HKIT ARCHITECTS

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May 28, 2020

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

Reference: San Leandro Unified School District – Bridging Documents for 4 Sites; Roosevelt ES, Wilson ES, Bancroft MS, and Muir MS
HKIT 20324

Dear Mr. Kerrigan:

HKIT Architects is pleased to provide this proposal for professional design services for bridging documents at 4 sites including Roosevelt ES, Wilson ES, Bancroft MS, and Muir MS. The projects vary as outlined below but include new standard 960 sf classroom buildings, new toilet room and support buildings and related site and utility improvements.

HKIT and our consultant team including mechanical/plumbing engineering, electrical/low voltage engineering and civil engineering will provide both conceptual design services and bridging documents through the DD Phase with sufficient information for project quality control and for bidding by a Design Build Entity. The documents will allow for contractor flexibility in terms of means and methods and cost control while meeting District standards. Our team will assist with bidding and review of proposed project submittals for general conformance with the project design intent, District Standards and the specifications. HKIT will **not** be responsible for DSA submittals and/or approvals. The team will **not** perform CA. We have **excluded** structural engineering, fire sprinkler design, landscape design and cost estimating.

The estimated project construction cost is approximately $24M. We expect to begin our work in June 2020 and finalize our documents in late Fall 2020 with the expectation that the project will be bid in late 2020 or early 2021 with construction starting in late 2021 and being completed in Summer or Fall 2022.

PROJECT SCOPE

The initial project program scope is outlined below and will be refined during the conceptual design phase. Project scope will include related site and utility improvements as required.

Roosevelt Elementary

- 4 Standard Classrooms (Site location tbd)
- Toilet Rooms/Support Space Building (sizes tbd)

Wilson Elementary

- 6 Standard Classrooms
- Toilet Rooms and Storage/Support Space (sizes tbd)

Bancroft Middle School

- 4 Standard Classrooms
- Storage/Support Space (sizes tbd)
- Utilities to support a future toilet room building

Muir Middle School

- 9 Standard Classrooms
- Toilet Rooms and Storage/Support Space (sizes tbd)

SCOPE OF SERVICES

HKIT Architects and our consultant team of Capital Engineering, ACE and Bellecci Engineers will assist the District in refining the project scope, provide conceptual design packages, and develop the project through the DD Phase. Our team will visit the sites, confirm existing conditions and site and utility requirements for the projects including path of travel upgrades. We will affirm program needs with the District and Site Principal including classroom count and location, toilet room requirements, gender neutral toilet rooms and support spaces adequate to house equipment including IDF, FA, electrical panels, custodial and storage needs. At this phase, we will confirm District standards for all materials and building systems. We will prepare conceptual site plans, including the extent of site work required and standard classroom plans for District and site review and input. Based on directives, the team will complete the conceptual packages. We expect that the classrooms will be identical other than whiteboards/casework which will vary between elementary and middle schools. Given Covid-19, we expect to visit the sites in person while hosting review meetings via Zoom.

Based on approved scope, we will develop a DD packages including drawings, product specifications and performance specifications. As we understand, the classroom and toilet room/support buildings will be designed to allow for modular and/or stick-built construction. The recent Garfield and Wilson classroom buildings will serve as a prototype for the design.

HKIT will provide the following DD level documents for each site:

- Site plans
- Building plans, exterior elevations, and roof plans
- Typical classroom floor plan, typical building section, interior elevations, and reflected ceiling plan
- Enlarged toilet room plans and details/ADA requirements and clearances
- Finishes package and color boards for each site
- Project Manual

Our team will provide one set of bid documents with drawings organized by site. We expect that the project will be bid as one package and awarded to one Design/Build Entity. We will assist the District in the bidding phase and review submittals for general conformance to the specifications. HKIT has budgeted a maximum of 80 hours for bidding and submittal review.

The team will provide an internal coordination and constructability review. Our consultant team scope of services is further outlined in their attached proposals.

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COMPENSATION

Our team will provide services on a Lump Sum basis of Four Hundred Seventy-Seven Thousand, Six Hundred Sixty-Six and No/100 dollars ($477,666.00) with services estimated as follows:

Architectural Services	$ 255,820.00
Consultant Team	
Mechanical/Plumbing Engineering	
($49,300 x 1.1)	$54,230.00
Electrical/Low Voltage Engineering	
($86,000 x 1.1)	$94,600.00
Civil Engineering	
$66,378 x 1.1)	$73,016.00
CONSULTANT SUBTOTAL	**$221,846.00**
GRAND TOTAL	**$477,666.00**

EXCLUSIONS

- Structural engineering
- Landscape design
- Fire sprinkler design
- Electrical Service Upgrades
- Cost estimating
- Title 24 and commissioning
- Topographic survey

