

December 8, 2021

Kevin Emenaker  
Executive Director, Administrative Services  
Alvord Unified School District  
9 KPC Parkway  
Corona CA 92879

RE: Relocatable Classroom buildings  
Hillcrest High School

Dear Kevin,

On behalf of DLR Group/BakerNowicki, we are pleased to provide this proposal for the above stated project. These are services to prepare plans and specifications for the installation of eight portable classroom buildings on the existing Hillcrest HS campus. Scope of Work and fees are as outlined below:

#### **SCOPE OF WORK**

1. Eight portable classroom buildings will be installed on the existing school site per the attached conceptual site plan.
2. Portable building information
  - a. All classroom buildings will be 24' x 40' PC approved buildings from existing District inventory and currently located on the La Sierra HS Campus.
  - b. Building utilities to classroom buildings will be limited to power, data and gas. CR buildings will not include water or sewer.
  - c. Each CR building will require district standard AV, electronics and technology for their typical CR configuration. Data networking system connections will extend from the existing MDF to the new relocatable buildings.
  - d. Telephone/Intercom, Fire Alarm, Security, Clock, Intrusion will extend from an existing campus location, as we determine, to devices located within the classroom.
  - e. Buildings will be set above ground on PC approved wood foundations for their temporary use under a waiver of durability per DSA policy.
3. It is assumed that the existing site power, data, communications, fire alarm, and intrusion systems will be able to support the new units without a replacement of the main system panel or IDF.
4. ADA compliant path of travel accommodations will be required from portables to admin, student and staff toilets and ADA parking.
5. ADA compliance upgrades for existing toilet rooms are anticipated to be limited to minimal modifications to toilet room accessories.

#### **SCOPE OF SERVICES**

Architectural services will be as follows:

1. Identify and review condition of existing buildings to be relocated.
2. Prepare final construction documents for site preparation, electrical and gas utility services and ADA path of travel compliance.
3. Provide partial site laser scan survey of identified path of travel route to confirm scope of site improvements to meet ADA compliance. POT survey limits are identified on the attached site exhibit.

4. Coordinate building placement with vendor's PC approved building plans.
5. Process final documents through DSA for construction approval.
6. Assist District with bidding of the work
7. Provide construction administration services through project closeout.
8. Prepare one estimate of probable construction costs based on DSA submittal.

**EXCLUSIONS/ASSUMPTIONS**

- Reproduction of documents for Agency approval, bidding and construction shall be provided by the District.
- All agency fees will be paid directly by the District.
- Soils investigation of impacted areas will be provided by the District if needed.
- SWPPP, WQTR and WPCP are not anticipated at this time. SWPPP and/or storm water management responsibilities during construction are not included but can be provided for an additional fee.
- Fire protection/sprinkler systems are not anticipated.
- Services associated with CEQA compliance or environmental impact studies are not included.
- Design of alternative energy sources is not included in this proposal.
- Design/modification of landscape or irrigation systems.
- Design of building plumbing or HVAC systems.
- Classroom Multimedia System including TV monitors or LCD Projectors, network electronics, access control and video surveillance systems shall be furnished by the district.
- Computer servers will be furnished and installed by the district.

**FEE PROPOSAL**

For the above stated services, BNds proposes a fixed fee as follows:

• Construction Documents/Agency	\$111,200
• <u>Construction Administration</u>	<u>\$ 47,657</u>
<b>TOTAL</b>	<b>\$158,857</b>

