



ARCHITECHNICA

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FEE PROPOSAL

28 June 2022

Derivi Castellanos Architects
3031 W. March Lane, Suite 334
Stockton, CA 95219

Attn: Juan Barroso

RE: Proposal for Architecture Services – Cornell Elementary School DSA Playground Projects for Albany Unified School District

Dear Juan,

Per your request, included within is our Fee Proposal for Architecture Services for the DSA Playground Projects at Cornell Elementary School for Albany Unified School District.

Project Overview

- New Play Structure
- Relocate existing whirligig play structure from another school
- Four 16' w x 12' h factory-built ball walls from LA Steelcraft. This ball wall has a PC.
- Fall protection material shall be engineered wood fiber without chemical additives. At least 12" required beneath play structures. Engineered wood fiber shall be certified to comply with California Accessibility Standards.
- Fall protection material shall be retained by concrete curbing set flush with adjacent asphalt surfaces.
- Subsurface drainage system at play structure area (connection to existing storm drain system or contained drywell system)
- Coordinate improvements with sitework improvements designed by Gates + Associates (G+A).

Construction Budget: **\$350,000**

Scope of Services

Predesign

ARCHITECHNICA will meet with the AUSD, DCA, and G+A to review the Project Program.

ARCHITECHNICA will make a site visit to familiarize themselves with the existing school site and to review existing conditions.

ARCHITECHNICA will make a site visit to familiarize themselves with the whirligig structure to be relocated to the Cornell ES Site.

ARCHITECHNICA's civil engineer will review the existing site drawings for path of travel compliance and will conduct a topographical survey of the area where the play structures will be installed. If the Civil Engineer identifies an area of concern related to the Path of Travel, ARCHITECHNICA will meet with AUSD and DCA to review the concerns and discuss who will be responsible for designing the necessary upgrades to the Path of Travel.

ARCHITECHNICA will propose play structures for selection by AUSD

Design

ARCHITECHNICA will prepare Architectural Design Documents (architectural design drawings and civil design drawings) based on the Project Program of the proposed site improvements and selected play structure.

ARCHITECHNICA will coordinate the Architectural Design Documents with the design documents prepared by G+A.

The Design Documents will be submitted to DCA and AUSD for review and approval.

Construction Documents

ARCHITECTNICA will prepare Construction Documents (architectural drawings, civil drawings, and specifications) of the proposed improvements to the site based upon the approved Design Documents.

ARCHITECTNICA will review and incorporate the Ball Wall PC drawings into Construction Documents.

ARCHITECTNICA will coordinate the Construction Documents with the construction documents prepared by G+A.

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

The Construction Document will be submitted to DCA and AUSD for review and approval.

The approved Construction Documents will be submitted to DSA for review and approval.

Bid Support

ARCHITECTNICA will attend the mandatory prebid conference.

ARCHITECTNICA will respond to questions during bidding in writing. ARCHITECTNICA will coordinate with AUSD and DCA. ARCHITECTNICA will prepare written Addenda as required for submission to the bidders and Builders Exchanges.

ARCHITECTNICA will submit the written Addenda to DSA for review and approval.

Construction Observation and Closeout

ARCHITECTNICA will attend the preconstruction conference to review roles, duties, etc. of the project team during construction.

During construction, ARCHITECTNICA will make periodic visits to the site to observe construction progress for compliance with the approved contract documents.

ARCHITECTNICA will attend all weekly (in person and virtual) Owner/Architect/Contractor (OAC) site meetings to discuss issues related to the project and project progress.

ARCHITECTNICA will respond to Contractor RFI's (associated with Architectural Scope Items) in writing by way of memos, ASIs, and Proposal Requests.

When revisions to the approved drawings require DSA approval, ARCHITECTNICA will submit to DSA for Review and Approval.

ARCHITECTNICA will review Contractor's shop drawings and submittals for compliance with the Contract Documents.

Upon substantial completion of construction, ARCHITECTNICA will coordinate with DCA on the review of the constructed work and will assist in the development of a correction list of nonconforming items for the contractor to correct. In addition, ARCHITECTNICA will coordinate with DCA on the review of project closeout documents (Operation and Maintenance Manuals, Warranties, and As-Builts) for compliance with the Contract Documents.

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 play structures.

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

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

CONSULTANTS:

Civil Engineer: Morris Engineering and Surveying, Inc.

Fixed Fees for Architecture Services

Predesign:	\$4,000.00
Design:	\$6,000.00
Construction Documents:	\$20,000.00
Bid Support	\$4,000.00
Construction Observation & Closeout:	\$8,000.00
Fee through Project Closeout	\$42,000.00

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

Mileage Rates/Expenses: \$0.625/mile

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

Rate Schedule

Principal Architect:	\$200/hour
Project Architect:	\$175/hour
Project Manager:	\$150/hour
BIM Technician:	\$125/hour

Conclusion

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

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

As required by law, we will prepare an AIA B104-217 Standard Abbreviated Form of Agreement between Owner and Architect for signature.

ARCHITECHNICA

By



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

I accept this proposal:

Signed _____ Date _____
Juan Barroso
DCA - Managing Partner