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

Very truly yours,

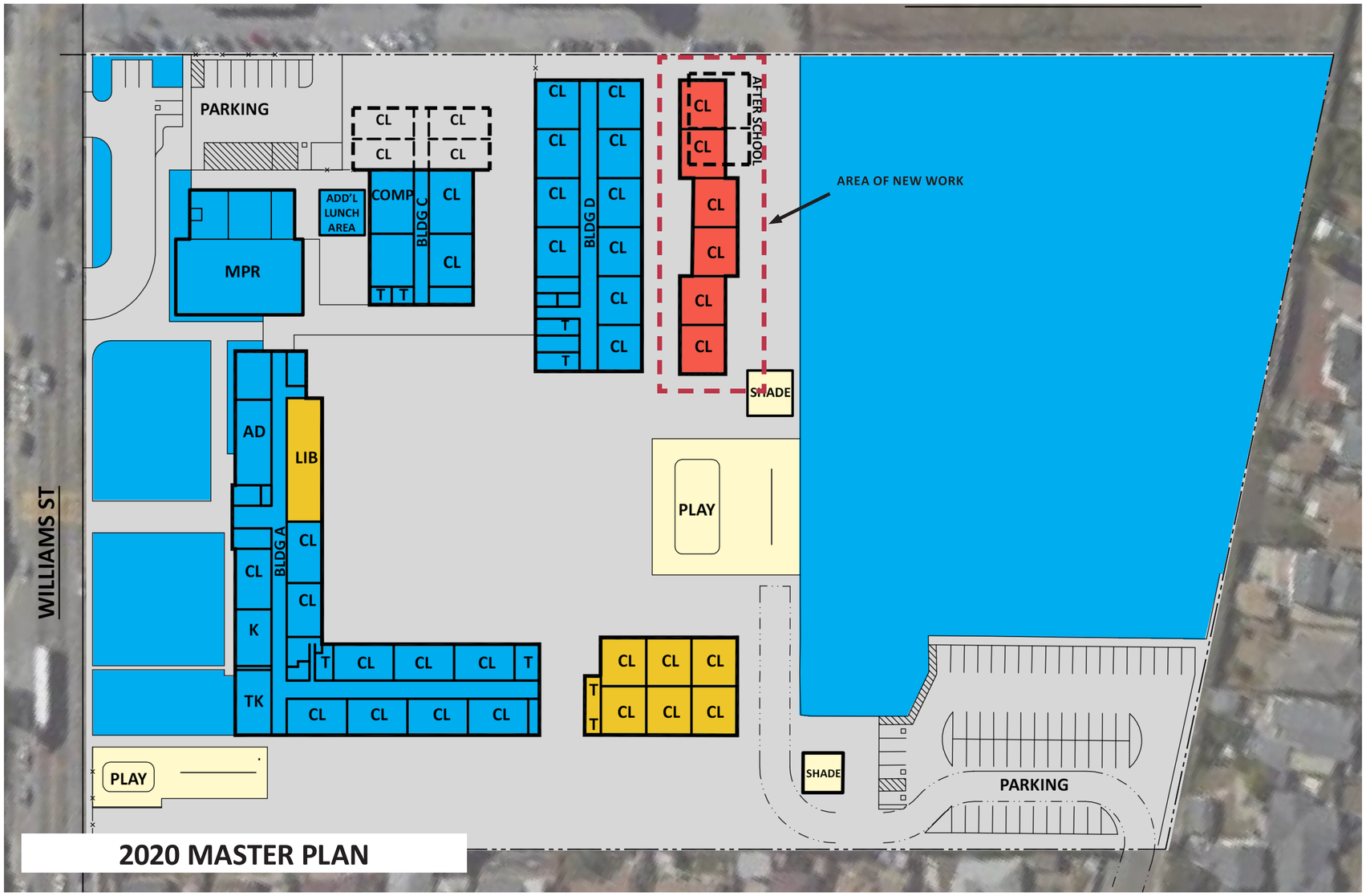
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Dara Youngdale, AIA, LEED AP
Principal

Jeff Evans, AIA, LEED AP BD+C
Principal

DY/nk

Attachments: Mechanical Proposal, dated May 21, 2020, Electrical Proposal, dated May 26, 2020, Civil Proposal, dated May 26, 2020, Site Plans



2020 MASTER PLAN

LEGEND

- EXISTING BUILDINGS
- MEASURE J1
- BOND 2020 MEASURE N
- EXISTING PLAY FIELD, LAWN AREA
- EXISTING PAVING
- EXISTING PLAYGROUND

J1 BOND PROJECTS

COMPLETED:

- ☐ HEATING, VENTILATION & AIR CONDITIONING (HVAC)
- ☐ CAMERA INSTALLATION
- ☐ LIBRARY REMODEL
- ☐ ELECTRICAL UPGRADE
- ☐ PROMETHEAN BOARDS IN CLASSROOMS
- ☐ INSTALL NEW BACKFLOW PREVENTER ON FIELD

IN PROCESS:

- ☐ TECH REFRESH
- ☐ NEW MODULAR CLASSROOMS
- ☐ NEW RESTROOMS

FUTURE WORK:

