



# DLR Group

Architecture Engineering Planning Interiors

700 South Flower St., 22<sup>nd</sup> Floor  
Los Angeles, CA 90017

February 8, 2018

Dr. Michael Bregy  
Superintendent  
Beverly Hills Unified School District  
255 South Lasky Drive  
Beverly Hills, California 90212

Re: Beverly Hills High School  
DLR Group Project No.: 75-12202-50

Subject: Bldgs. B1 & B2  
Proposal for Construction Cost Fee Reconciliation and  
for Bidding, Construction Administration and Construction Closeout Phases

Dear Dr. Bregy:

As requested by the District, we are pleased to submit this proposal for architecture and engineering services covering the description of work below.

## 1.0 Project Description

### 1.1 Reconcile Fees to Updated Cost of Construction

- 1.1.1 Fees are based on a percentage of the Cost of Construction, on a sliding scale defined by the Office of Public Schools Construction (OPSC), plus required specialty consultants. The architecture and engineering services fees are updated by applying the OPSC scale to the current estimated cost of construction.

### 1.2 Bidding, Construction Administration and Closeout (Scope not included in previous agreements):

#### 1.2.1 Bid Phase

- 1.2.1.1 Prepare addenda and clarification documents and process through DSA, as warranted.
- 1.2.1.2 Evaluate proposed substitutions of materials.
- 1.2.1.3 Respond to architectural and engineering questions raised during the solicitation phase.

#### 1.2.2 Construction Administration Phase

- 1.2.2.1 Provide the duties and responsibilities of the Architect and Engineer as required by DSA's Procedure: Construction Oversight Process (PR 13-01).
- 1.2.2.2 An A/E representative will attend weekly construction progress meetings with the Contractor.
- 1.2.2.3 The Architect or Engineer will attend site meetings or site visits as necessary to discuss and resolve field issues in a timely manner and as required to support the progress of construction including the contractor's final completion work.

#### 1.2.3 Close Out Phase

- 1.2.3.1 Prepare punch lists of items in need of correction or completions.

1.2.3.2 Review and forward to district warranties operation manuals, certificates of inspection and any other contractor supplied documents.

1.2.3.3 Submit closeout documents to DSA.

## 2.0 Schedule

2.1 It is anticipated that construction will begin in the second quarter of 2018.

2.2 It is anticipated that construction will take approximately 30 months.

## 3.0 Professional Fees

3.1 Fees are calculated using the OPSC scale plus fees for specialty consultants.

3.2 Summary of Base Fee for Buildings B1 and B2, per **current** agreements:

Building/Site	Description	Fee Amount
Building B1	Schematic Design	\$ 36,864
Building B2	Schematic Design	\$ 204,653
Building B1	Design Development	\$ 36,864
Building B2	Design Development	\$ 204,653
Building B1	Construction Docs	\$ 90,181
Building B2	Construction Docs	\$ 447,022
Building B1	Construction Administration for Demo & Abate	\$ 5,887
Building B2	Construction Administration for Demo & Abate	\$ 25,519
<b>Total Current Base Fee</b>		<b>\$ 1,051,642</b>

3.3 Summary of Base Fee for Buildings B1 and B2, reconciled:

3.3.1 The construction estimate that serves as the basis for the reconciled fee is \$43,000,000.

3.3.2 The reconciled base fee amount, not including specialty consultants, is **\$3,765,868**.

3.3.2.1 This amount does not include specialty consultants.

3.3.2.2 This amount does include fire sprinkler design.

3.3.2.3 Refer to Exhibit B for the complete calculation.

3.4 Summary of reconciled fee:

Summary	Total
Base Fee per OPSC Scale (based on \$43,000,000 cost)	\$3,765,868
Less: Base Fee per prior agreements (based on \$18,638,230) cost)	-\$1,051,642
<b>Amendment to Basic Services Fees</b>	<b>\$2,714,226</b>
Specialty Consultants (CA through Closeout only)	\$49,500
Less: Specialty Consultants Fee per prior agreements	-\$40,422
<b>Amendment to Specialty Consultant Fees</b>	<b>\$9,078</b>
<b>Total Fee Adjustment</b>	<b>\$2,723,304</b>

3.5 Work outside the scope of services defined above will be charged as additional services based on the most current DLR Group Hourly Rates.

3.6 Fee will be reconciled again when the final construction cost is determined.

#### **4.0 Exclusions**

4.1 Scope and design changes.

4.2 Inspection or survey of existing buildings and conditions beyond those considered customary and normal for due diligence.

