



Jan. 21, 2025

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Yolo County General Services
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**PACIFICO HOUSING REMODEL BUILDINGS A & B
CONSTRUCTION DOCUMENTS**

I. PROJECT DESCRIPTION

Updates to Buildings A, B and selected site features at the Pacifico Housing complex located at 1752 Drew Circle, Davis, CA, approximately as outlined in the schematic drawings prepared by Moniz Architecture, dated 11/25/2024

II. SCOPE OF SERVICES

- A. Prepare construction documents for use in submitting for plan check and for use in bidding
- B. Respond to plan check comments that are within the scope of work
- C. Provide support to the County during the bidding process by responding to bidders' questions
- D. Provide support to the County during construction by reviewing submittals, responding to RFI's, and observing the construction

III. FEE

See Exhibit A

IV. EXCLUSIONS

- A. Water pressure testing
- B. Geotechnical report or engineering
- C. Coordination for PG&E confirmation of transformer capacity for electric service size upgrade
- D. Design of service upgrades from transformer to electric service
- E. Dry utilities consultant, design, or engineering
- F. Testing for, identification of, or remediation of hazardous materials
- G. Exterior building improvements, except for modifications to windows and doors shown on the schematic plans, and penetrations for exhaust fans or vents
- H. Stairway nor railings improvements
- I. Dry rot repairs and other building maintenance described in the property conditions report prepared by Kitchell, dated September 1, 2023

- J. Desing of booster pump system
- K. Seismic upgrades
- L. Accessibility to/for/at/within upper floors
- M. IT or low voltage design
- N. Security system design
- O. Specification of furnishings
- P. Landscape or irrigation systems design
- Q. Fire sprinkler and fire alarm systems (shall be design/build by contractor)
- R. Preparation of bidding requirements, contract forms, and general conditions for bidding
- S. Construction cost estimating
- T. Locating of underground utilities
- U. Design for LEED certification
- V. Plan check, building permit or other entitlement fees

V. CLARIFICATIONS

- A. Furnaces and water heaters will be replaced in-kind with gas-fired units
- B. The survey will be a partial survey of the areas for the trash enclosure and accessible parking stalls.

VI. ADDITIONAL AND HOURLY SERVICES

For additional and hourly services, the hourly rates are as follows:

Principal Architect	\$205
Project Architect	\$165
Project Designer	\$155
Consulting Engineer	1.15 x cost

VII. CONTRACT

Terms and Conditions per County standard agreement

Sincerely,



Alicia Moniz, AIA, LEED AP
Architect, CA license No. 15135

Exhibit A--Fee Proposal

Pacifico Housing Remodel Buildings A & B, 1752 Drew Circle, Davis, CA

1/21/2025

moniz ARCHITECTURE	ARCH	CIVIL	SURVEY	STRUCT	MECH	ELEC	PLUMB	REIMB	TOTAL
	MONIZ ARCHITECTURE	CUNNINGHAM ENGINEERING	CUNNINGHAM ENGINEERING	BUEHLER	CAPITAL ENGINEERING	CAPITAL ENGINEERING	CAPITAL ENGINEERING	REIMBURSABLE ALLOWANCE	TOTAL
Construction Documents									
	190,000	15,660	4,320	14,580	11,826	19,764	8,640		264,790
Permit/Plan Check Process									
	7,500	<i>included in CD Phase</i>	---	1,620	3,100	5,000	1,500		18,720
Bidding Support Services									
	1,800	<i>included in Const Phase</i>	---	540	<i>included in Const Phase</i>	<i>included in Const Phase</i>	<i>included in Const Phase</i>		2,340
Construction Phase Services									
<i>Hourly, estimated</i>	33,600	2,700	---	5,400	3,000	3,000	2,100		49,800
Reimbursable Allowance									
								1,500	1,500
Total									
	232,900	18,360	4,320	22,140	17,926	27,764	12,240	1,500	337,150