- ☐ LIGHTING UPGRADE
- ☐ EXTERIOR PAINT

BOND MEASURE N PROJECTS

- ☐ CLASSROOM & COMMON AREA UPGRADES
- ☐ NEW BLACKTOP SURFACE
- ☐ NEW SIGNAGE
- ☐ RE-ROOF SCHOOL
- ☐ ADDITIONAL LUNCH AREA
- ☐ NEW INTERCOM & BELL SYSTEM
- ☐ NEW LANDSCAPING
- ☐ CLASSROOM TECHNOLOGY UPDATE
- ☐ KITCHEN REMODEL & HVAC
- ☐ HYDRATION STATIONS
- ☐ WINDOW REPLACEMENT

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WILSON ELEMENTARY SCHOOL

JANUARY 2020

SAN LEANDRO UNIFIED SCHOOL DISTRICT



LEGEND

- EXISTING BUILDINGS
- MEASURE J1
- BOND 2020 MEASURE N
- EXISTING PLAY FIELD, LAWN AREA
- EXISTING PAVING
- EXISTING PLAYGROUND
- EXISTING PORTABLE BLDG, FUTURE REMOVAL

J1 BOND PROJECTS

COMPLETED:

- ☐ HEATING, VENTILATION & AIR CONDITIONING (HVAC)
- ☐ LIBRARY REMODEL
- ☐ CAMERA INSTALLATION
- ☐ KITCHEN REMODEL
- ☐ ELECTRICAL UPGRADE
- ☐ PROMETHEAN BOARDS IN CLASSROOMS
- ☐ INSTALL NEW BACKFLOW PREVENTER ON FIELD

IN PROCESS:

- ☐ 10 NEW MODULAR CLASSROOMS
- ☐ TECHNOLOGY REFRESH
- ☐ PARKING LOT EXPANSION

FUTURE WORK:

- ☐ LIGHTING UPGRADE
- ☐ EXISTING PORTABLE DEMOLITION
- ☐ PARTIAL PAVING OF PLAYGROUND
- ☐ EXTERIOR PAINT

BOND MEASURE N PROJECTS

- ☐ DROP-OFF AREA REDESIGN
- ☐ CLASSROOM & COMMON AREA UPGRADES
- ☐ NEW BLACKTOP SURFACE
- ☐ NEW SIGNAGE
- ☐ RE-ROOF
- ☐ ADDITIONAL LUNCH AREA
- ☐ NEW INTERCOM & BELL SYSTEM
- ☐ NEW LANDSCAPING
- ☐ KITCHEN HVAC
- ☐ CLASSROOM TECHNOLOGY UPDATE
- ☐ NEW RESTROOMS
- ☐ HYDRATION STATIONS
- ☐ WINDOW REPLACEMENT

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GARFIELD ELEMENTARY SCHOOL

JANUARY 2020

SAN LEANDRO UNIFIED SCHOOL DISTRICT



LEGEND

- EXISTING BUILDINGS
- MEASURE J1
- BOND 2020 MEASURE N
- EXISTING PLAY FIELD, LAWN AREA
- EXISTING PAVING
- EXISTING PLAYGROUND
- NEW RAMP

J1 BOND PROJECTS

COMPLETED:

- ☐ HEATING, VENTILATION & AIR CONDITIONING (HVAC)
- ☐ CAMERA INSTALLATION
- ☐ LIBRARY REMODEL
- ☐ ELECTRICAL UPGRADE
- ☐ PROMETHEAN BOARDS IN CLASSROOMS
- ☐ INSTALL NEW BACKFLOW PREVENTER ON FIELD
- ☐ INSTALLATION OF HYDRATION STATIONS

IN PROCESS:

- ☐ TECH REFRESH
- ☐ SECURITY UPGRADES

FUTURE WORK:

- ☐ LIGHTING UPGRADE

BOND MEASURE N PROJECTS

DRAFT BOND PLAN

- ☐ CLASSROOM & COMMON AREA UPGRADES
- ☐ PORTABLE REPLACEMENT
- ☐ NEW DROP-OFF AREA
- ☐ FIELD & TRACK REPLACEMENT
- ☐ NEW BLACKTOP SURFACE
- ☐ NEW SIGNAGE
- ☐ RE-ROOF SCHOOL
- ☐ ADDITIONAL LUNCH AREA
- ☐ NEW INTERCOM & BELL SYSTEM
- ☐ WINDOW REPLACEMENT
- ☐ NEW LANDSCAPING
- ☐ CLASSROOM TECHNOLOGY UPDATE
- ☐ HALLWAY UPGRADES
- ☐ KITCHEN REMODEL & HVAC
- ☐ REDESIGN OF SCHOOL ENTRY

