

November 29, 2017

Mike Braff
Director of Facilities
Santa Rosa City Schools

Re: Hidden Valley School Modular Classrooms
Proposal for Architectural and Engineering Services

Dear Mike:

I very much appreciate this opportunity to provide you with a proposal for the installation of 3 modular classrooms at Hidden Valley School.

Project Description:

This project will provide 3 new modular classrooms to accommodate students displaced by the loss of Hidden Valley Satellite School. These will be Enviroplex units, 24'x40' in size, installed as 3 separate PC units, on concrete foundations set into the ground with the classroom floors at grade. These units have already been manufactured, and we have set up an over the counter meeting at DSA for December 7th. The goal is to complete this project as expeditiously as possible. In order to achieve the December 7th over the counter deadline we will require written direction by Monday, November 20th so that we can engage our consultants.

The District will contract directly with the Modular Building Manufacturer. Design Team will be provided all of the required PC documents for DSA approval and certification.

Services:

TLCD Architecture and its consultants will coordinate the installation of the 3 new classrooms as follows:

Meet with School Principal to identify the desired location for the new classrooms

Development of package for OTC review by DSA

- Architectural site plan and details
- Civil demolition plan
- Grading plan with ADA access to new buildings
- Utility plan for underfloor drainage
- Erosion control plan
- Verify fire hydrant flow
- Design of power, lighting, fire alarm, telephone and data to within 5 feet of the units.
- Site lighting modifications at the new classroom area
- New fire alarm system and wiring for the modular buildings
- Landscape architecture services for compliance with DSA's Outdoor Water Use Regulations are included.

Assistance with bidding site work

Construction administration service

Fee Proposal:

Architectural	\$33,500
Civil Engineering (Brelje & Race)	\$12,900
Topographic Survey (Brelje & Race)	\$ 4,900
Electrical Engineering (O'Mahony & Myer)	\$ 15,000
Quadrige Landscape Design	\$ 5,886
TOTAL	\$72,186

DATE
11/29/2017

In addition, we will bill customary reimbursable expenses at 1.1 times actual cost. We propose entering into either an AIA or TLCD form of agreement for these services.

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Assumptions, Exclusions, and Additional Services

1. District to provide engineer with geotechnical information.
2. Assume that existing fire system can provide at least 1,500gpm, and that no new fire hydrants or sprinklers will be required.
3. Services related to LEED certification are excluded.
4. Site and building are assumed to meet current accessibility standards; services for ADA upgrades are excluded.
5. There will be no plumbing at the new classrooms.
6. Cost estimating will not be provided.
7. A/V system, security, CCTA design is excluded
8. It is assumed that ADA access to the new buildings does not require grading work beyond the general area where the new classrooms will be installed.
9. It is assumed that the site will disturb less than 10,000 sf and that SWPPP will not be required.
10. Any necessary preliminary reports, and studies will be provided by the District and are not included in our scope.
11. All permitting fees and other agency fees will be paid by the District.
12. Life cycle cost analysis is not included.
13. Additive and deductive alternate schemes are not included.
14. Preliminary information indicates that the site is not in a geohazards zone, and so we are excluding DGS review.

We are very excited about this opportunity, and look forward to working together with you on this project. If this proposal is acceptable we will assist you in preparing a formal agreement. I am assuming the district will want to use a School and College Legal Services form of agreement. If that is the case, I'll be happy to draft an agreement for your review and approval.

Yours truly,



Don Tomasi, AIA, NCARB, LEED AP
Principal