



July 14, 2023

Willows Unified School District  
823 West Laurel Street  
Willows, CA 95988

Attention: Emmett Koerperich, Superintendent

Subject: **Proposal for Architectural and Engineering Services**  
**Murdock Elementary School – Modular Classroom Buildings**  
Architect's Project No.: TBD

Dear Emmett:

We are pleased to present our proposal for the addition of modular classrooms at Murdock Elementary School. We will provide the following services:

**A. Scope of Work:**

- Install five (5) new 960 sf standard modular classrooms (one classroom potentially 1440 sf)
- Building design:
  - Enviroplex or AMS standard building as basis of design
  - Low slope metal roof
  - Hardi-Panel exterior siding
  - Set flush-to-grade
  - Standard casework, finishes, sinks, whiteboards
  - Wall-mounted Bard HVAC units (rooftop units as additive alternate)
- Power and low voltage to buildings (assume adequate power and system expansion capacity)
- Low voltage distribution inside buildings
- Fencing as needed and around HVAC units
- Water and sewer extensions
- Grading, paving and site improvements (including fire access)
- Basic ADA improvements required
- Landscape modifications

**B. Scope of Services:** Standard professional architectural services including:

- Site observation of existing conditions
- Schematic design for site plan and building floor plans
- Construction documents
- QA/QC check of documents
- DSA approval
- Local fire authority approval
- Bidding in 2 increments: (1) buildings and (2) site
- Submittal and shop drawing review
- General construction contract administration services
- Project close-out/ DSA certification

**C. Consultants:** We will utilize the consultant services of:

- Warren Consulting for civil engineering and survey
- Optimized Energy for MEP services
- MTW for landscape architecture
- No other consultants included with this proposal

**D. Preliminary:**

- Buildings (5) 1,400,000 – 1,600,000
- Site work 1,300,000 – 1,500,000
- Construction 2,700,000 – 3,100,000 (excludes soft costs)

Costs are based on 2023 construction costs and are subject to escalation, material delays and bid market conditions.

**E. Schedule:**

- |                             |                               |
|-----------------------------|-------------------------------|
| ▪ Agreement / Authorization | July 2023                     |
| ▪ Survey, site observation  | July – Aug                    |
| ▪ Schematic design          | July                          |
| ▪ Portable bid              | Aug - Sep                     |
| ▪ Board approval            | Sep                           |
| ▪ Construction documents    | Sep - Oct                     |
| ▪ DSA review                | Oct (no fire sprinklers; OTC) |
| ▪ Site bid                  | Oct                           |
| ▪ Board approval            | Oct                           |
| ▪ Construction              | Nov – Apr 2024                |
| ▪ Closeout                  | Apr – May                     |

**F. Fees:** For the services described above, we propose a fixed fee of \$240,000 including consultants and reimbursable expenses. This fee includes reimbursable expenses of the A/E team. Significant changes resulting in additional work may require additional fee.

**G. Exclusions from Services:**

- PV and battery storage (not required for individual modular buildings <2400sf at this time)
- EV charging (current interpretation does not require EV for this type of work)
- SWPPP
- Fire flow test (by district)
- ADA upgrades beyond building area
- Geotechnical and Geohazards investigation and report
- Topographic survey beyond work area
- Assessment, testing or removal of hazardous materials
- Detailed cost estimating
- Services or activities not specifically noted above
- DSA close-out of uncertified existing buildings
- Services or activities not specifically noted above

**Contract Form:** We have included an Agreement for this project. If acceptable, please sign and return as soon as possible as we have initiated work to meet your schedule.

Thank you for this opportunity to continue serving the Willows Unified School District.

Sincerely,



Jeffrey A. Grau  
Principal Architect

[https://hmcarch-my.sharepoint.com/personal/jeffrey\\_grau\\_hmcarchitects\\_com/documents/desktop/willows/murdock modular buildings - proposal 7-11-2023.docx](https://hmcarch-my.sharepoint.com/personal/jeffrey_grau_hmcarchitects_com/documents/desktop/willows/murdock%20modular%20buildings%20proposal%207-11-2023.docx)

Enclosure

pc: Vipul Safi, RGA  
Lujane Aboud, RGA

**Authorization/Agreement to Proceed:** RGA+HMC is hereby requested and authorized to proceed and provide A/E services as described above.

Owner: **Willows Unified School District**

By \_\_\_\_\_  
Emmett Koerperich, Superintendent

Date \_\_\_\_\_

AGREEMENT BETWEEN CLIENT AND ARCHITECT  
FOR CALIFORNIA SCHOOL PROJECTS

This AGREEMENT, made in 2 copies on the 14th day of July 2023, By and Between the Willows Unified School District, hereinafter called the CLIENT and Rainforth Grau Architects (a studio of HMC Architects), hereinafter called the ARCHITECT.

