



Architectural/Engineering (A/E) Professional Services Proposal

Ref. 20202_Bancroft ES New Relocatable Building

A. Scope of design services (summary):

The scope of services is comprised of the planning and engineering for the site adaptation and installation of one (1), District owned, pre-manufactured classroom buildings (*aka*: relocatable classroom building). The scope will include civil grading, electrical power and low-voltage inclusive of the fire alarm system for a temporary structure in conformance to the DSA Interpretations of regulations IR F-1.

Site grading and building pad: The pad of the building, per the owner request, will be constructed of aggregate base and will adhere to the requirements listed on the CBC 2019, Chapter 18A Soils and foundations.

Jurisdictional State agencies: All design and engineering will be governed by the Division of the State Architect (DSA) and the Contra Costa County Fire Protection District (CCCFPD) requirements as required by the California Code of Regulations and will be conforming to the Mt Diablo Unified School District (MDUSD) design standards.

Note: Per DSA Interpretations of regulations IR A 4-13, section 3.1.3, this project is not required to perform a Geohazard Report and therefore not requiring submittal to the California Geological Survey for approval.

DSA project submittal: Per DSA Policy PL 07-02 the subject project qualifies and will be processed as a "DSA over-the-counter" (OTC) project submittal.

Required documentation (by District): 1. Building PC-drawings, 2. Ramp PC-drawings, 3. Foundation PC-drawings, 4. Verified Reports and State Certifications, 5. Letter of Waiver of durability, 6. Current (year to date) existing site Fire-Hydrant flow test.

B. Project Physical Parameters:

Bancroft Elementary School	a. Fire Alarm and Fire Protection systems
	b. Low voltage & electrical power systems
	c. Building subgrades and pads
	d. Access compliance and path of travel (POT)

C. Architectural/Engineering Services include:

1. Schematic / Design & Engineering / Contract Documents
2. DSA permit approval process
3. Bid administrative support
4. Construction Observation and support
5. Project closeout and DSA Certification
6. Meetings, on as a necessary basis

D. Project Phasing

- PHASE 1: Code / Data / Site survey
 PHASE 2: Construction Documents
 PHASE 3: DSA Permitting process
 PHASE 4: Bidding
 PHASE 5: Construction support & Certification

E. Assumptions

1. District will provide Architect/Engineer team with current as-built utilities.
2. District will be responsible to provide all DSA Application #s/Certifications as requested by the DSA (for past projects).

F. Proposed Compensation/Fee

The total proposed compensation for the above reference scope of design services is twenty-five thousand dollars (\$25,000) inclusive of the following architectural and engineering design and professional liabilities (see also section H. Reimbursables):

- | | |
|-------------------|---|
| a. Architectural: | General Responsible in Charge of Design, Engineering, State Permits, Building site-design and access compliance, Construction Observation and DSA Project Certification |
| b. Civil: | Grading & building pad |
| c. Electrical: | Power/Electrical, Data, Communication, Fire Alarm, construction observation and report |



G. Payment Schedule

The amount of Compensation shall be based upon the following suggested percentage for each phase contemplated under this Proposal:

80%	@ 100% CD (STATE PERMITS APPROVAL)
10%	@ BID AWARD
5%	@ 100% CONSTRUCTION
5%	@ DSA PROJECT CERTIFICATION

H. Reimbursables:

1. DSA submittal prints and documentation for permitting will be billed at direct cost (*estimated at \$2500*)
2. District as-needed hard copies of construction drawings and specifications will be billed at direct cost, if necessary

We hope that this proposal correctly summarizes the scope of work that you have requested. Thank you for the opportunity to work again with the Mount Diablo Unified School District.

Best regards,

Max Peyvan, Principal

PHD ARCHITECTS, Inc.

Date: **March 16, 2020**