



394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
www.Artika3.com

October 9, 2020

Ms. Rebecca Westover
Chief Business Officer
Mountain View Whisman School District
1400 Montecito Avenue
Mountain View CA 94043

Project Name: Park Restrooms at Various Sites
Mountain View Whisman School District
Project Number: TBD/C1

Dear Ms. Westover:

Thank you for the opportunity to submit this proposal for the Park Restrooms at Various Sites for the Mountain View Whisman School District. We are excited by the possibility of continuing our relationship with MVWSD with another successful project for the students, staff and administrators of Huff, Landels and Mistral Elementary Schools.

QUALIFICATIONS

Artik Art & Architecture has been the architect for hundreds of public school projects in California, ranging from individual classroom remodels to entire new campuses, all under the Division of the State Architect (DSA). A few recent projects that are similar in scope to the Park Restrooms at Various Sites include:

- City of Mountain View Group A Park Restroom Renovations (Crittenden, Stevenson & Whisman)
- City of Mountain View Cooper & Sylvan Park Restroom Renovations
- West Valley College Bus Driver Modular Restroom Building

In addition, we have had the opportunity to complete several projects for the MVWSD, most notably:

- Graham Middle School Modernization, New Classroom Building and New Theater
- North Bayshore Master Plan
- SFIP Ten Year Master Plan Update

PROJECT TEAM

Our Project Team will be led by **Marty Hochroth** as Principal-in-Charge, who will have overall responsibility for the direction and design of the project, including providing all the capabilities of the firm as required for a successful project. **Gayatri Medury** will be the District Director/Project Manager, and will be the primary contact for the District for this and any other projects Artik may design for MVWSD. Gayatri will be responsible for the day-to-day management of the project, coordination of the consultant teams, and implementation of the District's standards. Marty and Gayatri will be supported by Artik's 16-person staff of architects, interior designers, and other professional staff. Marty and Gayatri's resumes are attached to this proposal.

PROJECT SCHEDULE

Artik Art & Architecture has reviewed the schedule included in the Request for Proposals, and feel comfortable that we can meet the schedule presented.

CURRENT WORK COMMITMENTS

Our most significant current projects are the American River Collegiate Academy, a new \$9.5 million elementary school campus, Ednovate Esperanza High School, a new \$8.4 million classroom building, and the San Jose City College Theater Safety Projects, a \$5.9 million lighting, rigging, and audio-visual upgrade project. We therefore have plenty of capacity to devote to the Park Restrooms at Various Sites project and diligently pursue it to completion.



PROPOSAL

I am pleased to submit this proposal for limited architectural services incorporating the following terms and conditions:

Scope of the Project

The Mountain View Whisman School District (Client) wishes to install new prefabricated, standalone restroom buildings at Huff, Landels, and Mistral Elementary School. The final scope of the project will be established at the end of Schematic Design, but preliminarily includes:

- Purchase and installation of prefabricated, standalone toilet buildings and associated site work at Huff Elementary School, Landels Elementary School and Mistral Elementary School.
- Toilet room buildings must be concrete or block units.

A preliminary estimated construction budget of \$700,000 has been established for this project, with \$480,000 allocated to the buildings and \$220,000 allocated to the site work. Construction is intended to be complete by August 2021.

This proposal assumes the following:

- All three sites will be bid as one package to one general contractor.



Scope of Professional Services – Basic Services

Artik Art & Architecture shall provide, and be responsible for, the following project consultants: structural, mechanical, plumbing, electrical, and low voltage engineering. Any additional required project consultants, such as hazardous materials abatement design, shall be provided by Client or by Artik Art & Architecture as an Additional Service.