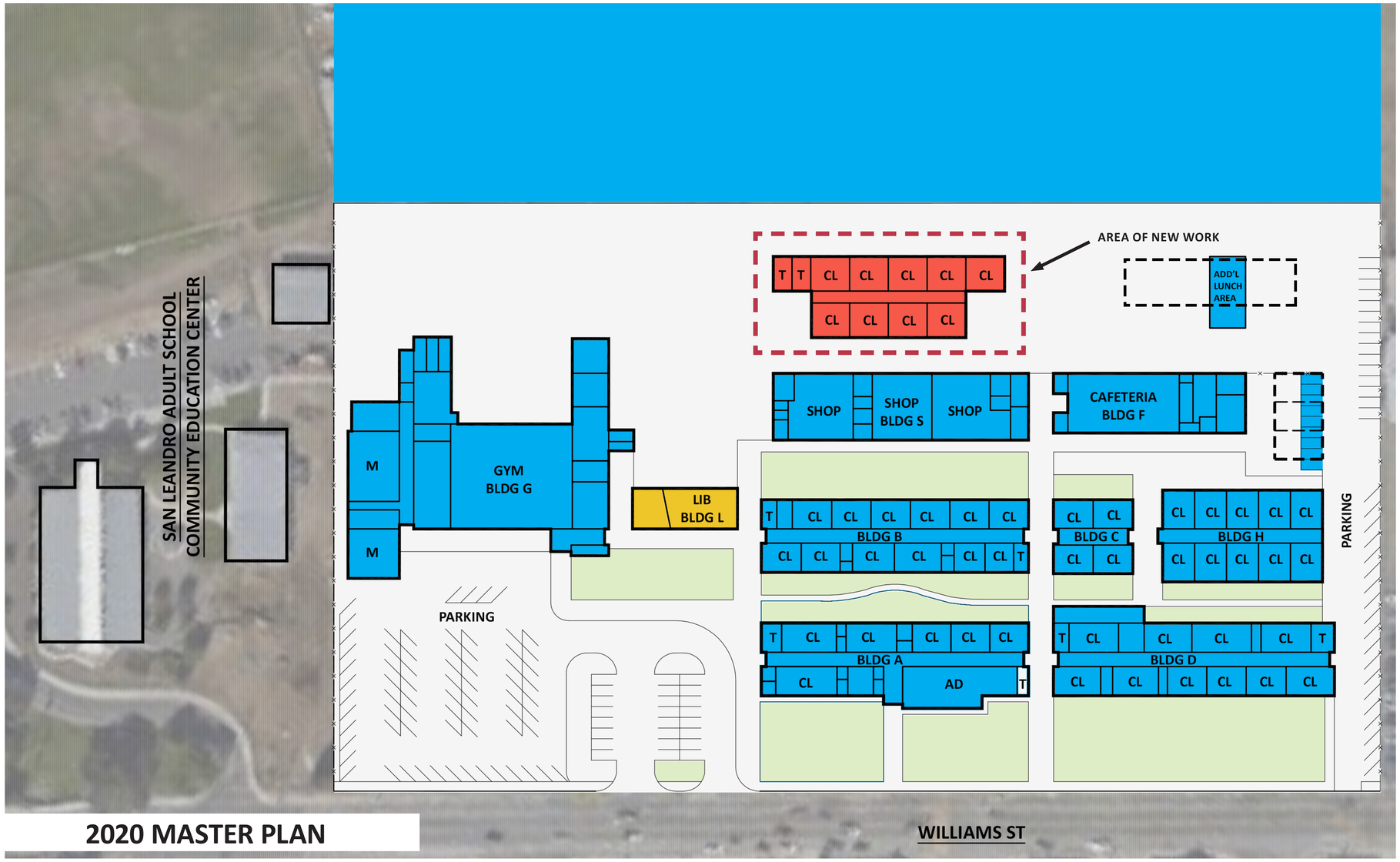
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BANCROFT MIDDLE SCHOOL

JANUARY 2020

SAN LEANDRO UNIFIED SCHOOL DISTRICT



LEGEND

- EXISTING BUILDINGS
- MEASURE J1
- BOND 2020 MEASURE N
- EXISTING PLAY FIELD, LAWN AREA
- EXISTING PAVING
- EXISTING PLAYGROUND
- EXISTING PORTABLE BLDG, FUTURE REMOVAL

J1 BOND PROJECTS

COMPLETED:

- ☐ LIBRARY REMODEL
- ☐ ELECTRICAL UPGRADE
- ☐ CAMERA INSTALLATION
- ☐ PROMETHEAN BOARDS IN CLASSROOMS
- ☐ INSTALL NEW BACKFLOW PREVENTER ON FIELD
- ☐ RE-ROOF OF PORTION OF SCHOOL
- ☐ INSTALLATION OF HYDRATION STATIONS

IN PROCESS:

- ☐ TECH REFRESH
- ☐ COMPLETION OF HEATING, VENTILATION & AIR CONDITIONING (HVAC) BEGUN UNDER PREVIOUS BOND
- ☐ DRAINAGE, LANDSCAPING & EATING AREA

FUTURE WORK:

- ☐ LIGHTING UPGRADE
- ☐ EXTERIOR PAINT

BOND MEASURE N PROJECTS

- ☐ CLASSROOM & COMMON AREA UPGRADES
- ☐ PORTABLE REPLACEMENT
- ☐ NEW BLACKTOP SURFACE
- ☐ REPLACE FIELD TURF
- ☐ NEW SIGNAGE
- ☐ ADDITIONAL LUNCH AREA
- ☐ NEW INTERCOM & BELL SYSTEM
- ☐ CLASSROOM TECHNOLOGY UPDATE
- ☐ KITCHEN REMODEL & HVAC
- ☐ SECURITY FENCING
- ☐ WINDOW REPLACEMENT

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MUIR MIDDLE SCHOOL

JANUARY 2020

SAN LEANDRO UNIFIED SCHOOL DISTRICT

CAPITAL
ENGINEERING CONSULTANTS, INC.

