



January 18, 2024

Lodi Unified School District
1305 E. Vine Street
Lodi, California 95240

Attention: Leonard Kahn, Chief Business Official

Subject: Proposal for Architectural & Engineering Services - Revised
Lodi Middle School Additions & Alterations
Architect's Project Number: 3431-007

Dear Leonard:

We are pleased to provide our proposal for Architectural & Engineering Services for the above-referenced project. Based on our understanding of the project, we present the following proposal for your review.

A. Project Description:

- Replace 12 existing portable classrooms with new slab-on-grade modular classrooms (similar to Needham ES) with outdoor learning environments
- Construct new multipurpose building with kitchen, toilets, storage and supporting spaces along with outdoor covered dining area and service yard
- Repurpose existing kitchen and support spaces in portions of Unit A (3,780 sf) to new administration at point of entry into campus
- Renovate existing administration space in Unit B (2,165 sf) to support other programs
- Expand and modify parking / drop area for more efficient use
- Modify bus drop lane along main frontage
- Construct new hardcourts
- Renovate existing ball fields for softball and baseball (one each)
- Site work and utility improvements as required to support new work
- Coordinate planning and schedule with planned modernization and placement of two science buildings by others

B. Scope of Services: We will provide the following services:

- Program refinement and design studies
- Site and building options including configurations
- Additional survey as needed (expansion of existing survey by WCE)
- Meetings with Facilities and staff as needed to review options and progress during programming, schematic, and design development

- Review and coordination of building manufacturer documents at various stages
- Cost estimates at several milestones
- Schematic Design
- Design Development
- Construction Documents
- QA/QC review of documents
- Local Fire Authority approval
- County Health Department approval of kitchen
- Assistance with District consultant for CDE and OPSC submittals
- Submission and approval by CGS of Geotechnical Report (by others)
- DSA submission and approval
- Bidding / Negotiation / Award assistance
- General Construction Contract Administration services
- Close-out
- Post-Construction warranty advice

C. Consultants: RGA will utilize the services of the following consultants:

- Warren Consulting Engineers for Civil Engineering
- RW Consulting Engineers for Structural Engineering (modernization only)
- Capital Engineering for Mechanical Engineering (limited to site utility distribution and HVAC system performance criteria and specifications)
- Edge Electrical Consulting for Electrical Engineering (site utility distribution, site lighting, building lighting specifications, building power layout, building low voltage systems)
- AEC for Acoustical Engineering
- AMD for Food Service Design
- MTW for Landscape Architecture
- Optimized Energy for Energy Consulting and EV design
- Sierra West Group for Cost Estimating

The consultants included reflect the modular nature of the building solution. Structural engineering is limited to modernization and site structures; all building engineering to be provided by modular builder. No other consultants are anticipated or included at this time. We reserve the right to modify consultant selection based on availability and need. Any substitutions will be with fully qualified and experienced consultants.

D. Proposed Schedule: See attached Preliminary Schedule dated January 5, 2024, for initial schedule subject to change and modification based on project conditions, district needs and other potential impacts.

E. Estimate of Construction: See attached Preliminary Cost Budget dated January 5, 2024, for initial cost information. Cost estimating to be performed at multiple stages during the process.

F. Exclusions from Services:

- Underground Utility Survey (highly recommended for this project due to site conditions)
- Geotechnical / Geohazards Investigation and Report
- Environmental / CEQA processing including Coordination of DTSC

- Storm Water Prevention Pollution Plan
- Exhaustive evaluation of utility services and distribution/collection systems
- Extraordinary efforts to search for facility data on existing sites and buildings
- Assessment, testing or removal of hazardous materials
- DSA closeout of uncertified buildings
- Services or activities not specifically noted above

G. Modular Builder Services: Building manufacturer to provide:

- All design and engineering services necessary for complete set of building plans and calculations including structural, electrical, mechanical based on architect's design and performance specifications
- T24 building energy calculations
- PV engineering, design, and installation
- DSA submittal, review, and approval of building documents as part of architect's documents
- BOD / OPR and Commissioning if required
- Conformed drawings of finished buildings

H. Fee Proposal: Compensation for the performance of all services described herein shall be a percentage fee of 7% of final construction costs (site + modulares + GC mark-ups). This equates to approximate fee rates of 5% on the modular buildings and 9% on modernization work.

Based on the included budget estimate, the initial fee shall be \$1,838,398 (based on construction cost of \$26,262,823) and shall be adjusted based on final construction costs.

Please note this is for services as described herein. If significant additional scope is added or scope is changed, fee may need to be adjusted.

I. Contract Form: We will execute District standard agreement upon receipt.

Please let us know if you have any questions or comments. Thank you for this opportunity to continue serving the Lodi Unified School District.

Sincerely,

Jeffrey Grau
Principal Architect

[https://hmcarch-my.sharepoint.com/personal/jeffrey_grau_hmcarchitects_com/documents/desktop/lodi/lodi ms prop 01-05-2024.docx](https://hmcarch-my.sharepoint.com/personal/jeffrey_grau_hmcarchitects_com/documents/desktop/lodi/lodi%20ms%20prop%2001-05-2024.docx)
pc: Jennifer Huang; RGA

January 18, 2024
 Proposal for Architectural & Engineering Services
 Lodi Middle School Additions & Alterations
 Page 4

Lodi Middle School - Additions					
Lodi Unified School District					
1/18/2024					
Scope	unit	quantity	Unit cost	Total	notes
Classroom buildings	sf	11,520	\$500	\$5,760,000	1
Gymnasium building	sf	10,500	\$700	\$7,350,000	1
Kitchen to office conversion (Unit A)	sf	3,780	\$400	\$1,512,000	
Minor office modernization (Unit B)	sf	2,165	\$300	\$649,500	
Shade structure purchase and install	ls	1	\$220,000	\$220,000	
Site demolition	ls	1	\$200,000	\$200,000	
portable abatement / demolition	ea	12	\$0	\$0	4
New bus loop	sf	7,500	\$30	\$225,000	
Parking lot extension	sf	21,500	\$25	\$537,500	
Reconfigure existing parking lot	sf	48,230	\$5	\$241,150	
New hardcourts	sf	40,080	\$20	\$801,600	
fire lane	sf	10,200	\$25	\$255,000	
science yard	sf	6,500	\$20	\$130,000	
site development - classrooms	sf	26,400	\$40	\$1,056,000	
site development - MP	sf	30,800	\$40	\$1,232,000	
utility improvements	ls	1	\$250,000	\$250,000	
Misc site improvements (fencing, gates, seat walls)	ls	1	\$150,000	\$150,000	
field improvements (LS & I)	sf	180,000	\$6	\$1,080,000	
Misc. allowance	allowance	1	\$100,000	\$100,000	
design contingency			5.00%	1,087,488	
GC Mark-Up			15%	\$3,425,586	
Inflation/escalation			0%	\$0	2
Total Construction				\$26,262,823	
Other Costs					
Contingencies/ Allowances			10%	\$2,626,282	
Soft Costs			15%	\$4,333,366	3
Total Project Cost				\$33,222,471	
Notes:					
1. costs from MMBI inflated to todays cost					
2. costs include 6% escalation					
3. soft costs include A/E fees, DSA fees, PI, T&I, geotech, survey					
4. by district					

