

January 20, 2025

Joe Patty
Chief Business Officer
1305 E. Vine St.
Lodi, CA 95240

Project: Lodi Unified School District
Lodi High School
Ag Area Site Improvements
19six #: 24392.00

Dear Mr. Patty:

Thank you for the opportunity to provide you with professional architectural and engineering services for Lodi USD. We are pleased to submit this proposal for the site improvements for the future Agricultural Instruction area located at Lodi High School.

PROJECT DESCRIPTION

The project consists of installing three metal shade structures in a U-configuration to serve as barns, extending an area of approximately 7,600 SF. The scope of work includes

- new concrete pad (approx. 5,200 SF) under the shade structures,
- Metal shade structures based on PC
- Chain link fence and guardrails for animal washing stations
- new septic tank for stall washout,
- drainage within the barn via trough to a septic tank,
- electrical stub outs,
- water connection,
- installing four hose bibs,
- associated accessible path of travel to the area of work and public right of way. We have assumed site improvements only, the scope does not include upgrades to interior restrooms in other buildings within campus.

Site Work (approx. 8,000 SF):

- Grade area for the metal shade structures and concrete pad.
- Bring utilities to the building.
- Install septic tank.
- Add drainage trough for stall washout, connect to septic tank.
- Connect downspouts to storm drain.
- Create an accessible path of travel to the building and public right of way.
- Misc. site upgrades.

TEAM

1. Architect/AOR: Mariana Alvarez-Parga, AIA, LEED AP
Sr. Project Manager: Phil Armentrout
2. Civil Engineer: Warren Consulting Engineering, Inc. (WCE)
3. Electrical Engineer: The Engineering Enterprise (TEE)
4. Mechanical Engineer: Weston and Associates

SCOPE OF SERVICES AND FEES

Services shall include professional architectural and engineering services.

A. Schematic Design

1. Site Layout
 2. Site visit (1)
 3. Review of topographic survey
 4. (1) meetings to review proposed site placement
- Fee \$ 31,200

B. Construction Documents

1. Preparation of necessary plans and details
 2. Review with Local Fire Department
 3. Specifications
 4. (1) meetings to review plans and specifications
- Fee \$ 57,500

C. DSA Coordination and Approval

1. Digital submittal to DSA (OTC)
 2. Revise drawings and specifications per DSA review comments
 3. Coordination with design consultants
- Fee \$ 9,900

D. Bidding

1. Attend bid job walk
 2. Respond to bid questions
 3. Prepare addenda as necessary
 4. Review contractor pricing
- Fee \$ 5,950

E. Construction Administration

1. Owner-Architect-Contractor (OAC) meeting eight (8), in-person and virtual meetings based on 3-month construction schedule)
 2. Review submittals
 3. Respond to contractor questions (RFI's)
 4. (2) final punch list walks
- Fee \$ 30,800

Basic Services Fixed Fee**\$ 135,350**

SPECIAL SERVICES

| | |
|--|------------|
| F. Topographic Survey | |
| Fee | \$ 4,500 |
| G. Fee Cost Estimator | |
| 1. Provide a detailed cost estimate at the end of CD's | |
| Fee | \$ 6,250 |
| Total Fixed Fee | \$ 146,100 |

REIMBURSABLE EXPENSES

There are no reimbursable expenses anticipated for this project. If any reimbursable expenses arise, 19six shall notify the Owner and get authorization before incurring the said expense. Reimbursable expenses will be billed at a rate of 1.15 times.

Bid set printing for plans and specs shall be paid directly by the Owner to the print vendor. Bid set printing includes plans and specifications for: Contractor(s), Owner (includes owner’s representative and/or Construction manager, as applicable), Testing Lab, Soils Engineer, Inspector (if applicable), Design Team, and Plan Rooms (if applicable).

EXCLUSIONS

The following are not included in our services described above:

- As-built drawings for the existing buildings
- Off-site improvement plans
- Soils reports (to be provided by District, if necessary).
- Upgrade of existing power, data, or fire alarm infrastructure.
- Connection of site utilities beyond power/data/fire alarm.
- Structural design of foundations or building reinforcement. Foundations will be per the shade structure manufacturer’s PC drawings.
- Electrical system, Voice and Data systems, CATV system, Intercom and Clock Systems, Intrusion (security alarm) system, Access control system, CCTV system, and Audio-Visual system.
- Upgrades to existing parking areas, and/or restrooms.
- Plan review application fees
- Blueprinting and photocopying costs for additional copies beyond those required for the meetings and as listed above.
- Redesign for changes in project scope or Owner requirements following the approval of scope and compensation outlined in this document.
- Structural analysis or structural and seismic design of equipment anchorage and support systems.

MISCELLANEOUS PROVISIONS

DAMAGE LIMITATION - As a material inducement to 19six Architects to enter into this Agreement, the Owner agrees that the total liability of 19six Architects (whether for compensatory or consequential damages, attorneys' fees, costs, or any other type of damages or liability whatsoever) arising out of or relating to any alleged negligence, design defects, or breach of this agreement by 19six Architects, shall be limited to the fee earned.

INDEMNITY - Each party agrees to indemnify, defend, and hold its agents, employees, officers, directors, and consultants harmless from and against any and all claims, suits, actions, damages, fees, (including attorneys' fees), and liabilities whatsoever which arise out of or relate to the project except to the extent resulting from the negligence or willful misconduct of the other party.

Either of us may terminate this agreement for any reason by seven days' written notice. We agree to stop work immediately upon receiving your notice, except for a reasonable time during the seven-day notice period to put the documents in order and to close down the project; you agree to pay us for such work.

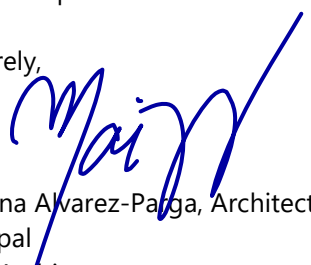
We will bill you monthly based on a percentage complete basis. Payment is expected within 30 days of the billing date.

Services will be managed by Phil Armentrout, Senior Project Manager, and overseen by Mariana Alvarez-Parga – license number C36107

If you approve of this proposal, please sign below and return a copy for our records or have your legal counsel prepare a formal contract. We will start work upon your written authorization below while the formal contract is being prepared.

Thank you for this opportunity to be of service. We look forward to assisting you with these much-needed improvements.

Sincerely,


Mariana Alvarez-Parga, Architect
Principal
19six Architects

Accepted by:

Signature

Name (printed)

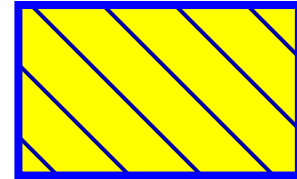
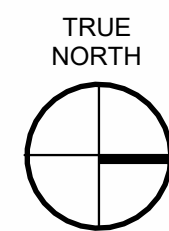
Title

Date

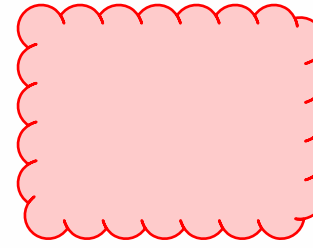
Attachments:
Exhibit A



0 60' 120' 1" = 60'



NEW PC AG BARN



SITE WORK

LODI HIGH SCHOOL - AGRICULTURAL COMPLEX

LODI UNIFIED SCHOOL DISTRICT

January 10th, 2025

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

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