



WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton CA 95207
209.944.9110

2000 L Street
Suite 125
Sacramento CA 95811
916.254.5546

PROPOSAL OF SERVICES

South Davis Library & Education Center

Client: County of Yolo

Project # 19-022

April 26, 2023

DESCRIPTION OF THE PROJECT

12,000 sq ft single story public library building located in Walnut Park (Davis) and operated by the Yolo County Library system. The Basis of Design consists of the concept design deliverables prepared by WMB Architects in April 2021 with the following adjustments:

- Reduced building footprint (12,000 sq ft) with the following primary program areas: 900 sq ft Lobby, 5,000 sq ft Library space, 800 sq ft Children's Program area, 2,000 sq ft Staff/ Support spaces, 2,500 sq ft Community Room, and 800 sq ft Restrooms
- Outdoor stage and amphitheatre have been omitted

This proposal includes scoping for LEED certification limited to assisting the County in identifying potential credits, priorities, and certification target. Fundamental Commissioning services in accordance with the California Energy Code, CALGreen Code, and LEED v4 BC+C requirements are included in this proposal. Enhanced Commissioning services are excluded. Pursuing LEED certification for the project may result in additional fees which will be estimated and presented as part of the LEED scoping exercise.

SCOPE OF SERVICES SUMMARY

The scope of services includes:

- Task 1a – Topographic Survey
- Task 1b – Schematic Design
- Task 2 – Design Development
- Task 3 – Construction Documents
- Task 4 – Permitting
- Task 5 – Bidding Assistance
- Task 6 – Construction Contract Support

The proposal includes services of the following disciplines:

- Architecture – WMB Architects Inc - Stockton | Sacramento
- Civil Engineering – Cunningham Engineering - Davis
- Structural Engineering – CYS Engineering - Sacramento
- Mechanical Engineering – Capital Engineering - Sacramento
- Electrical Engineering – The Engineering Enterprise (TEE) - Auburn | Alameda
- Landscape Architecture – HLA Group - Sacramento
- Commissioning (Fundamental Cx) – Capital Engineering - Sacramento

SCOPE OF SERVICES

Task 1a Topographic Survey

Prepare a boundary and topographic survey of the area of work to confirm the site boundary, existing topography and 'surface' utility locations. This task specifically excludes potholing and ground penetrating radar (GPR) to attempt to locate buried utilities.

Task 1b Schematic Design

- 1.1 Conduct a project initiation meeting with County Project Manager and stakeholders to review previously developed design documents and discuss project program, scope, and schedule.
- 1.2 Conduct a public engagement workshop to solicit feedback on project program and design; County to determine radius of outreach, identify additional stakeholders to be included, and facilitate outreach/ invitations.
- 1.3 Meet with City of Davis Community Development staff to review development standard requirements and determine if any discretionary permit is required.
- 1.4 Adjust site plan, floor plan, and exterior elevations based on feedback received from County stakeholders and public engagement workshop; review with County stakeholders.
- 1.5 Establish base architectural model for design team use.
- 1.6 Conduct preliminary code review.
- 1.7 Assist County Project Manager in establishing Owner's Project Requirements (OPR).
- 1.8 Develop Basis of Design (BOD) report for architectural, mechanical, electrical, controls, and irrigation systems.
- 1.9 Develop preliminary LEED credit checklist; review with County Project Manager.
- 1.10 Develop initial energy model.
- 1.11 Prepare Functional Performance Program describing functional, programmatic, and design requirements for each interior space and outdoor program area; review with County Project Manager and stakeholders.
- 1.12 Develop exterior building materials palette; review with stakeholders to finalize selections.
- 1.13 Prepare narratives and diagrammatic drawings of structural, civil, mechanical, electrical, and landscape systems.
- 1.14 Prepare and submit Schematic Design deliverables.
- 1.15 Meet with County Project Manager and stakeholders to review Schematic Design deliverables.