May 21, 2020

Dara Youngdale, AIA
HKIT Architects
538 Ninth Street, Suite 240
Oakland, CA 94607

PROJECT: San Leandro USD Bridging Documents for 4 Sites

SUBJECT: PROPOSAL FOR MECHANICAL ENGINEERING SERVICES

Dear Dara:

We are pleased to offer this fee proposal for mechanical engineering services for the subject Project.

A. Project Description: As described in your May 14, 2020 Draft Proposal, the scope of work is for Design Build bridging documents for the addition of standard classrooms, toilet rooms, and utility improvements at Roosevelt ES, Wilson ES, Bancroft MS and Muir MS. This proposal is for the specific services outlined in your Draft Proposal and clarified in email discussion, and includes initial site investigation, conceptual design, DD level bridging documents consisting of drawings, product specifications, and performance specifications, review of the DBE's proposed products at materials for conformance with the bridging documents during their CD Phase, and Bid RFI response work. Capital's scope will include Mechanical, Plumbing, and site gas piping. We assume the civil engineer will provide design of all other site utility piping. As stated in your proposal, fire sprinklers are excluded. Construction Administration services are excluded as well.

B. Scope of Basic Services:

1. Conceptual Design Phase: Field investigation of existing conditions, review available as-built documents, and preparation of conceptual design documents.

2. Bridging Documents Phase: Engineering and preparation of DD level bridging documents to include drawings, materials and equipment specifications, and performance specifications.

11020 Sun Center Drive, Suite 100 | Rancho Cordova, CA 95670
Office: 916.851.3500 | Fax: 916.631.4424 | office@capital-engineering.com | www.capital-engineering.com

3. Bidding Phase: Interpret mechanical drawings and specifications where required to clarify intent, review and respond to DBE Bid RFI's.

4. Review for Conformance with Bridging Documents: Review the DBE's documents for conformance with the bridging documents. This will occur at some point during the DBE's CD Phase and will be primarily focused on review of materials and equipment for conformance, and will not be an in-depth review of the DBE's engineering design, calculations, or DSA drawings.

C. Extra Services: The following services are not included in this proposal. Capital shall be compensated for providing these services if the Architect requests such services:

1. Design services to provide alternate bid items or phased construction. The AE Team will produce one set of bridging documents which includes all sites, and it is anticipated that the work at all sites will be a single contract with one DBE.

2. Life cycle cost analyses, owning or operating cost studies, energy modeling, or energy effectiveness studies.

3. Detailed cost estimates. Capital will review the estimates produced by the cost estimating professional.

4. Partnering sessions.

5. Value engineering sessions or review of Contractor or Construction Manager proposed cost cutting recommendations.

D. Materials and Services Furnished by Others:

1. AutoCAD or Revit Files.

2. All reproduction, including drawings, specifications and reports.

E. Compensation:

1. Basic Services: Compensation for Basic Services outlined under Paragraph B above shall be as follows:

Conceptual Design Phase:	$10,700
Bridging Documents Phase:	$24,800
Bidding Phase:	$6,200
Review for Conformance with Bridging Documents:	$7,600

Total Lump Sum Fixed Fee $49,300

2. Extra Services:

   a. Compensation for authorized Extra Services as defined above shall be hourly at the rates indicated in the attached rate schedule.

F. Insurance Coverage:

1. Professional Liability: $1,000,000 per claim

2. General Liability: $1,000,000 per claim

Please call should you have any questions.

Thank you, Dara, for the opportunity to offer our services.

Very truly yours,

CAPITAL ENGINEERING CONSULTANTS, INC.



Thomas A. Duval, P.E. LEED AP
Principal

Capital Engineering Consultants, Inc.

2020 Billing Rates

Sr. Principal	$235.00 / hour
Principal	$214.00 / hour
Director	$204.00 / hour
Sr. Project Manager	$194.00 / hour
Project Manager	$186.00 / hour
Field Services	$184.00 / hour
Senior Engineer	$167.00 / hour
Engineer	$152.00 / hour
Senior Designer	$142.00 / hour
Designer	$130.00 / hour
Technician / CADD	$120.00 / hour
Project Administrator	$100.00 / hour
Sr. Admin.	$68.00 / hour
Clerical / Admin.	$55.00 / hour

Reimbursable Expenses

Reimbursable expenses include: Postage other than for general correspondence; plan check permit and inspection fees required by governing bodies; plotting of CADD originals; printing and reproduction costs applicable to project submissions to client or review agencies; toll calls; Overnight or daily delivery service when required to meet a need of the client not the fault of the Engineer or to meet a previously agreed to submission date.

Reimbursable expenses will be billed at actual cost plus a service charge of 10%.

CECI Tax ID No. 94-1492674

American Consulting Engineers Electrical, Inc.

