

**CONTRACT NAME: AGREEMENT BETWEEN LPA, INC. AND DAVIS JOINT
UNIFIED SCHOOL DISTRICT**

BRIEF DESCRIPTION OF CONTRACT: In accordance with the Facilities Master Plan, assist the District with the development of an implementation plan and conceptual design for a new science/elective labs building and an aquatics facility at Davis Senior High School.

FISCAL IMPACT: The total \$81,894 cost of these services and project expenses will be covered in the Building Fund from Measure M bond revenue.

SCOPE OF SERVICES LETTER PROPOSAL

DAVIS JOINT UNIFIED SCHOOL DISTRICT
"DAVIS HIGH SCHOOL NEW STEM BUILDING AND AQUATICS CENTER"
DECEMBER 19, 2018
LPA, INC.

PROJECT APPROACH

The following Scope of Services is proposed to assist the **DAVIS JOINT UNIFIED SCHOOL DISTRICT** (Owner) with the implementation plan conceptual design for a new science / elective labs building and an aquatics facility on the existing **Davis High School** campus located at **526-B Street, Davis, CA 95616.**

315 W. 14th

Following the Intent of the District's Facilities Master Plan the project services are summarized as follows:

1. Conceptual design of a new two-story STEM classroom building of 16 science / elective labs with related faculty work rooms and student / staff restrooms. Related adjacent site design connecting the building to the existing campus.
2. Conceptual design of a new Aquatics facility with a competitive pool, a one-story building with boys and girls lockers / pool equipment and storage rooms. Related adjacent site design connecting the pool facility to the existing campus.

1 – IMPLEMENTATION PLAN SERVICES

In order to reconfirm the Facilities Master Plan prioritized scope, feasibility and further define the anticipated project parameters in the Implementation Plan Phase, LPA, INC. shall provide those services designated necessary to prepare Conceptual Design Documents consisting of drawings and other documents illustrating the general scope, scale and relationship of Project components for approval by the Owner. The following descriptions shall apply to those services.

1.01 Implementation Plan / Documentation services responding to program requirements and consisting of preparation of:

- .01 Educational program specification.
- .02 Conceptual site and floor plans.
- .03 Massing elevations.
- .04 Code analysis.
- .05 Fire department access exhibit.
- .06 Building massing model views – Sketchup software.
- .07 Project phasing and interim housing requirements.
- .08 Cost estimate.
- .09 Planning for repurposing existing buildings.

1.02 Structural Concept / Documentation services consisting of recommendations regarding basic structural systems and development of conceptual design for:

- .01 A predetermined structural system.
- .02 Preliminary foundation plan.

1.03 Mechanical Concept / Documentation services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for:

- .01 HVAC systems.
- .02 Plumbing.
- .03 General space requirements.

1.04 Electrical Concept / Documentation services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analyses, and development of conceptual design solutions for:

- .01 Power service and distribution.
- .02 Lighting.
- .03 Fire detection and alarms.
- .04 Security systems.
- .05 Technology systems.
- .06 Special electrical systems.
- .07 Emergency power system.
- .08 General space requirements.

1.05 Civil Concept / Documentation services consisting of development of conceptual design solutions for site components. Off-site areas, areas outside of the property line, city sidewalks, and areas within the public Right of Way are not included. Design solutions will be examined for the following

- .01 On-site utility exhibit.
- .02 Drainage systems concept.
- .03 Conceptual Grading exhibit
- .04 Stormwater management
- .05 Limits of demolition delineation

1.06 Landscape Concept / Documentation services consisting of alternate materials, systems and equipment and development of conceptual design solutions for:

- .01 Hardscape areas and materials.
- .02 Planting plan.

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1.07 Interior Design / Documentation services consisting of space allocations and utilization plans based on functional relationships.

- .01 Space planning, partition and furnishings' locations, and furniture and equipment layouts.

1.08 Aquatic Design / Documentation services responding to program requirements and consisting of preparation of:

- .01 Conceptual pool layout.
- .02 Conceptual support buildings site and floor plans.
- .03 Preliminary selection of pool equipment systems and materials.

1.09 Statement of Probable Construction Cost services consisting of development of a probable construction cost range for the Project based on the most recent conceptual design studies, current and historic area, volume, or other unit costs, expected Project delivery process, phasing, and appropriate contingencies.

1.10 Summary of Meetings:

- .03 4 (four) staff meetings.
- .04 Presentation to School Board.

1.11 Summary of Deliverables:

- .01 Conceptual Design architectural, interior, structural, mechanical, plumbing and electrical systems.
- .02 Conceptual Design for civil engineering, hardscape and landscape site design.
- .03 Estimate of Probable Construction Cost.

2 – FEE

LPA proposes to provide the services described herein for a fixed fee as identified below:

Implementation Plan Proposed Service Fee \$ 74,449.00

Anticipated Project Expenses \$ 7,445.00

3– SCHEDULE

LPA proposes the following durations for the performance of our proposed design services (Actual dates will be applied following receipt of Owner's signed Authorization to Proceed):

Implementation Plan Documents 16 Weeks

4 – EXCLUSIONS

The services and items described below are specifically not included in the Architect's Fee.

4.01 Qualifications/exclusions to the scope of services described above:

- .01 Geotechnical engineering.
- .02 Hazardous Materials studies.
- .03 Structural Site Visits.
- .04 Calculations.
- .05 Fire Suppression.
- .06 Acoustical design.
- .07 Topographic Survey.
- .08 Environmental Studies.
- .09 Off site design.

4.02 Project Expenses for the following are not included in the fee and shall be reimbursed to the Architect at 1.10 times the invoice amount.

- .01 Mileage.
- .02 Reproductions.
- .03 Messenger and delivery services.

5 – BASIC HOURLY RATE SCHEDULE

Additional services will be performed at the following hourly rates. We will submit written notification to the District in the event additional services are warranted and will not proceed prior to receipt of District approval and authorization.

Principal	\$250.00
Director	\$225.00
Discipline Director	\$215.00
Project Director	\$195.00
Project Leader	\$175.00
Design Coordinator II	\$150.00
Manager	\$145.00
Design Coordinator I	\$125.00
Senior Specialist	\$120.00
Designer III	\$115.00

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Designer II	\$100.00
Specialist III	\$100.00
Designer I	\$90.00
Specialist II	\$90.00
Specialist I	\$80.00
Intern	\$70.00

NOTE: These rates became effective June 1, 2017
and are subject to change annually.

6 – CONSULTANT FEES

Unless specifically noted as being included in a
'stipulated sum' all additional consultant fees shall be
subject to a multiple of 1.25 times the consultant cost
incurred by LPA.