Deliverables:

- A. *Basis of Design (BOD) report*
- B. *Architectural schematic drawings: site plan, floor plan, illustrative building elevations, preliminary building sections, one exterior and one interior perspective renderings*
- C. *Structural, civil, mechanical, electrical, and landscape narratives and design diagrams*
- D. *Schematic-level opinion of probable construction cost*

Task 2 Design Development

- 2.1 Update base Revit model incorporating Client feedback on Schematic Design documents.
- 2.2 Coordinate project revisions and development with Design Team.
- 2.3 Update LEED credit checklist and finalize building code analysis.
- 2.4 Update the energy model.
- 2.5 Develop interior finish materials palette options; review with stakeholders to finalize solutions.
- 2.6 Prepare outline specifications.
- 2.7 Draft Commissioning Plan; coordinate with all applicable disciplines.
- 2.8 Meet with County facilities and IT representatives to review project requirements.
- 2.9 Assemble and provide product and system cut sheets for all major building components and systems.
- 2.10 Assist County Project Manager in coordinating utility service applications.
- 2.11 Prepare and submit Design Development deliverables representing 50% level of project documentation development.
- 2.12 Meet with County Project Manager and stakeholders to review Design Development deliverables.

Deliverables:

- A. *50% level architectural, civil, structural, mechanical, electrical, and landscape drawings*
- B. *Outline specifications*
- C. *Product and systems cut sheets*
- D. *Design Development-level opinion of probable construction cost*

Task 3 Construction Documents

- 3.1 Based on Client approved Design Development documents, prepare Construction Documents for permitting, bidding, and constructing the project.
- 3.2 Coordinate project revisions and development with Design Team.
- 3.3 Prepare Title 24 energy compliance documentation.
- 3.4 Prepare plans for project-associated improvements within Lillard Road right-of-way including public utility service connections and driveway entrance into new parking lot.
- 3.5 Prepare Stormwater Quality Design Plan in accordance with City of Davis requirements.
- 3.6 Prepare Erosion Control Plan in accordance with City of Davis and Yolo County requirements.
- 3.7 Prepare final project specifications.
- 3.8 Prepare final Commissioning Plan
- 3.9 Submit 95% Construction Documents for Project Manager review.

Deliverables :

- A. *Architectural, civil, landscape, structural, mechanical, & electrical drawings and specifications at 95% and 100% completion*
- B. *Structural calculations*
- C. *Title 24 Energy Compliance calculations and documentation*

- D. *Performance criteria for low voltage systems including and limited to fire alarm, photovoltaic and battery storage (for Title 24 energy compliance), telecommunication cabling, security (intrusion), and audiovisual systems.*
- E. *Offsite Frontage Improvement plans*
- F. *Model Water Efficient Landscape Ordinance (MWELO) compliance documentation*
- G. *Commissioning Plan*

Task 4 Permitting

- 4.1 Prepare building permit application forms; submit application documents electronically to County Building Department.
- 4.2 Assist County in preparing Permit Registration Documents (PRD) submittal to State Water Resources Control Board for Construction Phase Stormwater Pollution Prevention Plan (SWPPP); assist County in establishing online account as the Legally Responsible Person (LRP).
- 4.3 Prepare a Stormwater Pollution Prevention Plan (SWPPP) as the Qualified SWPPP Developer (QSD) for submission to the State Water Resources Control Board.
- 4.4 Coordinate approval of offsite improvement plans through the City of Davis.
- 4.5 Revise documents based on plan review comments; coordinate design team plan review response; provide written responses to plan review comments; resubmit to County.

Deliverables :

- A. *SWPPP documents and binder*

Task 5 Bidding Assistance

- 5.1 Prepare Project Manual; incorporate Divisions 00 and 01 provided by County.
- 5.2 Attend pre-bid meeting facilitated by County.
- 5.3 Assist County Project Manager in responding to questions from Bidders.
- 5.4 Prepare and issue addendum(s) to formalize responses to bid questions and integrate other revisions into the Bid Documents.

