



## Architectural/Engineering (A/E) Professional Services Proposal

Ref. 20203\_Glenbrook ES New Restroom Building

### A. Scope of Design Services (summary)

The scope of design services is comprised of the planning and engineering for the site adaptation and installation of one (1) pre-manufactured multiple-accommodation restroom building (*aka*: modular restroom building). The scope will include civil grading for a permanent structure, plumbing, electrical power and low-voltage, inclusive of the fire alarm system in conformance to the DSA Interpretations of regulations IR F-1.

Site grading and building pad: The pad of the building, per owner request, will be set to accommodate the building entrance at grade.

Jurisdictional State agencies: All design and engineering will be governed by the Division of the State Architect (DSA) and the Contra Costa County Fire Protection District (CCCFPD) requirements as required by the California Code of Regulations and will be conforming to the Mt Diablo Unified School District (MDUSD) design standards.

Supplemental Jurisdictions: The site is listed on the Earthquake and Fault zone on the California Geotechnical Survey (CGS) mapping, therefore it may require CGS permit submittal and approval.

DSA project submittal: The building will be submitted to DSA as a 2019-CBC DSA pre-checked (PC) document. As such, per the DSA Policy PL 07-02, the subject project qualifies and will be processed as a "DSA over-the-counter" (OTC) project submittal.

Required documentation (by District): 1. Building PC-drawings, 2. Foundation PC-drawings, 3. Verified Reports and State Certifications, 4. Current (year to date) existing site Fire-Hydrant flow test.

**B. Project Physical Parameters**

<b>Glenbrook Elementary School</b>	<b>a.</b> Building subgrades, pads, paving and landing
	<b>b.</b> Access compliance and path of travel (POT)
	<b>c.</b> Low voltage & electrical power systems
	<b>d.</b> Sewer and water

**C. Architectural/Engineering Services include**

1. Schematic / Design & Engineering / Contract Documents
2. DSA / State permit approval process
3. Bid administrative support
4. Construction Observation and support
5. Project closeout and DSA Certification
6. Meetings, on as a necessary basis

**D. Project Phasing**

- PHASE 1: Code / Data / Site survey  
 PHASE 2: Construction Documents  
 PHASE 3: DSA/State Permitting process  
 PHASE 4: Bidding  
 PHASE 5: Construction support & Certification

**E. Assumptions**

1. District will provide Architect/Engineer team with current as-built utilities.
2. District will be responsible to provide all DSA Application #s/Certifications as requested by the DSA (for past projects).

**F. Proposed Compensation/Fee**

The total proposed compensation for the above reference scope of design services is twenty-eight thousand dollars (\$28,000) inclusive of the following architectural and engineering design and professional liabilities (see also section H. Reimbursables):

- a. Architectural: General Responsible in Charge of Design, Engineering, State Permits, Building site-design & access compliance, Construction Observation, DSA Project Certification
- b. Civil: Grading, building pad, paving and building landing. Sanitary sewer and water systems



c. Electrical: Power/Electrical, Data, Communication, Fire Alarm

### G. Payment Schedule

The amount of Compensation shall be based upon the following suggested percentages for each phase contemplated under this Proposal:

80%	@ 100% CD (STATE PERMITS APPROVAL)
10%	@ BID AWARD
5%	@ 100% CONSTRUCTION
5%	@ DSA PROJECT CERTIFICATION

### H. Reimbursables

1. District as-needed hard copies of construction drawings and specifications will be billed at direct cost, if necessary.

We hope that this proposal correctly summarizes the scope of work that you have requested. Thank you for the opportunity to let us work again with the Mount Diablo Unified School District.

Best regards,

Max Peyvan, Principal

**PHD ARCHITECTS, Inc.**

Date: **August 3, 2020**