



# ARCHITECHNICA

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## FEE PROPOSAL

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28 October 2024

Lodi Unified School District  
Facilities and Planning  
880 N Guild Avenue  
Lodi, CA 95240

Attn: Joe Patty, Director

**RE:** Proposal for Architectural and Engineering Services

Dear Joe,

Per the District's request, included within is our Fee Proposal for Architectural and Engineering Services for the installation of 4 Portable Classroom Building on 4 Elementary School Sites for the District's Expanded Learning - Bridge Program

### **Project Overview**

Project Scope:

- 960 sf portable classroom building provided by Class Leasing to be installed at 4 Elementary School Sites: Beckman Elementary School, Erma B. Reese Elementary School, Lawrence Elementary School, and Woodbridge Elementary School. Each Portable Classroom Building shall be installed on wood foundations over asphalt paving. The Portable Classroom Buildings will be accessed by metal ramps provided by Class Leasing.
- Path of Travel Upgrades to address site accessibility to the building from the public way, accessible parking spaces, accessible loading zone, site gates, restrooms, and drinking fountains. Restroom accessibility remediation work will be limited to finish upgrades, signage, and relocation of toilet room accessories.
- Each building will be connected to each school's Fire Alarm System, Intercom System, Intrusion Alarm System, and Data Network.
- Site Fire Alarm System may require upgrades to handle Voice Evacuation requirements in the California Building and Fire Codes.
- EMS (HVAC and Lighting Controls) – Pelican
- Electrical Power to be routed to the project area. Existing electrical service will require evaluation to determine if it can handle the additional electrical loads associated with the new portable classroom building.
- Storm Drain System associated with new site improvements will be connected where possible to the Site's existing storm drain system.
- Estimated Construction Budget: \$750,000 per site x 4 sites = \$3,000,000

### **Scope of Services**

#### **Predesign and Site Evaluation**

ARCHITECHNICA will meet with LUSD review the Project Program, Project Development Schedule, and Budget

The A/E Team will review the existing conditions of the site to verify existing as-built conditions, to locate and review existing utilities, and to review capacity and expansion capabilities of existing electrical, storm drain, and low-voltage systems (fire alarm, intercom, intrusion alarm, and data).

Our civil engineer will conduct a topographical survey of the project area at each site to assist in the design of site improvements, path of travel upgrades, and site drainage.

ARCHITECHNICA will review the existing accessible parking spaces, gates, restrooms, and drinking fountain(s) along the path of travel to the new building at each site for compliance with current code.

## Design

The A/E Team will prepare Design Documents based on the Project Program, the PC/Site Specific Drawings from Class Leasing, and the Site Investigation work.

An estimate of probable cost will be prepared based upon the design documents. Recommendations will be made as required to either align project scope with LUSD's budget or increase the budget as needed.

## Construction Documents

The A/E Team will prepare Construction Documents (drawings and project specifications) of the proposed projects based upon the approved Design Documents and the PC/Site Specific Drawings from Class Leasing. The project specifications will incorporate LUSD's front-end documents that address DSA, bidding, and construction requirements.

ARCHITECTNICA will coordinate and obtain Fire Flow Information along with Local Fire Authority Review Approval (DSA Form 810) prior to submittal to DSA.

The estimate of probable cost will be revised based upon the construction documents. Recommendations will be made as required to either align project scope with LUSD's budget or increase budget as needed.

The LUSD approved Construction Documents will be submitted to DSA for review and approval. Based on the proposed scope of work this should be a DSA OTC (Over-the-Counter) review with each site having its own OTC appointment.

## Bidding

The A/E Team will assist the District as needed to secure bids from A and B Licensed Contractors

The A/E team will respond to questions during bidding through the issuance of Addenda. Addenda will be submitted to DSA for review and approval.

The A/E Team will assist LUSD in evaluating bids received from the Contractors.

