



QUATTROCCHI KWOK
ARCHITECTS

10 October 2015

Rob Stockberger
Superintendent
John Swett Unified School District
400 Parker Ave
Rodeo, CA 94572

RE: Agreement for Carquinez MS – Seismic Mitigation Design Criteria Report and OPSC Conceptual Approval

Dear Rob;

I am pleased to provide this Agreement for services related to the Seismic Mitigation Program (SMP) to provide the second step in the SMP process referred to as a Design Criteria Report (DCR). This step is the follow up to our previously provided services for the DSA Seismic Eligibility; which was recently received by DSA. Additionally, this proposal provides services for working with the District and their OPSC consultant to submit for "Conceptual Approval" of the DSA approved DCR. As described by Bill Savidge (past staff of the State Allocations Board) this is an important step in receiving early Office of Public School Construction (OPSC) review and feedback on funding possibilities.

As required by the Seismic Mitigation Program, the DCR is submitted, reviewed and approved by DSA. This work is a critical step in the process for SMP funding, however approval of this does not yet secure state funding – that occurs after completion of Construction Documents. Our scope of services under this agreement are as follows:

- Our structural engineer, ZFA Structural Engineers, will provide the detailed structural engineering and preliminary seismic repair drawings. This includes coordination and meetings with DSA.
- Provide the DSA required improvements for accessibility and fire life safety improvements under the DCR guidelines.
- Cost estimates for these improvements as required to illustrate if the work exceeds the 50% "replacement cost" threshold. This is a critical step for acquiring OPSC Conceptual Approval.

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- Coordinate with the District's OPSC consultant
- Meetings with the district, DSA and OPSC
- Respond to DSA comments and questions for the submitted DCR
- Final documentation and reports as required for OPSC and DSA

Services Beyond this Agreement

Not included in this agreement:

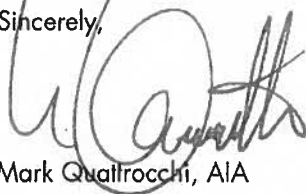
- OPSC Consultant: District provided consultant for coordination with OPSC.
- Construction Documents: Upon DSA approval of the Design Criteria Report and receipt of OPSC Conceptual Approval, QKA and our consulting engineers can provide the detailed Construction Documents (drawings and specifications) suitable for cost estimating, DSA approval, bidding and construction of the replacement school or renovation to existing school.

Compensation

QKA proposes to provide these services for a not to exceed cost of \$275,000. Reimbursable expenses include DSA fees, copying, plotting, mileage and postage will be billed at direct cost plus 10% and are not expected to exceed \$10,000. Services beyond this Agreement requested by the District will be provided as an Additional Service using the attached hourly rates.

Once we receive your approval we will work with District staff and OPSC consultant to provide a detailed scope of work and schedule. We anticipate the DCR will be ready for DSA submittal in three to four months. Thank you for the opportunity to provide this Agreement. Please let me know if you have any questions. If this Agreement is acceptable, please sign where indicated below and return one copy.

Sincerely,



Mark Qualtrocchi, AIA

Sign below to Accept this Agreement and Fees:

John Swett Unified School District

Date

encl.



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ARCHITECTS

**Hourly Rate Schedule
For Calendar Year 2014**

Architect – Principal	\$200/hr.
Architect - Associate	\$185/hr.
Project Manager/Architect	\$180/hr.
Job Captain	\$170/hr.
Construction Admin Project Manager	\$170/hr.
Specifications Writer	\$175/hr.
CADD/Drafting	\$155/hr.
Construction Admin Technician	\$145/hr.
Clerical	\$100/hr.

Consultants: 1.10 times the consultants' standard hourly rates.

The above rates are effective January 1, 2014, and are in effect for the calendar year 2014. On January 1 of each of the subsequent years, the above rates shall be adjusted at the rate of the Consumers Price Index as published by the Bureau of Labor Statistics.