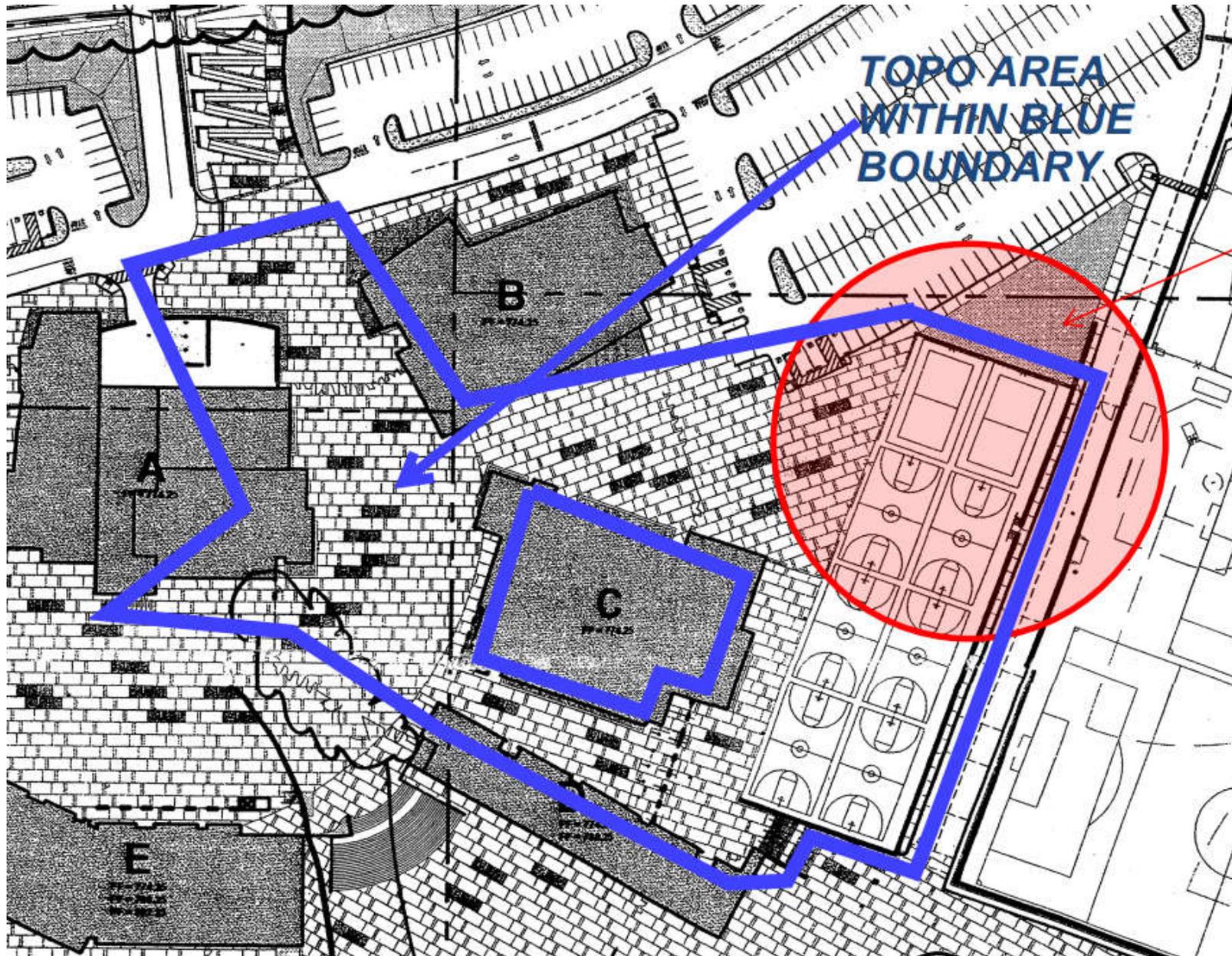
Fees will be invoiced on a monthly basis according to the progress of the work. Invoices are due and payable upon receipt.

We hope that this proposal is satisfactory to your needs and would be pleased to answer any questions that you may have. We appreciate the opportunity to be of continued service to the Alvord Unified School District.

Sincerely,



Jon Alan Baker, FAIA, LEED AP  
Principal  
CA. Lic. C-14513



SITE SURVEY SCOPE

# Hillcrest High School Portable Classrooms

Alvord Unified School District

Phase	2022								
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept
<b>Design &amp; Engineering</b>									
Investigate proposed buildings for relocation	■								
Prepare Site Survey	■								
Prepare Proposed Site Plan Layout	■								
Construction Documents		■							
<b>Agency Review &amp; Approval</b>									
DSA Review & Approval			■	■	■	■			
<b>Bidding &amp; Construction</b>									
Bidding & Contract Award						■			
Construction							■	■	