



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
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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, AIA
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%

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)

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

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