Artik Art & Architecture proposes the following services to accomplish this task:

Schematic Design Phase

- Review existing documentation provided by District.
- Walk site with Client representatives and Construction Manager to review visible existing conditions and discuss scope of work.
- Assist Client and Construction Manager to solicit proposals from modular restroom manufacturers. Assist Client and Construction Manager to review proposals received and select one manufacturer.
- Develop base CAD plans for use in design.
- Develop a Schematic Design Package consisting of the following:
 - Title Sheet
 - Campus Site Plans (Indicating areas of work)
 - Architectural Site Plans
 - Preliminary Grading and Paving Plans
 - Preliminary Utility Plans
 - Preliminary Electrical and Low Voltage Site Plans
 - Cutsheets of Key Equipment
 - Outline Specifications
- Assist Construction Manager to develop preliminary Project Budget based on the Schematic Design Package.
- Meet with Client and Construction Manager to review preliminary Project Budget, identify cost reduction changes (if necessary), and determine final scope of work and project budget.

Construction Documents Phase

- Based on the approved scope of work, refine architectural, civil, site plumbing, site electrical, and site low voltage designs.
- Coordinate development of DSA submittal drawings with modular manufacturer.
- Develop a 90% Complete Construction Documents Package for Client's review, consisting of:
 - Title Sheet
 - Campus Site Plans
 - Site Demolition Plans
 - Architectural Site Plans



- Architectural Site Details
- Grading and Paving Plans
- Utility Plans
- Civil Details
- Electrical and Low Voltage Site Plans
- Electrical Details
- Technical Specifications (assumes Construction Manager will provide Division 0 and 1 documents)
- Assist Construction Manager to update project budget.
- Make changes as directed by Client to produce a 100% Complete Construction Documents Package.

DSA Approval Phase

- Combine sitework documents with documents provided by modular manufacturer.
- Assist Client to submit DSA package to DSA for review.
- Respond to comments by DSA.
- Participate in DSA electronic backcheck process.
- Assist Client and Construction Manager to file initial DSA paperwork.

Bidding Support

- Attend prebid conference.
- Respond to questions from bidders.
- Issue Addenda, if required.
- Assist Client to review and validate bids received.

Construction Support

- Participate in Preconstruction Meeting.
- Visit site on a weekly basis to review construction progress.
- Review and respond to Requests for Information (RFI's).
- Review and take appropriate action on Submittals.
- Review and comment on contractor's Proposed Change Orders.
- If required, submit Construction Change Directives (CCD's) to DSA for review and approval.
- Review and recommend action on Contractor's Applications for Payment.

Closeout Phase

- At a time when the Contractor(s) state that the work is Substantially Complete, walk site with Client and Construction Manager to develop a Punch List of items to be completed for Final Completion.



- At a time when the Contractor(s) state that the Work is at Final Completion, walk site with Client and Construction Manager to confirm that all Punch List items are satisfactorily completed.
- Review Warrantees, Guarantees, and other closeout items specified in the Specifications for completeness. Transmit to Client when complete.
- Assist Client to fill out and submit DSA Certification paperwork for DSA project.

Optional Services

The following Optional Services are not included in Basic Services and may be provided by Artik Art & Architecture upon request by Client.

- Design, documentation, and bidding and construction support for any additional accessibility work required by DSA for project approval.

Excluded from Agreement

The following services are expressly excluded from this agreement:

- Topographic and geotechnical surveys
- Testing and inspection fees
- Plan review and permit fees for regulatory agencies
- Off-site improvements

Compensation for Basic Services

Artik Art & Architecture will provide the services listed above for a Fixed Fee of **Forty Five Thousand Six Hundred Dollars** (\$45,600) plus approved Reimbursable Expenses.

Fees will be paid by phase as follows:

<u>Phase</u>	<u>Percentage</u>	<u>Fee</u>
Schematic Design	25%	\$11,400
Construction Documents	45%	\$20,520
DSA Approval	5%	\$2,280
Bidding Support	3%	\$1,368
Construction Support	20%	\$9,120
<u>Closeout</u>	<u>2%</u>	<u>\$912</u>
Total Basic Services	100%	\$45,600



Compensation for Optional Services

Compensation for Optional Services shall be the following Fixed Fees or based on the Hourly Rates listed below.

