



January 23, 2018

Michael Braff/Facilities Director
Santa Rosa City School District
211 Ridgway Avenue
Santa Rosa, CA 95401

RE: Fee Proposal for Architectural Services
Modular Restroom Project at Proctor Terrace

Dear Michael,

Thank you for the opportunity to present this fee proposal to the School District. This proposal is based on the installation of a 480 SF PC-approved modular restroom building on concrete foundations, with DSA PC-approved drawings prepared by the modular manufacturer including the engineered concrete foundations. Per your direction, we understand that the District will be contracting directly with Enviroplex for the modular restroom building. The location will be near the east side of the existing multi-use building.

Architect's Project Scope

The project will generally consist of the preparation of plans and specifications, including architectural and electrical engineering only supporting the DSA submission by the modular restroom manufacturer who will provide and install a PC DSA approved standard 480 SF modular restroom building including foundations, and the general contractor who will construct the remaining site improvements. The unit will be located in close proximity to the multi-use building. The modular classroom manufacturer shall provide the structural and mechanical engineering for the project and shall submit to DSA pre-approved drawings for the building in electronic format. The District shall contract directly with the modular manufacturer's structural engineer for services during construction including those associated with the DSA-1-MR.

The modular classroom will generally include a boy's multi-stall restroom, girl's multi-stall restroom, staff restroom, low pitch roof design, three exterior doors, and excavated crawl space to allow entry at grade or sidewalk level. The restroom building will be equipped and tied into the existing campus fire alarm system. Current electrical scope, budget, and design fees do not include upgrading existing power, fire alarm, phone, or other electrical systems. It is assumed that the modular manufacturer will match the electrical phase of the power to the campus. Current scope does not include fire sprinkler system design. Expanded scope for civil engineering, if authorized, assumes tie into nearby utilities and does not include upgrades to the existing utilities or upgrades to site asphalt surfaces. These would be additional services.

707 542 4652
707 542 3919 Fax

250 D Street
Suite 210
Santa Rosa
CA 95404

PO Box 1000
Santa Rosa
CA 95402

The Architect shall coordinate the preparation of drawings for a DSA submission and approval for the installation of the modular building. There will be one phase to this project and one submission. The drawings shall include cover sheet and site plan by the Architect, PC-approved portable building drawings and engineering by the modular manufacturer, electrical and fire alarm drawings by the Architect's consultant, and civil engineering drawings by the District or as an Expanded Service by the Architect's consultant.

Project Assumptions

- The project is based on the assumption that existing utilities are directly adjacent to the proposed modular location and properly sized. It is also based on the assumption that there will be no modifications to the existing fire alarm systems or power beyond basic connection to the services.
- Any regulatory processing, other than building permit at DSA, would be additional service on an hourly basis if performed by AXIA Architects.
- Future phases for additional buildings or improvements are not included in this scope.
- Interior design of the modular building shall be by the modular manufacturer.
- It shall be assumed that the Local Fire Authority will have no issues with the design as proposed or additions to the drawings.
- Landscape design, if required, will be by an Owner's consultant.
- Fee is based upon our understanding that a fire sprinkler system will not be required, per 2013 CBC Section 903.2.19.1, Exception 2.
- No scope shall be associated with hazardous materials, CEQA, environmental studies, or upgrades on the existing elementary school campus.
- No low voltage design is included in this Agreement.

Note: Should any of these project assumptions or those listed in Exhibit A be incorrect Additional Services may be required.

Estimated Project Schedule:

To be mutually agreed upon once additional scheduling information is received from the modular manufacturer.

Fee Schedule:

Basic Services:

Architectural Services	\$24,850.00
Electrical Services	<u>\$ 4,850.00</u>
Total Fee for Basic Services	\$29,700.00

Expanded Service: These Services are separate from Basic Services and, if approved by the District, shall be in addition to the fee for Basic Services:

Civil Engineering per the attached proposal by Brelje & Race	\$21,800.00
AXIA Mark up (10%)	<u>\$ 2,180.00</u>
Total Fee for Expanded Services	\$23,980.00

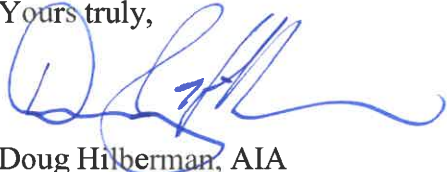
The architect shall be compensated for Change Orders that add value to the project in the amount

of 10% of the cost of construction, unless mutually negotiated otherwise in writing.

Fees will be billed on a percentage of completion basis plus reimbursable expenses.

Thank you for your consideration of our firm. We would love to continue helping the District achieve their goals.

Yours truly,

A handwritten signature in blue ink, appearing to read 'D. Hilberman', with a long, sweeping horizontal flourish extending to the right.

Doug Hilberman, AIA
Principal

Encl: Attachment A: Fee Schedule

SCHEDULE OF FEES

Effective January 1, 2018

I. TIME CHARGES

PRINCIPAL	
Doug Hilberman	\$220
ASSOCIATE	\$180 - \$200
PROJECT ARCHITECT	\$160 - \$180
PROJECT MANAGER	\$145 - \$165
JOB CAPTAIN	\$125 - \$145
ARCHITECTURAL INTERN	\$115 - \$125
ADMINISTRATIVE	\$85

The above billing rates are subject to adjustment annually.

II. REIMBURSABLE EXPENSES

Consultants:	Cost plus 10%
Travel:	Private Vehicle \$0.54 per mile. Commercial travel and related expenses at cost plus 15%.
Other Project Expenses:	Cost plus 10% Such as: printing, graphics, photography & reproduction, rental or purchase of special equipment and materials, long distance telephone, special shipping or delivery, models and renderings, lodging and subsistence.

Reimbursable Expenses are in addition to the fees for services and shall include actual expenditures made in the interest of the project such as transportation and living expenses when traveling in connection with the project.

III. ADDITIONAL SERVICES

Per the Schedule of Fees above.