

**PROJECT ASSIGNMENT
(EXHIBIT A TO AGREEMENT FOR ARCHITECTURAL SERVICES)**

This Project Assignment is executed between CITY OF SANTA ROSA ELEMENTARY SCHOOL DISTRICT ("District") and _AXIA Architects, A California Corporation_ ("Architect") pursuant to the Master Agreement for Architectural Services ("Agreement") between the Architect and the District dated May 4, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Replacement of the existing roofs and HVAC units at Rincon Valley Middle School at 4650 Badger Road in Santa Rosa, CA. The roofing project generally includes demolition, prep, new roofing, corresponding flashings, and skylight replacement. Portable classrooms are not included. Project includes sealing abandoned exhaust penetrations and increasing roof pitch over the Locker Rooms. Scope does not include as-built survey, pest/dry rot inspection, hazardous materials testing/abatement, or geotechnical studies.

2. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project.

Basic Services Phases

- Schematic Design (Under separate agreement)
- X Design Development
 - Preliminary Plans Value Engineering
 - Preliminary Plans Phase Constructability Review
- X Construction Documents
 - Construction Drawings Value Engineering
 - Construction Drawings Constructability Review
- X Bidding
- X Construction
- Post-Construction

Design Consultants Included in Basic Services

- X Structural
- Civil
 - On-Site
 - Off-Site
- X Mechanical
- X Plumbing
- X Electrical
- Telecommunications/Data
- Landscaping
- Other: _____

3. Design Requirements and Deliverables. If applicable, the Architect will provide a list of all design requirements and deliverables to the District along with this executed Project Assignment. Said list will be attached to this Project Assignment as an exhibit and incorporated by reference herein.

4. Project Construction Budget. _\$14,755,600.00___ Dollars (\$_____)

5. Architect Initial Services Budget (See Exhibit B). One million one hundred sixty thousand seven hundred thirteen Dollars (\$ 1,160,713.00).

6. Architect Compensation: Architectural fee for Basic Services shall be based on the stated percentage of Construction Contract Amount for the project in accordance with Section 2.2 and 2.5.2 of the Agreement. Construction Contract Amount shall be modified as follows for purposes of Architect Compensation; 1) Deductive Alternates shall not be incorporated into Construction Contract Amount if design services have already been

provided by Architect. 2) Additive Alternates shall be added to Construction Contract Amount for purposes of this paragraph if design services have already been provided by Architect.

See Exhibit B for fee schedule. In addition to Architect Compensation, Architect will be reimbursed for scans, prints, copies, and trips to DSA.

A. Payment Method:

X Allocation of Contract Price to Phases of Basic Services.

Schematic Design	N/A (Separate Agreement) %
Design Development	30 %
Construction Documents	40 %
Bidding	05%
Construction	20 %
DSA Closeout	05%

B. Additional Services Rate Schedule:

Architect Personnel

See Exhibit C

Design Consultants Personnel

As annually issued by Consultants

6. Basic Services Submittal Schedule:

	START DATE	FINISH DATE
Schematic Design Phase (Under separate agreement)	N/A	N/A
Design Development Phase	10/30/23	02/07/24
Preliminary Plans Value Engineering; Constructability Review	Value Engineering: _____	Value Engineering: _____
	Constructability Review: _____	Constructability Review: _____
Initial Construction Documents Phase	02/22/24	04/29/24
Final Construction Documents Phase	04/30/24	06/26/24
DSA Review	06/27/24	09/27/24
Construction Drawings	Value Engineering:	Value Engineering:

Value Engineering; Constructability Review	_____ Constructability Review: _____	_____ Constructability Review: _____
Bidding	10/07/24	11/12/24
Construction	02/07/25	09/08/25
Post-Construction	N/A	


Dated: 08/03/23

CITY OF SANTA ROSA ELEMENTARY SCHOOL DISTRICT

By: _____

Title: _____

**ARCHITECT: AXIA Architects
A California Corporation**

By:  08.03.23

Title: PRESIDENT

Exhibit B: Architectural/Engineering Fee Schedule

Agreement between City of Santa Rosa Elementary School District and AXIA Architects

08.03.23

Rincon Valley Middle School Roofing and HVAC Project

Initial Budgeted Construction Costs: \$ 14,755,600			
Architectural and Engineering Fees - Basic Services:			
<u>Design Development thru Construction Admin. SD under separate agreement.</u>			
First	\$500,000 @	12%	\$60,000
Next	\$500,000 @	11.5%	\$57,500
Next	\$1,000,000 @	11.0%	\$110,000
Next	\$4,000,000 @	10.0%	\$400,000
Next	\$4,000,000 + @	9.0%	\$788,004
Subtotal Basic Services:			\$1,415,504
Portion of Project that is Schematic Design (SD) (18% under separate agreement)			-\$254,791
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Total Initial Fee for Architectural & Eng. Basic Design Services (w/o SD):			\$1,160,713

EXHIBIT C: SCHEDULE OF FEES

Effective January 1, 2023

I. TIME CHARGES

PRINCIPAL	\$240
ASSOCIATE PRINCIPAL	\$195 - \$220
PROJECT ARCHITECT	\$185 - \$210
PROJECT MANAGER	\$180 - \$190
JOB CAPTAIN	\$160 - \$180
ARCHITECTURAL INTERN	\$145 - \$160
ADMINISTRATIVE	\$130

The above billing rates are subject to adjustment annually.

II. REIMBURSABLE EXPENSES

Consultants:	Cost plus 10%
Travel:	Private Vehicle per current IRS Scheduled Rate. Commercial travel & related expenses at cost plus 15%.
Other Project Expenses:	Cost plus 10% Such as: printing, graphics, photography & reproduction, rental or purchase of special equipment and materials, long distance telephone, special shipping or delivery, models and renderings, lodging and subsistence.

Reimbursable Expenses are in addition to the fees for services and shall include actual expenditures made in the interest of the project such as transportation and living expenses when traveling in connection with the project.

III. ADDITIONAL SERVICES

Per the Schedule of Fees above.