1590 The Alameda, Suite 200 San Jose, CA 95126

May 26, 2020 Revised

HKIT Architects
538 Ninth Street, Suite #240
Oakland, CA 94607
Attention: Dara Youngdale

Subject: San Leandro USD Bridging Documents @ (4) School Sites
San Leandro Unified School District

Dear Dara,

Thank you for considering American Consulting Engineers Electrical, Inc. (ACEE) for this project. I am pleased to present this proposal to provide our electrical engineering services for subject project. The proposed project consists of providing bridging design documents for (4) School Sites for San Leandro Unified School District.

Project Description: The projects vary as outlined on the 2020 Master Plan (dated 5/15/20) which consist of:

- *Bancroft Middle School:* 4 Standard Classrooms, Storage/Support Space (sizes tbd) and Utilities to support a future toilet room building
- *Roosevelt Elementary:* 4 Standard Classrooms and Toilet Rooms/Support Space Building (sizes tbd)
- *Muir Middle School:* 9 Standard Classrooms and Toilet Rooms and Storage/Support Space (sizes tbd)
- *Wilson Elementary:* 6 Standard Classrooms and Toilet Rooms and Storage/Support Space (sizes tbd)

ACEE to provide and support the architect's conceptual design and bridging documents through the DD Phase. Review district standards and provide sufficient bridging documentation associated with electrical power, lighting, fire alarm and communication for bidding by a Design Build (DB) Entity. The DB contractor through means & methods to comply with CEC 2019 code. ACEE to assist through bidding process and initial review of project electrical equipment submittals for general conformance with the design intent and the specifications.

It is our understanding that ACEE will **NOT** be participating/responsible for DSA submittals and/or wet stamp approvals. Project will be bid as one package and awarded under one Design Build Entity (DBE).

Proposed Schedule: The estimated project construction cost is approximately $20M. Proposed finalized documents will be late Fall 2020 with the expectation that the project will be bid in late 2020 or early 2021 with construction starting in late 2021. Construction completion in Summer 2022.

Scope of Electrical Services: Our understanding of the electrical scope will require field survey, gather/review as-builts, confirm existing electrical conditions and develop engineering documents to support the architect's the Bridging document through the DD Phase.

A. **Electrical Scope:**

1. Power

   - Electrical Equipment – Provide and coordinate with architect location of electrical panel and distribution boards. Provide documentation and drawings to support bridging design documents.
   - Campus SERVICE Upgrade – ***Excluded.***

2. Data & Telephone

   - Telecommunication Equipment - Provide and coordinate with architect location of existing MDF and new IDF and telephone cabinet. Provide documentation and drawings to support bridging design documents.

3. Parking Lot and Exterior Lighting

   - ***Excluded***

4. Floor Plans

   - Power & Lighting - Provide and coordinate with architect and owner locations to clarify outlet device locations and typical lighting layout. Provide electrical equipment as needed to identify equipment locations and requirements to comply with current California Codes as well as district standards.
   - Fire Alarm System - Provide and coordinate with architect and owner locations of existing campus FA equipment and requirements to comply with NFPA school compliance.
   - Data/Telephone - Provide and coordinate with architect and owner locations of existing campus Data/Telephone and termination requirements to comply with district standards.
   - PA/Clock- Provide and coordinate with architect and owner locations of existing campus PA/Clock and termination requirements to comply with district standards.
   - Projector/AV - Provide and coordinate with architect and owner locations of devices and termination requirements for a typical classroom to comply with district standards.
   - Security/Intrusion/IP Camera – ***Excluded.***
   - Card Access Reader - ***Excluded.***

B. **Extra Services:** The following services are not included in the basic proposal. The Engineer shall be additionally compensated for work hereunder when the Architect requests such services in writing.

1. LEED Design and certification.
2. Complete design construction documents.
3. Construction Support & Close-Outs.
4. PG&E Service Upgrade Design & Documents. See Option in the event existing service is determined inadequate to facilitate new construction.
5. DSA stamp drawings and submittal.

C. **Materials and Services Furnished by the Architect:**

1. Architectural floor plans and site plan with drawing files in AutoCAD or compatible format, along with full-size prints of work depicted in electronic files.
2. All reproduction of final bid documents, including drawings, specifications and reports.

D. **Deliverables:**

1. Provide and prepare (1) set of DD level package which will include drawings and specs documents for each site. Architect to organize bid package for (4) sites.

E. **Bidding Phase Support:**

1. Respond to Pre-RFIs during bidding phase to clarify bridging bid documents.
2. Review submittals for general conformance with drawings and product specifications submitted by DBEs.
3. Review alternates as needed to ensure products meet or exceed bridging contract documents.

F. **Product Review & Support (consist of electrical product & equipment review during DBE's 50%CD):**

1. Provide general review of DBE's 50% construction drawings to ensure design intent. DBE is responsible for DSA final documents and approval.
2. Provide additional review of communication/low voltage construction documents meet district standard. District IT may require specific system to comply and support their shelter in place learning.
3. Construction Support: ACEE will NOT be involved with field changes resulting in CCDs for DSA approval or site visits. The contractor will be responsible for submitting their changes, CCDs, DSA approvals and close-outs. ACEE to provide support if DBE contractor needs clarification of bridging documents in order assist with their CCDs and DSA submittals adjustments.

