



HIBSER YAMAUCHI Architects, Inc.

May 2, 2019
Rev May 9, 2019

Dan Zaich, Ed.D.
Senior Director – Capital Facilities
San Rafael City Schools
310 Nova Albion Way
San Rafael, CA 94903

Re: San Pedro Elementary School
Additional Services Fee Proposal for
Scope Reduction

Dear Dan,

As discussed at the scope reduction meeting on 4/15/19 and on the campus on 4/17/19, the scope of the project is to be reduced.

- Eliminate the rear parking and plaza area from the scope of work.
 - o The existing paving, landscaping, underground utilities including electrical conduit shall remain as-is. The two portables in this area and the play structure and safety surfacing shall also remain. The only exceptions are as follows:
 - o Keep the three housekeeping pads for the new condensing units and fences; also to remain is the underground refrigerant lines serving these new units. This will require trenching and AC patching
 - o Provide rubber landings at the existing classroom doors
 - o The old electrical MSB near the existing gate will be removed as part of the electrical service upgrade.
- Minimize the scope of the improvements between Buildings A and C. This includes:
 - o Removal of the existing AC and brick paving from the sidewalk to a line parallel with the walkway roof.
 - o Provide a new, minimal landscaping and irrigation design.
 - o Provide an 8'-0" high chain link fence as additive alternate #1. This fence shall extend between Buildings B and C, in front of the covered walkway; a second segment shall extend along Building A's covered walk and shall include a gate near the existing Kindergarten classroom door.
- Minimize work in the Bike rack area: The District will provide the racks.
- Reduce the scope of the work in the main playground:
 - o Keep Portables E2 and E3 (Rooms 302 and 303) in place and operational. Portable E1 (Room 301), shall be removed by Mobile Modular; if the District can reach an agreement with the vendor, E1 may remain in place. Either way, the existing AC paving shall remain as is. The electrical, low voltage and fire alarm systems will be modified to include these



portables. The electrical work is significant because the fire alarm panel and the annunciator have to be relocated to Building E for code reasons. The line voltage systems will be modified to work with the new panels.

- o The new play area shall be reduced to only include the new play structure and related safety surfacing. The ball walls and tether ball courts will be removed.
- o The revised finish grades and slopes in this area need to be reviewed with some care to provide code compliance for ADA path of travel and drainage.

If we get a verbal approval within a few days, this redesign work will be prepared ASAP, tentatively by May 15, so that a GMP from JLC can be prepared and submitted to the Board for a special meeting in early June.

We propose additional fees of \$15,000 for this work.

\$ 3,500	Electrical Engineering
\$ 5,360	Civil Engineering
\$ 4,120	Landscape Architecture
\$ 2,020	<u>Architectural site plans</u>
\$ 15,000	Total

I hope that this proposal meets with your expectations. If you have any additional questions, please do not hesitate to call.

