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September 17, 2024

Nancy Ayala

Project Manager II

1441 Schilling Pl, South 2nd Floor

Salinas, Ca. 93901

County of Monterey

Department of Public Works, Facilities & Parks (PWFP)

Re: Monterey County Sheriff's Department Re-Entry Resource Center
WRD Project No: #23138

Dear Nancy,

Thank you for allowing Wald, Ruhnke & Dost Architects, LLP (WRD) the opportunity to provide architectural design and engineering services for the above referenced project. This proposal sets forth our understanding of the nature and scope of the services to be performed and the fees we will charge for this service, as well as outline the responsibilities of the parties involved to ensure that WRD services are performed under mutually agreeable objectives.

PROJECT DESCRIPTION

Provide design services to provide for a new modular building to be placed just outside of the Jail's Re-Habilitation Building and realigning the security fencing per initial meeting County and Sheriff's representative on 9/3/24.

- Provide accessible parking and path of travel as required
- Demo landscaping and flagpole at entry at sidewalk
- Reconfigure site security fencing with new, visually private fencing and gates with access controls and intercoms system to interface with the Rehabilitation Facility Building.
- Coordinate utilities and access to the new modular building, using existing power, water, and sewer utilities.
- Evaluate and modify the access to the existing covered structure in front of the proposed modular building.
- Design for new drought tolerant landscaping in front of the existing Rehabilitation Building.
- Coordinate other components pertinent of the modular building including, but not limited to:
 - Exterior ramps for access; make recommendations on lengths based on modular building final height and coordinate with site design
 - Exterior building lighting (review supplied modular building drawings and coordinate with site lighting)
 - Provide structural tie-downs as required by the Code

SCOPE OF SERVICES

SITE ANALYSIS

- Site Visit by WRD on 9/3/2024
- Partial site survey of topo and observable utilities in the project area.
- Conceptual sketch
- Up to two (2) additional visits to project site

CONSTRUCTION COST ESTIMATE

- Provide construction cost estimates at the end of the Design Development and Construction Document stages for review.
- Up to two (2) meetings to review the cost estimates with the client.

CONSTRUCTION DOCUMENTS:

- Prepare Construction document drawings consisting of:
 - Architectural Cover Sheet/ Code Analysis
 - Partial site demolition plan
 - Partial Site Plan with parking and path of travel
 - Site accessibility details
 - Site fencing details
 - Landscape demo and planting
 - Landscape irrigation plan
 - Site grading and utility plan
 - Structural footing tie-down details and calculations (if required)
 - Electrical site utility plan
 - Electrical site demo plan
 - One 30-day load recording
 - Load calculations and single line diagram
- Submit plans to the County of Monterey for plan review / permit
- Respond to County of Monterey plan review comments up to 24 hours

CONSTRUCTION SUPPORT

- Assumes maximum two (2) month construction duration
- Attend one (1) County Pre-bid Meeting
- Provide response to bidder's questions through the County representative.
- Provide site observation during the construction at milestone intervals
- Review of submittals
- Respond to Contractor's requests for information
- Provide project closeout services as needed including punch list visit by WRD

FEE

The above services can be provided at the following fee:

Site Analysis

Architect	\$ 1,250
Surveyor	\$10,175

Construction Documents

Architect	\$ 28,700
Civil Engineer	\$ 13,800
Electrical Engineer	\$ 8,275
Load Recording	\$ 1,500
Structural Engineer	\$ 8,600
Landscape Architect	\$ 12,075

Construction Cost Estimate

Design Development stage	\$ 6,475
Construction Document stage	\$ 7,575

<u>Construction Support</u>	
Architect	\$ 9,250
Civil Engineer	(Included in CDs)
Electrical Engineer	\$ 2,500
Structural Engineer	(Included in CDs)
Landscape Architect	(Billed hourly as needed)
<u>Reimbursable Allowance</u>	<u>\$ 500</u>
TOTAL	\$ 110,675

Additional services can be provided at our billable rates per fee schedule in multi-year agreement A-15489. (See attached rate sheet)

ASSUMPTIONS

- Client will select and specify the modular building based on the diagram supplied by the Sheriff's Department and provide details to WRD for coordination with utilities, access and any structural requirements imposed by the Building Department.
- Modular selected will include California Department of Housing and Community Development (HCD) insignia.
- Access ramps to the modular building will be supplied by the Modular Building manufacturer; no detailing or construction documents will be supplied.
- Disturbed area of the scope of work is assumed to be less than one (1) acre.
- Scope of work described above will be completed in one phase.

EXCLUDED ITEMS

- Services other than identified above
- Interior or exterior modifications to the modular building
- Bidding services
- Geotechnical engineering reports
- Government agency fees
- Planning review(s) and/ or Public Hearing(s)
- Cal Dept of Housing and Community Development (HCD) Reviews
- Extensive, unforeseen existing utility conflicts with modular placement
- LID storm water devices, such as bio planters, Central Coast storm water control reports, O&M plans, etc.
- Gas, TV & telephone service design
- Storm Water Pollution Prevention Plan (SWPPP)
- Storm drain and sewer pump station designs
- T24 commissioning, certification, or testing
- Special Inspections and testing

AGREEMENT TERMS

Terms and Conditions shall be in accordance with the Monterey County Master On-Call Agreement (RFQ #10790) and shall be incorporated into the architectural fee proposal and become effective upon proceeding with the Scope of Work.

If you have any questions, please contact Ryan Cornelsen at (831) 717-3426.

Sincerely,
Wald, Ruhnke & Dost Architects, LLP



Henry Ruhnke
Principal

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Approved by:

Client

Date