4.3 This proposal anticipates a single construction phase.

#### **5.0 Reimbursable Expenses**

5.1 Reimbursable Expenses are in addition to compensation for our professional services and include project related expenses incurred by us and any of our consultants, if applicable. Expenses will be billed at cost.


#### **6.0 Other Terms**

6.1 The terms of the executed contract shall prevail.

6.2 Upon your notification that this proposal is acceptable, we will expect a District-issued Amendment to the existing Contract.

We look forward to completing the next phases of this work. If you have any questions, please feel free to call me.

Sincerely,  
DLR Group



Brett A. Hobza, AIA, LEED AP  
K-12 Education Leader | Principal  
[bhobza@dlrgroup.com](mailto:bhobza@dlrgroup.com)

Cc: Don Blake, Jeff Pylman, Karen MacIntyre

Encl: Exhibit A – DLR Group Hourly Rates  
Exhibit B – OPSC Sliding Fee Scale Calculation Worksheet  
Exhibit C – Revised Schedule of Values for Base Fee

## EXHIBIT A

### DLR Group Hourly Rates

Senior Expert	\$365
Discipline Leader	\$235
Senior Professional	\$175
Professional	\$145
Professional Support	\$115
Technical	\$ 90
Clerical	\$ 70

Rates will be reviewed and adjusted annually based on the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for that geographic region.



## EXHIBIT B

Office of Public School Construction			
<b>Sliding Fee Scale Calculation Worksheet</b>			
Beverly Hills High School Modernization Building B1 and B2			
Change Sample Costs as necessary. All calculations are automatic.			
<b>OPSC A/E Fee (refer to attached Board approved Conceptual Estimate)</b>			
		New Construction (\$)	Modernization (\$)
Construction Cost:		\$ -	\$ 43,000,000
Architects Fee:		\$0	\$ 3,627,500
Fee Percentage:		#DIV/0!	8.44%
<b>OPSC Fee Schedule/Calculations</b>			
<b>New Construction</b>			
		Remainder (\$)	Corresponding Fee (\$)
9.0% of first	\$500,000	\$ (500,000)	\$ -
8.5% of next	\$500,000	\$ (1,000,000)	\$ -
8.0% of next	\$1,000,000	\$ (2,000,000)	\$ -
7.0% of next	\$4,000,000	\$ (6,000,000)	\$ -
6.0% of next	\$4,000,000	\$ (10,000,000)	\$ -
5.0% exceeding	\$10,000,000	\$ (10,000,000)	\$ -
<b>Total A/E Fee for New Construction:</b>			<b>\$ -</b>
<b>Modernization</b>			
		Remainder (\$)	Corresponding Fee (\$)
12.0% of first	\$500,000	\$ 42,500,000	\$ 60,000
11.5% of next	\$500,000	\$ 42,000,000	\$ 57,500
11.0% of next	\$1,000,000	\$ 41,000,000	\$ 110,000
10.0% of next	\$4,000,000	\$ 37,000,000	\$ 400,000
9.0% of next	\$4,000,000	\$ 33,000,000	\$ 360,000
8.0% exceeding	\$10,000,000	\$ 33,000,000	\$ 2,640,000
<b>Total A/E Fee for Modernization:</b>			<b>\$ 3,627,500</b>
<b>Fire Sprinkler Design (Modernization)</b>			<b>\$ 138,368</b>
<b>Grand Total Basic Services A/E Fee:</b>			<b>\$ 3,765,868</b>
<b>Budget - Reimbursables Basic Services A/E Fee (5.0%)</b>			<b>\$ 188,293</b>
<b>Specialty Consultants</b>			
Historical			\$ 4,000
Lighting			\$ -
Food Service - District Kitchen			\$ -
Food Service - Culinary Arts			\$ -
Pool			\$ -
Acoustical			\$ -
Cost consultant beyond basic services			\$ -
Architects of Achievement			\$ -
Traffic			\$ -
Signal Systems			\$ 41,000
			<b>\$ 45,000</b>
<b>Administrative / Coordination Mark-up (10.0%)</b>			<b>\$ 4,500</b>
<b>Total Specialty Consultant Fees:</b>			<b>\$ 49,500</b>

## EXHIBIT C

Schedule of Values for Base Fee	%	Base Fee Amount
Schematic Design	15%	\$ 564,880
Design Development	15%	\$ 564,880
Construction Documents	40%	\$ 1,506,347
Bid/Negotiations	3%	\$ 112,976
Construction Services	25%	\$ 941,467
Post Construction	2%	\$ 75,317
Total		\$ 3,765,868