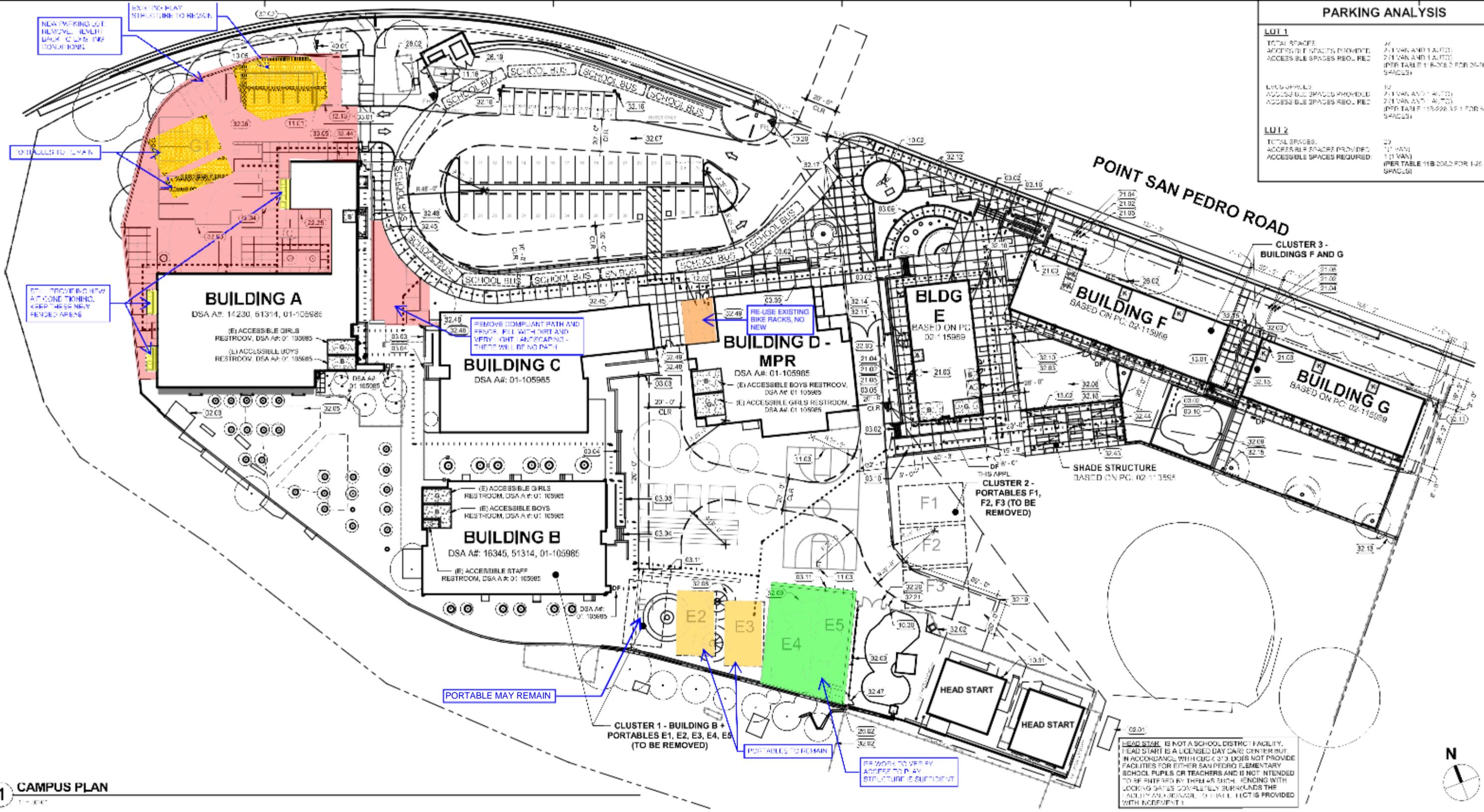
Sincerely yours,

Tim Steele, Project Manager

- cc: Marcus Hibser
Joshua Thomas
Teri Mathers
Lee Pollard

PARKING ANALYSIS

LOT 1	
TOTAL SPACES	26
ACCESSIBLE SPACES PROVIDED	2 (1 VAN AND 1 AUTO)
ACCESSIBLE SPACES REQUIRED	2 (1 VAN AND 1 AUTO) (PER TABLE 11B-202.2 FOR 25-49 SPACES)
LYDS SPACES	10
ACCESSIBLE SPACES PROVIDED	2 (1 VAN AND 1 AUTO)
ACCESSIBLE SPACES REQUIRED	2 (1 VAN AND 1 AUTO) (PER TABLE 11B-202.2 FOR 5 TO 25 SPACES)
LOT 2	
TOTAL SPACES	20
ACCESSIBLE SPACES PROVIDED	1 (1 VAN)
ACCESSIBLE SPACES REQUIRED	1 (1 VAN) (PER TABLE 11B-202.2 FOR 1-25 SPACES)



1 CAMPUS PLAN

HEAD START IS NOT A SCHOOL DISTRICT FACILITY. HEAD START IS A LICENSED DAY CARE CENTER BUT IN ACCORDANCE WITH CUC 2 373 DOES NOT PROVIDE FACILITIES FOR EITHER SAN PEDRO ELEMENTARY SCHOOL PUPILS OR TEACHERS AND IS NOT INTENDED TO BE ENTERED BY THEM AS SUCH. FENCING WITH LOCKING GATES COMPLETELY SURROUNDS THE FACILITY AND A BARRICADE (11' HIG) IS PROVIDED WITH INCREMENT 1.

SCOPE REDUCTION - 4/23/19