G. **Compensation:**

1. Service Fees for (4) Sites: We propose to perform this work for the following fee:

   a. Bridging Documents: $ 68,000.00 (Fixed)
   (Includes Site Investigation, Conceptual Design & DD Level Bridging Documents)

   b. Bidding phase assistance (Roughly 30-40hrs) $ 8,000.00 (Fixed)
   (Includes: Review Bridging Doc RFIs, alternates and conformance)

   c. Review power, lighting & low voltage (Roughly 30-40hrs) $ 10,000.00 (Fixed)
   (Review DBE's proposed products and equipment @ around DBE's 50% CD Level)

Total Fee $ 86,000.00

ACEE 2020 Rate Schedule

Principal	$180/hr
Project Manager	$160/hr

H. **Alternate Option Add Service:** The add service is associated with Bancroft Middle School having the possibility of not having enough power capacity to accommodate the proposed (4) standard classroom. Based on the project schedule, the DBE may not have adequate time to prepare and submit PG&E application and drawings and obtain PG&E substructure package to connect the new classrooms. The district may elect to obtain another firm or ACEE to provide professional design & CA services to prepare drawings & specifications, bid and construction support. DSA submittal will be required for structural review. Additional service ***To Be Determined*** by district.

Increases in the scope of subject work and/or revisions after our submission of substantially completed documents or review of change orders not initiated by or as a result of this firm that results in additional work by this firm will require negotiating fees.

Reimbursables normally associated with project (such as printing and delivery) will be billed at cost, plus 15%, in addition to our professional fees.

The invoices shall be submitted monthly and are due and payable thirty (30) days from the date of receipt.

The duration of this contract shall be assumed to be 6 months. Should the project exceed this time frame, the consultant's compensation shall be equitably adjusted.

If the project is suspended or abandoned in whole or in part for more than six (6) months, the consultant shall be compensated for all services performed prior to receipt of written notice from the client of such suspension or abandonment, together with all reimbursable expenses then due and all termination expenses as specified in the termination notice.

If the project is resumed after being suspended for more than six months, the consultant's compensation shall be equitably adjusted.

We trust this is in agreement with your understanding of subject project and meets with your approval. Please sign and return this letter to our office as soon as possible so we may proceed. This proposal is valid for thirty (30) days.

Sincerely,

Sammy Fernandez, P.E.
Principal

SF/ft

Accepted by

_____

Dara Youngdale
HKIT Architects

Date_____

Description of Work:
Bellecci & Associates, Inc. (CONSULTANT) will provide civil engineering services to Hardison Komatsu Ivelich & Tucker (HKIT) Architects (PRIME) for the bridging documents at 4 sites. The 4 project sites and proposed improvements are as follows:

Roosevelt Elementary
- 4 Standard Classrooms
- Toilet Rooms and Storage/Support Space

Wilson Elementary
- 6 Standard Classrooms
- Toilet Rooms and Storage/Support Space

Bancroft Middle School
- 4 Standard Classrooms
- Storage/Support Space
- Utilities for a future toilet room building

Muir Middle School
- 9 Standard Classrooms
- Toilet Rooms and Storage/Support Space

The CONSULTANT will provide conceptual design services and bridging documents through the DD Phase. In addition, we will provide support during the bidding and limited construction support of project submittals for general conformance with the design intent. This proposal assumes the CONSULTANT will receive CAD files with a detailed topographic survey including the as-built utility locations with utility depths from the School District. CONSULTANT scope of work is described in more detail below:

Scope of Work:

1 Project Management:

CONSULTANT shall perform the following services:
a) Attend project team web-based meetings (assume 3).
b) Coordinate with other team members.
c) Schedule and coordinate staff.
d) Coordinate with public agencies (as needed).
e) General project administration.

Deliverables:
CONSULTANT will provide minutes for meetings when Prime isn't present

2 Storm Water Quality (C3):

CONSULTANT shall perform the following services:
a) Determine the amount of impervious surface area added or replaced to the campus.
b) Calculate the size of storm water bioretention required.
c) Check hydrology & hydraulic calculations for sizing proposed pipes.
d) Include storm water basin on grading and drainage plans.

Deliverables: 1 electronic PDF copy of C.3 exhibit

3 Check Path of Travel (POT) ADA Improvements to New Building Location:

CONSULTANT shall perform the following services:

a) Review existing grades for the POT to the new building location including accessible parking stalls, sidewalks, ramps and landings.
b) Identify the locations of non-compliant ADA path of travel items on the plans. This task does not include the final grading or identifying all items necessary for ADA compliance.

Deliverables:

1 PDF electronic copy of 30"x42" plan sheets and an electronic file of the specifications to PRIME for each submittal

4 Grading, Drainage & Wet Utilities for New Buildings:

CONSULTANT shall perform the following services:

a) Prepare preliminary grading and drainage plans for the classroom building and areas around the building using the provided building layout details and geotechnical information.
b) Show preliminary storm drain locations on the plans.
c) Prepare plan for the bioretention treatment area (if required).
d) Show sewer and water connections design to building (Assumes utility connections are made to existing utilities on the school site and the existing utilities have the capacity/pressure required for the new facilities).
e) Check fire hydrant spacing and show added locations as required by the local Fire Marshal (Does not include checking pressures and flow in the existing fire line and sizing the new fire line).
f) Show wet utilities (water, sewer & storm drain) conflicting with the proposed building location, to be relocated on the plans.
g) Prepare specifications for the proposed improvements.

