc. (LKA) will provide professionally signed/sealed drawings for submittal to the Oklahoma State Dept. of Health (OSDH) for plan review. LKA will respond to any OSDH comments until full approval is granted.
3. This project is primarily electrical engineering. No reconfiguration of space is planned. LKA will provide a partial electrical plan of the affected area based off a scan of one of the original 1966 building drawings. Dimensions are not shown on the provided original building plan, so the partial electrical plan will be scaled from the scan, and LKA cannot guarantee precision. Power for Lab equipment will be positioned as shown in the preliminary layout you provided.
4. LKA will also assist in completing the required OSDH forms for the submittal.

Schedule

We understand time is of the essence, and we anticipate that it will take three (3) weeks from notice to proceed to finalize signed/sealed drawings. LKA is ready to begin work immediately.

Project Assumptions

1. LKA will provide the aforementioned documents to Cohesive, who will in turn submit their complete package to OSDH.

Compensation for Professional Services

Fixed Fee: LK Architecture, Inc. will perform the services outlined and described above for a lump sum fee of **Three Thousand, Nine Hundred and Fifty Dollars (\$3,950)**. Invoices will be sent out monthly in

Architecture Engineering Interiors Landscape Architecture

proportion to the services provided. All payments must be received by LK Architecture, Inc. no later than thirty (30) calendar days after invoice date.

Fee:	\$3,950
-------------	----------------

Reimbursable Expenses

Reimbursable expenses are defined as the direct expenses incurred in connection with this project and will be invoiced above and beyond all fees for professional services at direct cost. Reimbursable expenses shall include, but are not limited to the following:

1. Airfare, lodging, meals, car rental, parking, tolls, and related travel expenses to the project site
2. Overnight and express mailing
3. Plan review and/or building permit fees assessed by any authority that are paid for by LK Architecture, Inc. *
4. Presentation and reviews to any authority other than defined above
5. Specialized consultants not identified or known at this time *
6. Printing, plotting, shipping, and courier services * (Plotting/printing of LK Architecture, Inc.'s generated documents for LK Architecture, Inc.'s internal use is not a reimbursable expense)

* Includes 15% markup

Excluded Professional Services:

1. Soils investigations: The coordination of, and performance of soil borings and analysis of subsurface conditions
2. Environmental impact studies or similar reports that may be required by jurisdictional authorities
3. Arranging for testing services or the testing of any construction materials and/or any research and investigations related thereto
4. Topographic survey
5. Boundary survey
6. Tree survey
7. Traffic engineering
8. Platting, rezoning, or protective overlays
9. Floodplain and/or wetland mitigation
10. Asbestos studies and/or reports
11. Professional renderings, animated videos and/or model preparation
12. ADA studies and modifications of existing facilities
13. Any services related to LEED certification
14. Civil engineering (site grading, paving, drainage, service utilities, erosion control, etc.)
15. Historic structures review and analysis, nor preservation design
16. Kitchen Design
17. Signage Design
18. FF&E Services
19. Design of voice/data systems
20. Design of fire protection systems, including hydraulic calculations and piping layout
21. Design of emergency power systems, UPS, and generator(s)
22. Design and engineering for rooftop screening for mechanical units

23. Design and engineering for green roofs
24. Value engineering or redesign work, after Owners have approved a final plan

Additional Services:

LK Architecture, Inc. will provide additional services when directed and requested by Cohesive Healthcare Management & Consulting in writing. Additional services will be provided in accordance with the attached hourly rate schedule or at a mutually agreed upon lump sum. A document outlining the scope of additional services with the proposed lump sum fee will be sent to Cohesive Healthcare Management & Consulting for approval and signature prior to beginning the additional services work.

Contracts:

Due to the minor nature of this project, we propose that this fully executed proposal will act as our formal agreement, subject to any comments you may have.

Billing Cycle and Hourly Rates:

Invoices will be submitted monthly in proportion to the percent complete of each phase. For services outside the scope of this agreement, work will be performed as described in Additional Services above.

Agreement:

We appreciate this request to submit a proposal and welcome the opportunity to work with you on this project. For over 58 years, LK Architecture, Inc. has continually built client satisfaction by meeting schedules, meeting budgets, and providing quality design to further our clients' success. We are confident with the success of this project we can build a relationship that will continue for many years.

This proposal is valid for 60 days from the date of issue. By executing and returning one original, you authorize LK Architecture, Inc. to begin performance of the services outlined above for the fees shown. We have provided an acceptance block below for your signature. If this proposal is acceptable to you, please sign in the appropriate space provided below and return one (1) original to my attention.

If you have any questions or wish to discuss any aspect of this proposal in more detail, please do not hesitate to call my direct number 316-391-9937 or email me at dkeenan@lk-architecture.com.

Sincerely,

LK Architecture, Inc.



Don Keenan, AIA, NCARB
Director of Healthcare

Copy: Steve Berry, PE – President & CEO – LK Architecture, Inc.

Cohesive Healthcare Management & Consulting
September 12, 2025

PROPOSAL ACCEPTANCE
COHESIVE HEALTHCARE MANAGEMENT & CONSULTING

Agreed to on this _____ day of _____ 2025

X

Authorized Signature:

Printed Name:

Title:



SCHEDULE OF FEES AND SERVICES*

(Effective January 1, 2024)

Hourly Rates by Responsibility:

Senior Principals	\$285	Engineering Department Director	\$185
Vice President	\$175	Engineering Technical Director	\$150
Associate Vice President	\$150	Senior Engineer 3	\$160
Director of Design	\$225	Senior Engineer 2	\$150
Design Visualization Specialist 2	\$140	Senior Engineer 1	\$140
Design Visualization Specialist 1	\$120	Engineer 3	\$130
Architectural Department Director	\$150	Engineer 2	\$115
Senior Architect 3	\$140	Engineer 1	\$100
Senior Architect 2	\$130	Engineering Designer 5	\$130
Senior Architect 1	\$120	Engineering Designer 4	\$115
Senior Architectural Project Manager 3	\$130	Engineering Designer 3	\$90
Senior Architectural Project Manager 2	\$120	Engineering Designer 2	\$75
Senior Architectural Project Manager 1	\$110	Engineering Designer 1	\$65
Architect 2	\$110	Engineering BIM Designer	\$70
Architect 1	\$100	Engineering Student Intern	\$60
Architectural Project Manager 2	\$100	BIM Director	\$110
Architectural Project Manager 1	\$90	BIM Manager	\$95
Job Captain 2	\$95	Senior BIM Specialist 2	\$110
Job Captain 1	\$85	Senior BIM Specialist 1	\$100
Architectural Designer 2	\$90	BIM designer 2	\$90
Architectural Designer 1	\$80	BIM Designer 1	\$80
Interior Design Department Director	\$185	Accounting Specialist	\$75
Senior Interior Designer	\$130	Contract Administrator	\$70
Senior Designer	\$130	Administrative / Clerical	\$65
Designer	\$90	Student Intern	\$60
Junior Designer	\$70		
Design Assistant / Design Intern	\$60		
Interior Design Coordinator	\$80		

Consultants: Actual Billing plus 10% processing charges.

Printing, Shipping and Courier Services: Actual Billing plus 10% processing charges.

Travel Out of Wichita:

When authorized by Owner or Agent of Owner:

Time for services: Eight (8) hours per day x hourly rate

Air fare, car rental, taxi, or other mode: Actual Billing

Accommodations, meals, subsistence: Actual Billing

*The rates will be adjusted annually.

Architecture Engineering Interiors Landscape Architecture