Add'l Accessibility Work TBD

Compensation for Additional Services

Additional Services shall include any service not specifically listed above and agreed to by Client and Artik Art & Architecture. Compensation for Additional Services shall be a mutually agreed upon Fixed Fee or based on the Hourly Rates listed below.

Hourly Rates (Architectural)

The following Hourly Rates are applicable to this contract:

Principal	\$250.00	Designer III	\$140.00
Associate	\$200.00	Designer II	\$130.00
Senior Project Manager	\$180.00	Designer I	\$120.00
Project Manager	\$170.00	Project Assistant	\$110.00
Job Captain	\$160.00	Senior Technical Lead	\$170.00

Reimbursable Expenses

Reimbursable expenses, as required and approved are in addition to compensation for Basic and Additional Services and include: project consultants not provided as part of Basic Services; transportation expenses, couriers, shipping, Title 24 calculations, photography, reproductions, models, renderings, or other expenses incurred in the interest of the project. These expenses shall be billed to the Client at cost of the expenses incurred by the Architect or Architect's Consultants. No Reimbursable Expense may be incurred without the prior written consent of Client.



October 9, 2020
Mountain View Whisman School District
Park Restrooms at Various Sites
Artik #TBD/C1
Page 8 of 8

Other Terms and Conditions

Other terms and conditions applicable to this proposal shall be per the Client's standard Agreement for Architectural Services.

Conclusion

Artik Art & Architecture brings the specific, applicable experience with public school projects and DSA that will make the Park Restrooms at Various Sites project a success for the students, staff, and administrators of Mountain View Whisman School District.

Please call if you have any questions. Your business is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Martin Hochroth". The signature is fluid and cursive, with the first name "Martin" and last name "Hochroth" clearly distinguishable.

Martin Hochroth
Principal





MARTIN HOCHROTH, AIA
PRINCIPAL-IN-CHARGE

Mr. Hochroth has over 30 years of experience in a wide range of public and educational projects from K-12 to community college and university work. His professional experience includes being an Architect with the San Jose Redevelopment Agency, giving him a unique understanding of the issues and concerns of institutional clients. He directs an architectural firm of 16 team members focused on public and educational work ranging from individual building modernizations to entire new campuses.

PROJECT FOCUS

Campus-Wide Modernization, Mountain View Whisman School District, Graham MS

The extensive three-phase modernization project upgrades the 800-student campus for the needs of the 21st century. Phase one, updated all the classrooms and converted the old multi-purpose room into a music building. Phase two, added a new, hi-tech classroom building called the Innovation Center and adapted an existing lunch shelter into a multipurpose room. Phase three added a new 388-seat auditorium and included renovations to the music building, outdoor courtyards, and circulation systems.

Campus Modernization and Admin/Classroom Building Addition, Gilroy Unified School District, Glen View ES

This project reorganized the site into defined learning communities for kindergarten, early grades, and upper level classes. Relocating modular buildings and adding new administration and classroom buildings helped complete this project on an accelerated schedule.

New Net Zero Multipurpose Building, Broadway High School, San Jose Unified School District

Project included the addition of a multi-purpose building that was designed to LEED Gold standards and is Net Zero certified. The building, with a rooftop solar array that produces more energy than consumed, greatly exceeded the District's expectations.

ADDITIONAL PROJECT EXPERIENCE

Almaden Country Day School

New Event Center, a new 14,000sf multiuse center with a gymnasium, stage, locker rooms, theatrical and athletic support spaces, and Flex classroom.

Facility Master Plan, Master Plan for the redevelopment of ACDS's existing campus over 20 years, including new classrooms buildings, gymnasium, theater, and courtyards.

