

APPROVED FOR PROJECT  
BY SUPERINTENDENT'S OFFICE  
8-15-17  
Date Signature

**TITLE: RATIFICATION OF PROJECT ASSIGNMENT AMENDMENT AGREEMENT NO. A18.063 BETWEEN SIMI VALLEY UNIFIED SCHOOL DISTRICT AND ARCHITECTURE FOR EDUCATION, INC. FOR RE-DESIGN OF MULTI-PURPOSE ROOMS AT ROYAL HIGH SCHOOL AND SIMI VALLEY HIGH SCHOOL**

Business & Facilities  
Consent # 11

August 15, 2017  
Page 1 of 1

Prepared by: Ron Todo, Associate Superintendent  
Business & Facilities

**Background Information**

On June 27, 2017 the Board of Education approved Agreement A18.063 which requires a Project Assignment Amendment. The Project Assignment Amendment specifies required completion dates for the various phases of design, and has been incorporated into the beginning of the agreement.

**Fiscal Analysis**

Attached Project Assignment Amendment Agreement A18.063 includes Action Item #7 from the June 27, 2017 Board of Education meeting specifying the costs (Exhibit "A"). These services will be funded with Measure X Bond funds.

Additional information is available at the Bond Management Office.

**Recommendation**

It is recommended that the Board of Education ratify Project Assignment Amendment Agreement A18.063 for re-design of the multi-purpose rooms at Royal High School and at Simi Valley High School with the firm of Architecture for Education, Inc.

On a motion # 27 by Trustee Blough, seconded by Trustee LaBelle and carried by a vote of 3/0, the Board of Education ratified, by roll-call-vote, Project Assigned Amendment Agreement A18.063 with the firm of Architecture for Education.

Motion # 27 Ayes: Blough, LaBelle, Smollen, White, Daniels; Absent:      Abstained:       
Noes: 0; Absent: 0; Abstain: 0

PROJECT ASSIGNMENT AMENDMENT (PAA)  
**AGREEMENT A18.063**

EXHIBIT "A"

**ROYAL HIGH SCHOOL AND SIMI VALLEY HIGH SCHOOL MULTI-PURPOSE ROOMS**

This Project Assignment Amendment ("PAA") is entered by and between Simi Valley Unified School District and Architecture for Education ("Architect") effective as of June 27, 2017.

Whereas, the District entered into a written Agreement entitled Agreement for On-Going Architectural Services, Agreement A18.087 ("Agreement") generally establishing terms and conditions for the Architect's design professional services for Projects assigned by the District to the Architect.

Whereas, this PAA sets forth the specific terms and conditions applicable to the District assignment of the Assigned Project to the Architect for completion of design professional services.

NOW THEREFORE, the District and Architect and agree as follows:

1. **Assigned Project Description.** The Assigned Project is described as follows: **Re-design of the multi-purpose rooms at Royal High School and Simi Valley High School**, as further described on the attached Proposal from Architect dated June 20, 2017.
2. **Assigned Project Construction Budget.** The Construction Budget for the Assigned Project, based on preliminary construction cost estimates is \$4,205,126 for the MPR at Royal High School and \$3,300,577 for the MPR at Simi Valley High School.
3. **Assigned Project Basic Services.** The Basic Services Phases for the Assigned Project are:

Basic Services Phases
Schematic Design
Design Development
Construction Documents
DSA Submittal & Review
DSA Resubmittal & Approval
Bidding and Negotiations
Construction
Closeout

4. **Assigned Project Design Disciplines and Design Consultants.** The Design Disciplines included within the scope of the Assigned Project include the following; the Architect shall complete all services for the Design Disciplines noted below with its own employees or by Design Consultants to the Architect.

Design Disciplines Design Consultants
Acoustic Design
Theatrical Lighting & Acoustics
Seating & Platforms
Others as needed

5. **Assigned Project Schedule.** The Architect's Completion of Basic Services for the Assigned Project shall be in accordance with the following:

Basic Services Phases	Completion Date
Schematic Design	Wednesday, August 30, 2017
Design Development	Tuesday, October 31, 2017

Basic Services Phases	Completion Date
Construction Documents	Tuesday, January 23, 2018
DSA Submittal & Review	Wednesday, January 24, 2018
DSA Resubmittal & Approval	Thursday, April 19, 2018
Bidding and Negotiations	Wednesday, May 23, 2018
Construction	Monday, December 31, 2018
Closeout	Wednesday, January 30, 2019

#### 6. Assigned Project Contract Price.

The Contract Price for Royal High School is an estimated sliding scale fee of **Four-Hundred Forty-Eight Thousand and Twelve Dollars (\$448,012.00)** for architectural services plus a fixed-fee of **Two-Hundred Twenty-Eight Thousand Seven Hundred Thirty-One Dollars (\$228,731.00)** for design consultants and fire protection.

