



QUATTROCCHI KWOK
ARCHITECTS

June 21, 2023

Erik Oden
Director, Maintenance & Operations
Santa Rosa City Schools
211 Ridgway Ave
Santa Rosa, CA 95401

RE: Luther Burbank Elementary School Re-roof and HVAC Replacement
Project No.: 2239.00

Dear Erik,

At the request of the District, we are pleased to provide this proposal for design services for the Luther Burbank Elementary School. This project will include mechanical equipment replacement, roofing repair and replacement, and associated improvements to the roof assemblies. We propose the scope, schedule and compensation as described below:

Scope of Work: QKA will provide basic services as detailed in the District's Agreement for Architectural Services. This proposal includes consultant services for Mechanical Engineering, Electrical Engineering, Structural Engineering and Cost Estimating. No other consultants are included in the scope of this proposal. The scope of services will include preparation of schematic design, design development and Construction Documents deliverables, submittal to and approval by of the Division of the State Architect (DSA). We will also provide support through the bidding and negotiations phase of the project as well as Construction Administration services including services required by DSA for the Architect of Record during construction and Closeout. The project construction cost budget (also known as computed cost) is \$4,157,095 based on the preliminary report and budget from Greystone West Company. This proposal is based on this project budget. If the scope and/or budget for the project are adjusted, the fee and schedule for the project will also be adjusted according to the fee schedule described below.

MAIN:

636 Fifth Street, Santa Rosa, CA 95404

EAST BAY:

55 Harrison Street, Suite 525, Oakland, CA 94607

707.576.0829

A California Corporation

www.qka.com

Schedule: We propose the following general schedule for the project:

Schematic Design	9/18/23 - 10/20/23
Design Development	10/23/23 - 12/8/23
Construction Documents	12/11/23 - 2/2/24
DSA Review and Approval	2/5/24 - 5/31/24
Bid and Award	2/5/24 - 4/12/24
Construction	6/10/24 - 8/16/24

Compensation: The basic services fee for this project is calculated according to the following fee schedule for modernization projects:

4. Twelve percent (12%) of the first Five Hundred Thousand Dollars (\$500,000) of computed cost.
2. Eleven and one-half percent (11-1/2%) of the next Five Hundred Thousand Dollars (\$500,000) of computed cost.
3. Eleven percent (11%) of the next One Million Dollars (\$1,000,000) of computed cost.
4. Ten percent (10%) in excess of Two Million Dollars (\$2,000,000) of computed cost

Based on the project budget above, this results in a fee of \$443,210. Expenses including travel, printing and shipping would be billed in addition to this amount at cost plus 10%. The fee breakdown per phase will be as follows:

Schematic Design (15%):	\$66,482
Design Development (20%)	\$88,642
Construction Documents (38%):	\$168,420
Government Approvals (2%)	\$8,864
Bidding (5%):	\$22,160
<u>Construction Administration (20%):</u>	<u>\$88,642</u>
Total Fee	\$443,210

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Please let me know if you have any questions regarding this proposal. If the terms are acceptable, please sign and return an Agreement for this work. We look forward to continuing to serve SRCS.

Sincerely,



Aaron Jobson, AIA, ALEP, LEED AP

Accepted by:

Erik Oden
Executive Director Facilities,
Maintenance, and Operations
Santa Rosa City Schools

Date