San Rafael City Schools

Davidson Middle School, Two-Story Classroom Building

Alisal Union School District

Frank Paul Elementary School, Two-Story Classroom Building
Fremont Elementary School, Two-Story Classroom Building

Gilroy Unified School District

Brownell Middle School Campus Modernization, Modular mini-campus, security upgrades, HVAC improvements, acoustic improvements & fencing

Gilroy High School, Bio Tech Program - Renovation of science building to four state-of-the-art biotechnology labs

San Mateo Union High School District

Capuchino High School, Master Plan, Two-Story Admin & Technology Building, Two-Story Humanities Classroom Building, Gymnasium Modernization & Lobby Addition, Theater Addition & Modernizations, Digital/Fine Arts Classroom Building, Spirit Court, Athletics Courtyard, Arts Courtyard

QUALIFICATIONS

Education

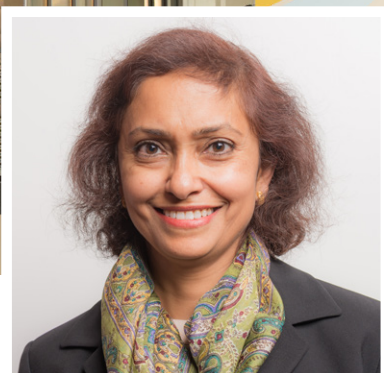
Bachelor of Architecture
Rensselaer Polytechnic Institute
Bachelor of Science
Rensselaer Polytechnic Institute

Registrations

Architect C-22312, State of California
Architect 020410, State of New York
Construction Documents Technologist Certificate;
Construction Specifications Institute

Professional Affiliations

The American Institute of Architects
Construction Specifications Institute
U.S. Green Building Council



GAYATRI MEDURY, AIA **DISTRICT DIRECTOR/SENIOR PROJECT MANAGER**

For over 20 years, Ms. Medury has worked on the design and construction of Educational Facilities of various sizes and scales with responsibilities ranging from feasibility analysis and programming through Construction. Her responsibilities have included programming, building design, project management, preparation of construction documents, bid coordination, construction administration and regulatory agency approvals. Her focus has always been to analyze the project program critically and propose context specific environmentally responsible solutions that are most closely aligned with the Client's goals, budget and schedule. She stays in the know of current and future trends in design and comes up with elegant solutions within the Client's budget, that focus on sustainable design.

PROJECT FOCUS

Campus Modernization, Moreland School District, Old Easterbrook Elementary School

A 33,000 SF campus modernization including classroom buildings, administration building, media center and full technology and ADA upgrades.

HVAC Upgrades at Multiple Sites, Milpitas Unified School District

HVAC upgrades at Spangler Elementary School and Zanker Elementary School.

Renovation of Essential Building Services, Education Center, East Side Union High School District

A 40,000 SF re-roofing project and renovation of multiple restroom facilities.

ADDITIONAL PROJECT EXPERIENCE

East Side Union High School District

Independence HS, Andrew Hill HS, Piedmont Hills HS and Overfelt HS, New Field Concession and Restroom Buildings

Educare California at Silicon Valley

Master Plan for the development of various outdoor learning environments for Educare's Infant/Toddler and Preschool programs.

Milpitas Unified School District

Milpitas High School, Girl's Team Room, Equipment Storage and Temporary Locker Rooms
Burnett Elementary School, New Classroom Building and Misc. Site Upgrades
Curtner Elementary School, New Classroom Building and Misc. Site Upgrades

Los Gatos - Saratoga Joint Union High School District

Saratoga High School, New General Classroom Buildings, Student Counseling Center and Re-roofing
Los Gatos High School, Interim Housing

Santa Clara County Office of Education

SCCOE at Snell, HVAC Replacements and Re-roofing
San Jose City College, Special Education Expansion

San Jose Unified School District

Crossroads Continuation School, Conversion of a non-Field Act Building into a DSA approved continuation high school

San Juan Bautista Child Development Center

Santa Clara Valley Water District Child Care Center
Slonaker E.S. Modular Daycare Installation

QUALIFICATIONS

Education

Bachelors of Architecture University of Mumbai
Masters in Urban and Regional Planning Alabama
A & M University

Registrations

Architect C-30346, State of California

Professional Affiliations

The American Institute of Architects, Member