The Contract Price for Simi Valley High School is an estimated sliding scale fee of **Three-Hundred Fifty-Seven Thousand Five Hundred Fifty-Seven Dollars (\$357,557.00)** for architectural services plus a fixed-fee of **Two-Hundred Twenty-Eight Thousand Seven Hundred Thirty-One Dollars (\$228,731.00)** for design consultants and fire protection.

These fees are further described on the attached Board of Education Authorization dated June 27, 2017 and associated Proposal from Architect dated June 20, 2017 (Attachment 1).

#### 7. The Contract Price for the Assigned Project is allocated to the Basic Services Phases as follows:

Basic Services Phases	Contract Price allocation for Royal HS, subject to reconciliation in accordance with Article 11.3 of the Ongoing Agreement for Architectural Services	Percentage of Construction Budget
Schematic Design	\$44,801	10%
Design Development	\$44,801	10%
Construction Documents	\$61,602	14%
DSA Submittal & Review	\$72,802	16%
Resubmittal & DSA Approval	\$33,601	7.5%
Bidding and Negotiations	\$33,601	7.5%
Construction	\$134,404	30%
Closeout	<u>\$22,400</u>	<u>5%</u>
	Total: \$448,012	100%


Basic Services/Phases	Contract Price allocation for Simi Valley HS, subject to reconciliation in accordance with Article 11.3 of the Ongoing Agreement for Architectural Services	Percentage of Construction Budget
Schematic Design	\$35,756	10%
Design Development	\$35,756	10%
Construction Documents	\$49,164	14%
DSA Submittal & Review	\$58,103	16 %
Resubmittal & DSA Approval	\$26,817	7.5%
Bidding and Negotiations	\$26,817	7.5%
Construction	\$107,267	30%
Closeout	\$17,877	5%
	Total: \$357,557	100%

8. **Design Consultants.** Design Consultants to the Architect for the design disciplines required for the Assigned Project are as set forth in the attached Proposal from Architect dated June 20, 2017. Compensation for the services provided by Design Consultants shall be on a percentage basis of the fixed-fee amounts for Design Consultants, billed monthly, based on deliverables for each site, provided by Design Consultants.

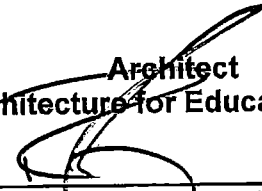
9. **Agreement Terms.** All terms of Agreement A18.087 for Ongoing Architectural Services are incorporated herein and applicable to the Assigned Project, except as modified by the terms of this PAA.

IN WITNESS WHEREOF, the District and the Architect have executed this Project Assignment Amendment as of the date set forth above.

District  
Simi Valley Unified School District

By:   
Ron Todo  
Associate Superintendent,  
Business & Facilities

Architect  
Architecture for Education, Inc.

By:   
Gaylaire Christopher, AIA  
President  
Rachel Adams, AIA  
LEED AP  
Managing Principal

BY SUPERINTENDENT'S OFFICE  
EXHIBIT "A"  
Date \_\_\_\_\_ Signature \_\_\_\_\_

**TITLE: APPROVAL OF AGREEMENT NO. A18.063 BETWEEN SIMI VALLEY UNIFIED SCHOOL DISTRICT AND ARCHITECTURE 4 EDUCATION FOR ARCHITECTURAL SERVICES - ROYAL HIGH AND SIMI VALLEY HIGH SCHOOL MPR'S**

Business & Facilities  
Action #7

June 27, 2017  
Page 1 of 1

Prepared by: Ron Todo, Associate Superintendent  
Business & Facilities

**Background Information**

The Business & Facilities Office wishes to enter into an agreement with Architecture 4 Education, Inc. to provide architectural services for the redesign of two (2) Multipurpose Rooms at two campuses as both a Performance Hall and Cafeteria. Agreement No. A18.063 is attached as Exhibit 1.

