



ARCHITECHNICA

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FEE PROPOSAL

19 March 2025

Albany Unified School District
1200 Solano Avenue
Albany, CA 94706

Attn: Scot Jaffe

RE: Proposal for Professional Services – Cornell Elementary School – Additional Restrooms

Dear Scot,

Per the District's request, please find the following Fee Proposal for Professional Services to convert the former boiler room and two existing restrooms into two all-gender multi-user accessible student restrooms to replace fixtures lost due to accessibility upgrades required by DSA as part of the Playground Project.

Project Description

- Reconfigure the decommissioned boiler room to be a new all-gender student restroom with 2 accessible toilet stalls, a lavatory alcove and a utility room. Walls to be 2x wood studs on new concrete curbs.
- Combine 2 existing all-gender single occupancy restrooms adjacent to the Multi-use Room to create a new exterior accessible multi-stall all-gender restroom with 2 toilets stalls (1 accessible and 1 standard stall) and a lavatory. To save space, full-height toilet partitions will be used. A new exterior entrance shall be provided with a level landing for access to the new restroom and to fix an accessibility compliance issue at the exterior doors of the adjacent multi-use room.
- Modifications to the existing fire alarm system to provide strobes in each space of each all-gender toilet room.
- Modification to the existing fire sprinkler system to provide a sprinkler head in each space of each all-gender toilet room.
- New exhaust fans in each space of each all-gender toilet room.
- New lighting in each space of each all-gender toilet room.
- Make up air provisions for each space of each all-gender toilet room.
- Interior finishes per district standards.

Construction Cost:

• Restroom 1 (boiler room):	\$200,000.00
• Restroom 2 (existing restrooms):	\$210,000.00
• Total:	\$ 410,000.00

Scope of Services

Construction Documents

The A/E Team will prepare Construction Documents (drawings, calculations, and project specifications) of the proposed project based upon the approved Conceptual Design Documents. The Construction Documents will be submitted to the school district at 100% completion for review and approval.

ARCHITECHNICA will review and edit the Division 00 and Division 01 documents provided by the school district for incorporation into the Project Manual along with the specification provided by ARCHITECHNICA.

The estimate of probable cost prepared by DCA will be revised based upon the Construction Documents. Recommendations will be made as required to either align project scope with the district's budget or increase the budget as needed. Recommendations may include value engineering, additive, and deductive alternates to keep the project aligned with the project budget.

The approved Construction Documents will be submitted to DSA Oakland Regional Office for review and approval. Revisions to the Construction Documents will be made as required.

Bidding (Design-Bid-Build)

The A/E Team will assist the school district to secure bids from qualified licensed contractors.

The A/E Team will oversee the mandatory prebid conference.

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

The A/E Team will assist the school district in evaluation of bids received and make a recommendation for award.

Construction Observation

During construction, ARCHITECTURICA will be on-call to make visits to the site to answer questions and to observe construction progress for compliance with the approved contract documents.

ARCHITECTURICA will attend all Owner/Architect/Contractor (OAC) site meetings to discuss issues related to the project and project progress. If needed, ARCHITECTURICA'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 shop drawings and submittals for compliance with the Contract Documents.

ARCHITECTURICA will review and approve all applications for payment.

Closeout

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.

ARCHITECTURICA will oversee the DSA Project Closeout and Certification Process

EXCLUDED SERVICES:

Design and development of Construction Documents for Path of Travel (Accessibility) Upgrades to the existing site and buildings required outside the area of the two new restrooms. It is understood that there is work associated with the new concrete landing.

If the above service is required by AUSD and/or DSA, these services will be provided on an Hourly Basis.

Identification and the design of hazardous material abatement are by others.

CONSULTANTS

Structural Engineer:	Bevier Structural Engineers, Inc. – Sacramento
Mechanical Engineer:	Nexus Mechanical Engineering, Inc. – Modesto
Fire Sprinkler Engineer:	Nexus Mechanical Engineering, Inc. – Modesto
Electrical Engineer:	HCS Engineering, Inc. – Stockton

Fee Percentage Breakdown :

Construction Documents:	65%
Bid Support	10%
Construction Observation & Closeout:	25%
Total	100%

Fixed Fees for Professional Services:

ARCHITECTURICA:	\$34,000.00
Structural Engineer:	\$3,000.00
Mechanical Engineer:	\$8,000.00
Fire Sprinkler Engineer:	\$7,000.00
Electrical Engineer:	\$5,000.00
Budgeted A/E Fees through Project Closeout	\$57,000.00

Reimbursable Expenses (printing and other incidentals): **Direct Cost + 10% - Not to exceed \$2,500.00**

Mileage Rates/Expenses: \$0.70/mile

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

Hourly Rate Schedule

Principal Architect/Engineer: \$225/hour
Project Architect/Engineer: \$200/hour
Project Manager: \$175/hour
BIM Technician: \$135/hour

Conclusion

Thank you for the opportunity to assist the District on this important feature to better the learning environment for the students at Cornell Elementary School.

ARCHITECTURICA
By



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

I accept this proposal:

Signed _____ Date _____
Scot Jaffe
AUSD Director of Maintenance and Operations