HKIT ARCHITECTS

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August 30, 2017
Rev: December 11, 2017

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 will be submitted to DSA in Spring 2018, and we expect that it will be ready to bid and construct in Fall 2018.

Our services include architectural design, structural engineering, mechanical/plumbing engineering, electrical/low voltage engineering, civil engineering, and cost estimating plus conceptual design services only for landscape design. 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 Fall 2018 construction start date and a 6-month construction period. We have budgeted 400 hours for construction administrative services and closeout. 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 excluded. 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 in early 2018.

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

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SONJA MARCK
MELISSA REGAN-BYERS AIA
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-two thousand, eight-hundred fifty-four and 00/100 dollars ($402,854.00) 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 ($23,494 x 1.1)	$ 25,843.00	
Landscape Design		
($1,814 x 1.1)	$ 1,995.00	
Cost Estimating		
($13,650 x 1.1)	$ 15,015.00	
Consultant and Survey Subtotal		$ 175,954.00
TOTAL		**$ 402,854.00**

EXCLUSIONS

- Seismic Upgrade
- Full campus fire alarm upgrade
- Parking lot redesign
- Courtyard design
- 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