**Fiscal Analysis**

Based on preliminary construction costs, the estimated fee for Royal High School is \$448,012 and the estimated fee for Simi Valley High School is \$357,557. Additional fees for the MPR Specialty Consultant and Fire Protection Design for Royal High School and Simi Valley High School are proposed at \$228,731 for each site. This will be funded by Measure X Bond funds.

**Recommendation**

It is recommended that the Board of Education approve Agreement No. A18.063 with Architecture 4 Education, Inc. to provide architectural services for the redesign of two (2) Multipurpose Rooms at two campuses, Royal High School and Simi Valley High School, as both a Performance Hall and Cafeteria

On motion # 277 by Trustee LaBelle, seconded by Trustee Blough and carried by a roll-call vote of 4/1/1, the Board of Education approved Agreement No. A18.063 with Architecture 4 Education, Inc. to provide architectural services for the redesign of two (2) Multipurpose Rooms at two campuses, Royal High School and Simi Valley High School, as both a Performance Hall and Cafeteria.

Motion # 277 Ayes: Blough, LaBelle,  
Lundstrom, Daniels; Noes: 0;  
Absent: White; Abstain: 0

Absent: 1 Abstain: 1



GAYLAIRD CHRISTOPHER, A.A.  
RACHEL ADAMS, LEED AP

June 20, 2017

Ron Todo  
Associate Superintendent, Business & Facilities  
Simi Valley Unified School District  
875 Cochran Street  
Simi Valley, CA 93065

RE: Proposal for Architecture Services  
MPR Renovations  
Royal High School: #1705-02  
Simi Valley High School: #1705-03

Dear Ron:

We are pleased to hear SVUSD's interest to proceed with the MPR Renovations and look forward to working with you. The scope of work includes:

- 1) Redesign of (2) MPRs-Multipurpose Rooms at 2 Campuses as both a Performance Hall and Cafeteria.
- 2) Coordination of local agency offsite, local Fire Marshall, DSA approvals for each project.
- 3) Assistance with CDE and OPSC applications and Service Site Cost Estimating as applicable.
- 4) Coordination of new electrical and gas utility services to the new facilities as applicable.
- 5) Coordination of new sewer and storm drainage onsite/offsite connections as required to serve each campus.
- 6) Coordination of new fire protection service, and modification of existing on-site private fire line as required to serve each project.
- 7) Assistance with Bidding & Negotiation including Job Walk, RFC responses, Addenda and Bid Review for each project.
- 8) Construction Administration Assistance including Submittal reviews, RFI responses, Payment Application Approval, Change Order Coordination, and DSA certification for each project.

For the MPR Reconfigurations we recommend using our modernization sliding scale fee schedule as noted below:

A/E Fee Schedule: Construction Cost	Modernization
Up to the first \$500,000	12.00%
The Next: \$500,000 - \$1,000,000	11.50%
The Next: \$1,000,000 - \$2,000,000	11.00%
The Next: \$2,000,000 - \$6,000,000	10.00%
The Next: \$6,000,000 - \$10,000,000	9.00%
The Remaining Above \$10,000,000	8.00%

41 N. Fair Oaks Ave.  
Pasadena, CA 91103  
626 356 4080  
www.architecture4e.com

## EXHIBIT "A"

We estimated a preliminary construction cost of \$4,205,126 for Royal High School. Utilizing our sliding fee schedule we calculate a basic service fee of **\$448,012 (Four Hundred Forty-Eight Thousand and Twelve Dollars)**.

We estimated a preliminary construction cost of \$3,300,577 for Simi Valley High School. Utilizing our sliding fee schedule we calculate a basic service fee of **\$357,557 (Three Hundred Fifty-Seven Thousand Five Hundred and Fifty Seven Dollars)**.