Task 6 Construction Contract Support Services

- 6.1 Architect shall attend pre-construction meeting with General Contractor, Project Manager, and Construction Manager.
- 6.2 Architect shall attend construction meetings every-other week (onsite meeting once per month; others to be online meetings). Architect, in visiting the jobsite, shall become generally familiar with the progress and quality of the portion of the Work completed to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents.
- 6.3 Number of jobsite visits by other design professionals:
 - (4) by Structural Engineer
 - (2) by Civil Engineer

- (2) by Mechanical Engineer
 - (2) by Electrical Engineer
 - (4) by Landscape Architect
- 6.4 Respond to General Contractor's Requests for Information (RFIs).
- 6.5 Review General Contractor's submittals including shop drawings, product data, and samples for general conformance with the intent of the design concept expressed in the Contract Documents.
- 6.6 Review and certify Contractor's Applications for Payment.
- 6.7 Construction Phase Commissioning activities:
- (10) virtual commissioning coordination meetings
 - (3) jobsite commissioning coordination meetings paired with installation verification field investigations
 - One review and one backcheck of commissioned systems submittals
 - (2) functional testing site visits
 - (1) issues backcheck site visit
 - (1) trend review analysis of two-week data
- 6.8 Conduct a review of the Work at substantial completion; develop a punch list of items for correction; issue a Certificate of Substantial Completion.
- 6.9 Conduct a review of the Work at final completion.
- 6.10 Collect and forward Contractor's close-out documents (as-built drawings, warranties, and operations & maintenance manuals).

Only services specifically described above are included in this proposal. All other tasks are considered Additional Services and are subject to a Change in Scope.

ASSUMPTIONS

This proposal is based on the following assumptions:

1. The property boundary and legal description will be established by the County.
2. The County shall serve as the Lead Agency with respect to CEQA compliance. It is assumed that a Mitigated Negative Declaration will be filed with the State. Environmental studies and reports are not included in this proposal.
3. The County shall serve as the Jurisdiction Having Authority with respect to permitting and jurisdictional inspections.
4. Off-site improvements will be designed to comply with City of Davis standards.
5. The project will be competitively bid utilizing the Bid Documents developed under this scope.
6. A geotechnical report has not been provided for this project. This proposal assumes conventional spread and continuous footings with slab-on-grade foundation.

COUNTY RESPONSIBILITIES

The following are to be the responsibility of the County:

1. Designate a representative authorized to act on the County's behalf with respect to the project.
2. Provide a legal description and preliminary title report for the property.

3. Furnish a water pressure test for the local water system at potential points of connection.
4. Pay all jurisdictional and utility agency costs and fees required for permit approval and inspection.
5. Provide a geotechnical investigation and report.
6. Separately contract and pay for all testing and special inspections of the project construction as required by the Building Code and the jurisdictional agencies.

STANDARD OF CARE

Architect and all other design professionals shall perform their services consistent with the professional skill and care ordinarily provided by design professionals within their respective disciplines practicing in the same or similar locality under the same or similar circumstances. The Architect makes no warranty, either expressed or implied, regarding professional services provided.

PROJECT SCHEDULE

This proposal was developed with the attached schedule timeframe assumptions:

Task 1a	Topographic Survey	1 month
Task 1b	Schematic Design	2 months
Task 2	Design Development	3 months
Task 3	Construction Documents	3 months
Task 4	Permitting	3 months
Task 5	Bidding	2 months
Task 6	Construction	14 months maximum

Assumed start of construction is mid-November 2024.

FEE PROPOSAL

WMB will provide these services for a **Professional Services Fee of \$962,200** as itemized by task and discipline on the following page. Reimbursable expenses, estimated at **\$15,000**, are in addition to the fee and will be billed as incurred at cost plus 10 percent. We also recommend that the contract include a **Fee Contingency in the amount of \$72,165**.

Invoices shall be rendered monthly in proportion to services performed.

Reimbursable expenses include costs incurred by the Architect, the Architect’s employees and Consultants directly related to the Project including but not limited to out-of-town mileage, printing, reproductions, plots, renderings, and postage/shipping. Mileage will be billed at the current IRS rate.

The Fee Contingency is intended to cover work by the Architect and/or Architect’s Consultants that is unforeseen, unanticipated, or otherwise not included in the scope of work but is necessary or desirable

for the project. The Architect shall secure written authorization from the Client prior to utilizing any of the Fee Contingency funds.

