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March 28, 2017

Aaron Kerrigan
San Leandro Unified School District
14735 Juniper Street
San Leandro, CA 94579

Subject: McKinley Elementary School HVAC Upgrades
Proposal for Architectural Service

Dear Mr. Kerrigan,

Per your request, we are re-submitting this Proposal for architectural service on the above subject project. We will honor the terms herein for 30 calendar days from the date of this proposal. The proposal is as follows:

PROJECT UNDERSTANDING

The project consists of HVAC upgrades to existing classrooms at McKinley Elementary School, also described per attached 'Exhibit A'. Existing heating and ventilation units will be reconfigured in some locations, while new units will be provided at others. We anticipate minor improvements, such as painting and adding louvers for this installation.

BASIC SERVICE

We will provide the construction phase of this project, as the design is completed to date:

Construction Phase

Our responsibility to provide Basic Services for the Construction Phase commences with the award of the Contract for Construction and terminates at the earlier of the issuance to the Owner of the final Certificate for Payment or 60 days after the date of Substantial Completion of the Work.

The basic service during the construction phase includes review of RFI's, submittals, periodic site visits during construction, review and processing change orders, certification of construction payment requests and final project inspection. We anticipate the duration of this project to take no more than **10 weeks** for construction phase.

BASIC COMPENSATION

Compensation for the above Service will be computed as follows:

Total Architectural fixed fee of $14,190.00

ADDITIONAL SERVICES

Services beyond Basic Service described above will be invoiced based upon standard hourly rates listed in Attachment D.

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Extended Construction Administrations services, beyond the construction duration listed above, will be billed on an hourly basis per the hourly rates listed in attachment D.

REIMBURSABLE EXPENSES

Reimbursable expenses are invoiced at 1.10 times actual cost.

PAYMENT SCHEDULE

The payment schedule for basic compensation will be as follows: Invoices will be submitted monthly based on the Master Agreement, Appendix D for each phase of service.

We are available to proceed immediately on the Project, upon your approval of this Proposal. Please do not hesitate to call us if you require additional clarification on any of the above points. Otherwise, we ask that you indicate your acceptance of this Proposal by signing the enclosed copy of this letter, which will become our working agreement, and return same to our office.

We thank you for the opportunity to be of service.

Sincerely yours,
Aedis Architects

Tricia Tanimura
Project Manager

Accepted:

_____
For San Leandro Unified School District

387 S. 1st St., Suite 300
San Jose, CA 95113
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Client: San Leandro Unified School District

Project: McKinley Elementary School - HVAC Replacement

Job #: 2015030

Date: 3/28/2017

2017 Hourly Rates

TASKS	*SP*		*P*		*AP*		*SPM*		*PM / CA*		*D*		*APM*		*IA*		*OM*		*CL*		TOTAL	TOTAL
	Senior Principal		*Principal*		*Associate Principal*		*Senior Project Manager*		*Project Manager / Contract Administrator*		*Designer*		*Assistant Project Manager*		*Intern Architect*		*Office Manager*		*Clerical*		HOURS	FEE
	Hrs	*250*	Hrs	*225*	Hrs	*210*	Hrs	*195*	Hrs	*185*	Hrs	*170*	Hrs	*150*	Hrs	*125*	Hrs	*150*	Hrs	*110*		
McKinley ES Construction		*250*		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
2017 Construction Administration		*250*		*225*		*210*		*195*	40	*185*		*170*		*150*		*125*		*150*		*110*	40	7,400
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
Punchlist / Closeout		*250*		*225*		*210*		*195*	4	*185*		*170*		*150*		*125*		*150*		*110*	4	740
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
		250		*225*		*210*		*195*		*185*		*170*		*150*		*125*		*150*		*110*	0	-
TOTAL	0		0		0		0		44		0		0		0		0		0		44	8,140

NOTES:

CONSULTANTS	without mark-up	with 10% mark-up
Structural - HL	500	550
Mech - CECI	3,000	3,300
Electrical - CPE	2,000	2,200
Other	-	-
Total	5,500	6,050
Grand Total	**13,640**	**14,190**

EXHIBIT "A"

2.3 Mechanical Scope of Work, McKinley Elementary School

The following lists in detail the mechanical Scope of Work to be performed for all unit replacements:

- Provide necessary rigging and trucking of new equipment to the project site.
- Remove the existing wall furnaces and dispose.
- Provide and install new up-flow furnaces and fan-coils in (18) rooms. New units will be installed on the floor in pre-manufactured sheet metal custom insulated cabinets. See the new equipment list below.
- Provide and install new outdoor condensing units on the roof.
- Furnish and install weather tight sealant on all seams, joints and connections to ensure full weather seal.
- Run new gas lines from the old wall furnaces to the new equipment as needed, supply all materials and equipment for a complete system.
- Reconnect condensate lines; provide new connectors, as required.
- Supply new electrical service to all new equipment with new disconnects, as required.
- Provide new Wi-Fi capable programmable thermostats for each system new cooling system installed. The CUSTOMER will be able to add the Wi-Fi card at a later date, as needed.
- CONTRACTOR's technicians will perform a complete start-up and test of new equipment to ensure proper system operation.

The quantities, sizes and location of all new HVAC units are listed below:

McKinley Elementary School						
Proposed Equipment						
Area	Qty	Nominal Tons	Type	Brand	Cooling Efficiency SEER/EER	Heating Efficiency AFUE %
Classrooms 1, 2, 3A, 3B, 4 – 12, 16, 17, Staff Room, Office and Teachers Workroom.	18	3.5	Split/GE	Lennox	13.0 SEER	95%

Notes:

* - G/E – denotes gas heating and electric cooling system.

2.4 HVAC Scope of Work Exclusions

The above Scope of Work excludes the following:

- Plumbing, Fire Sprinklers, Fire and Life Safety equipment and its components.
- Warranty, repair and/or upgrade of the existing mechanical, plumbing and electrical systems, air distribution and control systems found in disrepair or not compliant to code. Any and all systems and defects which require repairs/replacements as a result of pre-existing condition.
- Upgrade of the existing over all site electrical service capacity, if required for the new units.
- All work is to be completed during normal working hours. Any request by CUSTOMER to change working times may result in a change order for added overtime rates.
- DSA fees, reviews and approvals.
- Any items not specified in this Scope.

ATTACHMENT D
Owner Architect Agreement

ARCHITECT'S SCHEDULE OF HOURLY RATES

Client: San Leandro Unified School District
Project: HVAC Upgrades at McKinley Elementary School
Date: 3/28/2017

(Effective 1/1/2017 to 12/31/2017)

Senior Principal	$ 250.00 / hr
Principal	$ 225.00 / hr
Associate Principal	$ 201.00 / hr
Senior Project Manager	$ 195.00 / hr
Project Architect/Project Manager	$ 185.00 / hr
Contract Administrator	$ 185.00 / hr
Designer	$ 170.00 / hr
Assistant Project Manager	$ 150.00 / hr
Intern Architect	$ 125.00 / hr
Office Manager	$ 150.00 / hr
Clerical	$110.00 / hr