## Construction Observation

During construction, the A/E Team will make periodic visits to the site to observe construction progress for compliance with the approved contract documents.

ARCHITECTNICA will attend all weekly Owner/Architect/Contractor (OAC) site meetings to discuss issues related to the project and project progress. If needed, ARCHITECTNICA's consultants will attend OAC meetings and will make periodic visits as required to review the progress of the work associated with their discipline.

The A/E Team will respond to Contractor RFI's in writing by way of memos, ASIs, and Proposal Requests. Changes to the project that require DSA approval will be submitted to DSA in the form of a CCD.

The A/E Team will review Contractor's shop drawings and submittals for compliance with the Contract Documents.

ARCHITECTNICA will review and approve all applications for payment.

Upon substantial completion of construction, the A/E team will review the constructed work and develop a correction list of nonconforming items for the contractor to correct. In addition, the A/E team will review project closeout documents (Operation and Maintenance Manuals, Warranties, and As-Builts) for compliance with the Contract Documents.

At the end of the project, the A/E Team will assist LUSD with DSA Closeout of the Project.

## PROPOSED CONSULTANTS

Civil Engineer:	Warren Consulting Engineers, Inc.
Mechanical Engineer:	Alexander Schefflo and Associates, Inc.
Electrical Engineer:	HCS Engineering

## EXCLUSIONS:

- **Sanitary Sewer and Domestic Water Service**
- **Natural Gas system design**
- **CEQA**
- **Geotechnical Investigation**
- **Underground Utility Locating**
- **Modernization or Reconfiguration of Student and Staff Restrooms along path of travel to new Building to comply with current code. *Finishes, moving toilet room accessories that are non-structural (toilet paper dispensers, paper towel dispensers) and adding signage are considered minor modifications and are included in the base fee.***
- **SWQCCP (Storm Water Quality Control Criteria Plan)**
- **DSA Closeout for Uncertified Buildings on the Campuses**

- Fire Hydrants
- Automatic Fire Sprinkler Systems
- Site Lighting
- Utility Service Upgrades
- Landscape Architecture
- Structural Engineering

If the above services are required by Lodi USD, Local Fire Authorities, and/or DSA, these services can be provided on an Hourly Basis per the enclosed hourly rate schedule or a fixed fee.

#### Fixed Fees for A/E Professional Services

ARCHITECTNICA:	<b>\$150,000.00</b>
Warren Consulting Engineers, Inc.	<b>\$70,000.00</b>
Alexander Scheffo and Associates	<b>\$5,000.00</b>
HCS Engineering, Inc.	<b>\$20,000.00</b>
A/E Fees through Project Closeout	<b>\$245,000.00 (\$61,250 per site)</b>

Reimbursable Expenses (fire flow fees, local fire authority review fees, printing, and other incidentals): **Direct Cost + 10%**

**Additional Services for Change of Scope:** Hourly per rate schedule below.

#### Hourly Rate Schedule

Principal Architect/Engineer:	\$225/hour	Junior Support Staff:	\$120/hour
Project Architect/Engineer:	\$200/hour	2 Person Survey Crew:	\$330/hour
Project Manager:	\$175/hour	1 Person Survey Crew:	\$195/hour
Senior Support Staff:	\$150/hour	Administrative:	\$75/hour
Support Staff:	\$135/hour		

#### Conclusion

Joe, we are prepared to begin work on this project immediately, therefore we hope this proposal meets with your approval.

We look forward to assisting Lodi Unified School District on this project and we will do our best to exceed your expectations.

As required by law, upon acceptance of this proposal, we will assist the District in the preparation of the written contract that further defines our roles, duties, and services.

ARCHITECTNICA

By



Timothy Dearborn, AIA | LEED AP  
Principal Architect | Managing Partner  
tim@architechnica.net

I accept this proposal:

Signed \_\_\_\_\_ Date \_\_\_\_\_

Joe Patty  
Director: Facilities and Planning and Maintenance and Operations.