Fee Proposal by Task & Discipline:

	WMB	CEC	CYS	Capital	TEE	HLA	Capital	Totals
TASK	Architect	Civil	Structural	Mechanical	Electrical	Landscape	Comm. Cx	By Task
1a Topographic Survey	\$ -	\$ 9,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500
1b Schematic Design	\$ 70,800	\$ 30,000	\$ 19,500	\$ 14,500	\$ 17,250	\$ 6,400	\$ -	\$ 158,450
2 Design Development	\$ 98,600	\$ 32,000	\$ 48,000	\$ 17,000	\$ 20,300	\$ 5,180	\$ 7,500	\$ 228,580
3 Construction Documents	\$ 116,800	\$ 40,000	\$ 64,000	\$ 38,500	\$ 43,650	\$ 25,160	\$ -	\$ 328,110
4 Permitting	\$ 18,100	\$ 8,500	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 32,600
5 Bidding Assistance	\$ 12,880	\$ 500	\$ 2,000	\$ 1,500	\$ 2,050	\$ 900	\$ -	\$ 19,830
6 Construction Support	\$ 89,400	\$ 14,500	\$ 22,000	\$ 14,500	\$ 18,270	\$ 4,310	\$ 22,150	\$ 185,130
	\$ 406,580	\$ 135,000	\$ 155,500	\$ 92,000	\$ 101,520	\$ 41,950	\$ 29,650	
TOTAL PROFESSIONAL SERVICES FEE								\$ 962,200
CONTINGENCY (7.5% of Professional Services Fee)								\$ 72,165
REIMBURSABLES								\$ 15,000
PROPOSED CONTRACT VALUE								\$ 1,049,365

If additional services are required beyond the Scope of Services described above, a Change in Project Scope agreement will be prepared and submitted for the Client’s authorization prior to the performance of Additional Services.

Thank you for providing us with the opportunity to present you with this proposal. We look forward to continuing our work with Yolo County on this important community project.

Sincerely,
WMB Architects, Inc.



Doug Davis
 Principal Architect | CA License C28324

The terms of this proposal are valid for 90 days.



WMB ARCHITECTS
Stockton | Sacramento

Schedule of Hourly Rates

WMB ARCHITECTS INC.

Senior Principal Architect	\$215
Principal Architect	\$190
Project Architect	\$170
Architect II	\$150
Architect I	\$140
Designer	\$120
BIM Technician	\$110
Administrative Support	\$80

Cunningham Engineering Corporation

Principal Engineer	\$298
Associate Principal	\$270
Senior Project Manager	\$264
Project Manager II	\$258
Project Manager I	\$226
Senior Engineer/Hydrologist	\$264
Senior Engineer	\$253
Project engineer III	\$206
Project Engineer II	\$190
Project Engineer I	\$174
Project Planning Manager	\$212
Staff Engineer II	\$157
Staff Engineer I	\$139
Associate Principal, LS Dept Mgr	\$230
Project Coordinator II	\$141
Project Coordinator I	\$128
Senior Technician	\$167
Technician/Drafter III	\$157
Technician/Drafter II	\$128
Technician/Drafter I	\$95
Business Manager	\$148
Clerical	\$94

CYS STRUCTURAL ENGINEERS

Principal	\$250
Sr. Structural Engineer	\$235
Project Manager	\$220
Structural Engineer	\$210
Professional Engineer, PE	\$185
Engineer, EIT	\$165
Sr. Drafter	\$135
Drafter	\$125
Administrative	\$115

CAPITAL ENGINEERING

Sr. Principal	\$245
Principal	\$223
Director	\$215
Sr. Project Manager	\$205
Project Manager	\$196
Field Services	\$192
Sr. Engineer	\$175
Engineer	\$160
Sr. Designer	\$150
Designer	\$138
Technician/CADD	\$127
Intern	\$120
Project Administrator	\$107
Sr. Admin	\$75
Clerical/Administrative	\$60

The Engineering Enterprise

Principal	\$280
Associate/Project Engineer	\$240
Engineer/Project Manager	\$220
Engineer/Designer	\$200
BIM Technician	\$170
Administrative Staff	\$130

HLA Group

Principal Landscape Architect	\$170
Associate Principal Landscape Architect	\$150
Associate Landscape Architect	\$125
Project Landscape Architect	\$115
Job Captain	\$95
Landscape Designer	\$85
Support Staff	\$45