Deliverables:

1 copy of 30"x42" plan and an electronic file of the specifications to PRIME for each submittal

5 Bidding & Construction Support:

CONSULTANT shall perform bidding and construction support for the project. Examples of construction support include:

a. Addendums during bidding
b. Submittals for general conformance with the plans & specifications

Deliverables:

Copies of items produced under this item of work

EXHIBIT B

BUDGET/COST PROPOSAL

San Leandro Unified School District
Bridging Documents for 4 Sites; Roosevelt ES, Wilson ES, Bancroft MS and Muir MS
Civil Engineering Design

	PROJECT BUDGET ESTIMATE		
TASK #	TASKS DESCRIPTION	DIRECT COST	TOTAL COST
1.0	Project Management	$25	$5,973
2.0	Verify Storm Water Quality (C3) Requirements	$25	$9,153
3.0	Check ADA Path of Travel to New Buildings	$50	$4,786
4.0	Grading & Drainage Plans & Specifications to Design Development Stage	$100	$17,448
5.0	Wet Utility Plans to Design Development Stage	$100	$21,360
6.0	Bidding & Construction Support	$150	$7,658
	Total:	**$450**	**$66,378**

* Printing/Copying/Deliveries cost shows as a direct cost under the task

Bellecci & Associates

EXHIBIT B

BUDGET/COST PROPOSAL

San Leandro Unified School District
Bridging Documents for Roosevelt ES
Civil Engineering Design

	PROJECT BUDGET ESTIMATE		
TASK #	TASKS DESCRIPTION	DIRECT COST	TOTAL COST
1.0	Project Management	$50	$1,434
2.0	Verify Storm Water Quality (C3) Requirements	$25	$2,541
3.0	Check ADA Path of Travel to New Buildings	$50	$1,234
4.0	Grading & Drainage Plans & Specifications to Design Development Stage	$100	$4,260
5.0	Wet Utility Plans & Specifications to Design Development Stage	$100	$5,592
6.0	Bidding & Construction Support	$150	$2,126
	Total:	**$475**	**$17,187**

* Printing/Copying/Deliveries cost shows as a direct cost under the task

Bellecci & Associates

EXHIBIT B

BUDGET/COST PROPOSAL

San Leandro Unified School District
Bridging Documents for Wilson ES
Civil Engineering Design

	PROJECT BUDGET ESTIMATE		
TASK #	TASKS DESCRIPTION	DIRECT COST	TOTAL COST
1.0	Project Management	$50	$1,434
2.0	Verify Storm Water Quality (C3) Requirements	$25	$2,229
3.0	Check ADA Path of Travel to New Buildings	$50	$1,234
4.0	Grading & Drainage Plans & Specifications to Design Development Stage	$100	$4,656
5.0	Wet Utility Plans & Specifications to Design Development Stage	$100	$5,280
6.0	Bidding & Construction Support	$150	$1,730
	Total:	**$475**	**$16,563**

* Printing/Copying/Deliveries cost shows as a direct cost under the task

Bellecci & Associates

EXHIBIT B

BUDGET/COST PROPOSAL

San Leandro Unified School District
Bridging Documents for Bancroft MS
Civil Engineering Design

	PROJECT BUDGET ESTIMATE		
TASK #	TASKS DESCRIPTION	DIRECT COST	TOTAL COST
1.0	Project Management	$50	$1,434
2.0	Verify Storm Water Quality (C3) Requirements	$25	$2,229
3.0	Check ADA Path of Travel to New Buildings	$50	$1,234
4.0	Grading & Drainage Plans & Specifications to Design Development Stage	$100	$4,260
5.0	Wet Utility Plans & Specifications to Design Development Stage	$100	$5,592
6.0	Bidding & Construction Support	$150	$2,126
	Total:	**$475**	**$16,875**

* Printing/Copying/Deliveries cost shows as a direct cost under the task

Bellecci & Associates

EXHIBIT B

BUDGET/COST PROPOSAL

San Leandro Unified School District
Bridging Documents for Muir MS
Civil Engineering Design

	PROJECT BUDGET ESTIMATE		
TASK #	TASKS DESCRIPTION	DIRECT COST	TOTAL COST
1.0	Project Management	$50	$1,846
2.0	Verify Storm Water Quality (C3) Requirements	$25	$2,229
3.0	Check ADA Path of Travel to New Buildings	$50	$1,234
4.0	Grading & Drainage Plans & Specifications to Design Development Stage	$100	$4,572
5.0	Wet Utility Plans & Specifications to Design Development Stage	$100	$5,196
6.0	Bidding & Construction Support	$150	$2,126
	Total:	**$475**	**$17,203**

* Printing/Copying/Deliveries cost shows as a direct cost under the task

Bellecci & Associates