HKIT ARCHITECTS

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Mr. Aaron Kerrigan
Director of Facilities
San Leandro USD
1145 Aladdin Ave.
San Leandro, CA 94577

Reference: San Leandro Unified School District –
Madison Administration Wing Modernization
HKIT 60213

Dear Mr. Kerrigan:

HKIT Architects is pleased to provide this proposal for professional design services related to the conversion of the Madison Administration Wing to a classroom wing with support spaces for middle school use. The building was originally a classroom facility and is being returned to its former use with some modifications. As currently planned and approved, the project will include 9 standard classrooms, 1 science classroom, 1 STEAM classroom, 1 Maker Space, a library and student and staff toilet rooms, storage and MEP support spaces. The project is scheduled to be submitted to DSA at the end of this year, December 2017, and we expect that it should be ready to bid and construct beginning in summer 2018.

Our services include architectural design, structural engineering, mechanical/plumbing engineering, electrical/low voltage engineering, civil engineering, landscape design and cost estimating. Our civil engineer has also included a topographic service in his work. Our services include schematic design through construction documents, the DSA submittal and review process, assistance with bidding and construction administration. For the purposes of this proposal, we are assuming a summer 2018 construction start date and a 6-month construction period. We have budgeted 400 hours for construction administrative services. Our scope of work includes the documentation of existing conditions, coordination of the consultant team, meetings with the District and site staff, and coordination and implementation of District Standards.

PROJECT SCOPE ADJUSTMENT

The project scope, as defined in our conceptual planning has been estimated at approximately $3.8M, construction costs. However, that value will be adjusted upward due to added mechanical classroom units vs. system reuse and selective code required electrical upgrades. We expect, but will confirm that the cost will be in the range of $4.1M to $4.3M including contingency. Scope does include ADA site upgrades; however, our work does not include major changes to the parking lot. Landscape development is limited to the courtyard only. It should be noted that we have included an Early Schematic Design Phase estimate in our proposal as well as an estimate at the completion of the SD/DD phase to provide the District with the adjusted cost early this fall.

PRINCIPALS
THOMAS C. BRUTTING FAIA
JEFF EVANS AIA
JOHN FRANDO AIA
CHRISTOPHE LAVERNE AIA
PAUL M.B. MCELWEE AIA
DARA A. YOUNGDALE AIA

DIRECTOR OF DESIGN
ROD HENMI FAIA, NOMA

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TAD SEKINO
ERWIN WON
CHUCK WONG AIA

ASSOCIATES
FELIX HUNZIKER
SONJA MARCK
JASON A.D. SHIRRIFF AIA
LISA WANG AIA

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COMPENSATION

Our team will provide services on a Lump Sum basis of four hundred and twenty-four thousand, five hundred and fifteen and 00/100 dollars ($424,515.00) with services estimated as follows:

Architectural Services		$ 226,900.00
Consultant Team		
Structural Engineering		
($48,000 x 1.1)	$ 52,800.00	
Mechanical Engineering		
($31,500 x 1.1)	$ 34,650.00	
Electrical Engineering		
($41,500 x 1.1)	$ 45,650.00	
Civil Engineering & Topographic Survey		
Engineering ($28,600 x 1.1)	$ 31,460.00	
Landscape Design		
($16,400 x 1.1)	$ 18,040.00	
Cost Estimating		
($13,650 x 1.1)	$ 15,015.00	
Consultant and Survey Subtotal		$ 197,615.00
	TOTAL	**$ 424,515.00**

EXCLUSIONS

- Seismic Upgrade
- Entire campus fire alarm upgrade
- Parking lot redesign
- Landscape upgrades at the front and side of the campus

Reimbursable expenses, such as printing, will be billed at the cost to HKIT.

If you have questions, please call. If these terms are agreeable, prepare an amendment to contract.

Very truly yours,

HKIT ARCHITECTS

Dara Youngdale, AIA, LEED AP
Principal

Thomas C. Brutting, FAIA
Principal

DY/ jh