As the design specifications of your performance MPRs require the consulting expertise beyond standard practice, we respectfully request submitting the Specialty Consultants as reimbursable services. Project Deliverables include:

- 1) Acoustic Design Criteria including the following scope:
  - a. Room Acoustics within the MPR – refining the shaping and proportions of the stage and auditorium, fine tuning finish types and locations, and coordinating acoustical reflector locations.
  - b. Building Systems Noise and Vibration Control – coordinating with the engineers to ensure component selection, layout, sizing and detailing to reduce duct borne fan noise and equipment vibrations.
  - c. Construction Administration assistance via submittal review, RFI responses, and 5 site observations during construction and 1 post construction.
- 2) Theatrical Lighting and Performance Audio/Visual Systems including the following scope:
  - a. Design of the stage, pipe grids, lighting, and control networks.
  - b. Design of the AV control, mix, production, and intercom systems.
- 3) Seating & Platform Systems: the design of the orchestra and choir risers, miscellaneous stage equipment, telescoping audience seating.

Due to the seating capacity and preferred layout of the MPR, the building may require a fire protection system, as identified in the concept design package. As you are aware, DSA no longer allows fire sprinklers to be a deferred approval item, requiring the full sprinkler design to be included in the approved package. Thus, we respectfully request Fire Protection Design to be a reimbursable service. Project deliverables include:

- a. Coordination with local fire department, local water department, and civil engineer to size the site fire line system and locate building connection.
- b. Analysis and design of the fire sprinkler riser, piping, and seismic restraint systems.

Note: Should there be no need for a fire protection system, the reimbursable services for fire protection will be credited.

For the MPR Specialty Consultants and Fire Protection Design we have received and negotiated fair proposals.

For Royal High School, we propose a lump sum fee of **\$228,731 (Two Hundred Twenty-Eight Thousand Seven Hundred and Thirty-One Dollars)** to be billed monthly in parallel with base fee above.

For Simi Valley High School, we propose a lump sum fee of **\$228,731 (Two Hundred Twenty-Eight Thousand Seven Hundred and Thirty-One Dollars)** to be billed monthly in parallel with base fee above.

Our Basic, Specialty, and Fire Protection Services will include all of the work necessary for DSA approval and Construction except the following:

- 1) Site surveys for topographic, utility, boundary, or existing facility mapping. We request an updated survey for the area identified in the Concept package. Please let us know if A4E can assist with acquiring proposals.
- 2) Geotechnical reports or studies. We request acquiring the Geotech report and recommendations for the building location identified in the Concept package. Please let us know if A4E can assist with acquiring proposals.
- 3) Agency Fees (DSA, Local Fire, Local Utility)

**EXHIBIT "A"**

- 4) IOR & Testing Costs for construction inspection
- 5) Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP).

Reimbursable Expenses are in addition to compensation for basic and extra services and we request reimbursement with no additional charge for the following:

- 1) Drawing reproduction, shipping, and scanning for purpose of agency review and approval
- 2) Fees advanced for securing approval of authorities having jurisdiction over the project.

We anticipate completing the design phases for these projects simultaneously and thus reflect that in our schedules, however they will require separate DSA approvals, anticipate different scope and cost and construction schedule, so we will bill and track the projects separately.


We've attached our proposed design and construction schedule for your reference. If we begin our Schematic Design in July, we can make a summer 2018 construction start date. We would also look to coordinate with a General Contractor on their comments to our proposed schedule.

Thank you for the opportunity to be of service to you and Simi Valley Unified School District.

Sincerely,



Rachel Adams, AIA LEED AP  
Architecture for Education Incorporated



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Ron Todo Date  
Associate Superintendent, Business & Facilities

cc. Controller



## DESIGN AND CONSTRUCTION PROJECT SCHEDULES

ROYAL HIGH SCHOOL- Project Number: 1705-02  
SIMI VALLEY HIGH SCHOOL- Project Number: 1705-03

MPR: RECONFIGURATION  
Simi Valley Unified School District

### Preliminary Schedule

<u>Schematic Design</u>	<u>July-August 2017 (8 weeks)</u>
<u>Design Development</u>	<u>September- October 2017 (8 weeks)</u>
<u>Construction Documents</u>	<u>November 2017-January 2018 (11 weeks)</u>
<u>DSA Submittal &amp; Review</u>	<u>January-March 2018 (13 weeks)</u>
<u>Resubmittal &amp; Approval</u> 100% Construction Documents	<u>March-April 2018 (6 weeks)</u>
<u>Bidding and Negotiations</u>	<u>April-May 2018 (6 weeks)</u>
<u>Construction</u>	<u>June-December 2018 (24 Weeks)</u>
<u>Project Close Out</u>	<u>January 2019 (4 Weeks)</u>