For the Following PROJECT: Murdock Elementary School – Modular Classroom Buildings (5)

NOW THEREFORE, The Client and Architect agree as follows:

1. BASIC SERVICES OF THE ARCHITECT:

A. Schematic Design Phase

- (1) The Architect shall review the program furnished by the Client to ascertain the requirements of the project and shall review the understanding of such requirements with the Client.
- (2) The Architect shall prepare schematic design studies and site utilization plans leading to a recommended solution together with a general description of the project for approval by the Client.

B. Construction Document Phase (Final Plans)

- (1) The Architect shall prepare, from the Schematic Design documents, working drawings and specifications setting forth in detail and prescribing the work to be done, and the materials, workmanship, finishes, and equipment required. The Architect shall also prepare necessary bidding information, general conditions of the contract, and supplementary conditions of the contract, and shall assist, if requested, the Client's legal advisor in the drafting of proposal and contract forms.
- (2) The Architect shall assist the Client in applying for and obtaining required approvals from applicable State agencies having jurisdiction.

C. Bidding Phase

- (1) The Architect shall endeavor to assist the Client in obtaining bids from contractors and assist the Client in awarding the construction contract.

D. Construction Phase

- (1) The Architect shall endeavor to provide technical direction to a project inspector employed by and responsible to the Client, as required by applicable law.
- (2) The Architect will endeavor to secure compliance by contractors with the contract requirements, but the Architect does not in any way guarantee



the performance of their contracts or the quality and timeliness of their work.

- (3) The Architect shall endeavor to provide general administration of the construction contracts, including periodic visits at the site, as he deems necessary to render architectural observation to determine general compliance with the plans and specifications, which is distinguished from frequent, in depth, and the continuous personal inspection of the Project; make regular reports, as may be required by applicable State agencies; keep the Client generally informed of the progress of construction; review schedules and shop drawings for general compliance with design; approve substitution of materials, equipment, and the laboratory reports thereof; prepare change orders for written approval of the Client; examine contractors' applications for payments; issue certificates for payment in amounts approved by the Inspector and Architect; determine date of substantial completion; make final review and evaluation of the project; review written guarantees, instruction books, diagrams, and charts required of the contractors; and issue the Notice of Completion to the District and final certificate for payment.
- (4) The Architect, as part of his basic professional services, will provide advice to the Client on apparent deficiencies in construction following the Client's acceptance of the work and prior to the expiration of the one-year General Construction Contract guarantee period of the project.
- (5) No other services are provided, unless requested by the Client in writing. Additional services will be invoiced on a time and materials basis.

## 2. EMPLOYEES AND CONSULTANTS

The Architect as part of the basic professional services, shall furnish at his expense the services of engineers and consultants as described in the Proposal, properly skilled in the various aspects of the design and construction of the Project required.

## 3. THE CLIENT'S RESPONSIBILITIES

- A. The Client shall provide full information as to the requirements and educational program of the Project, including realistic budget limitations and scheduling.
- B. N/A
- C. The Client shall furnish chemical, mechanical, or other tests and any geotechnical reports required for proper design and construction, including any borings or test pits necessary for determining subsoil conditions.
- D. The Client shall furnish all inspection services.
- E. The Client shall furnish environmental investigations, studies and reports required to meet California Environment Quality Act (CEQA) requirements.
- F. The Client shall furnish all legal advice and services required for the project.

- G. The Client shall notify the Architect of administrative procedures required and name a representative authorized to act in its behalf. The Client shall promptly render decisions pertaining thereto to avoid unreasonable delay in the progress of the project. The Client shall observe the procedure of issuing any orders to contractors only through the Architect.
- H. During the Contractor's one year guarantee, the Client shall notify the Architect in writing of apparent deficiencies in material or workmanship.

#### 4. ARCHITECTS COMPENSATION

The Architect agrees to perform professional services provided by this Agreement and any agreed upon scope of work and the Client agrees to pay the Architect for such services compensation a fixed fee in the amount of \$240,000 and such Reimbursable Expenses as noted on the Schedule.

#### 5. PAYMENTS TO THE ARCHITECT

Payments on account of the agreed compensation in Article 4 shall be made upon presentation of Architect's monthly Invoice and Statement which will detail services rendered and expenses incurred by the Architect during the previous month's work. Payments to the Architect are due upon receipt and payable within 30 calendar days from the date of the invoice. If unpaid after 30 days, interest at 7% will accrue on any unpaid balance.

#### 6. TERMINATION OF AGREEMENT

- A. The Client may terminate the Agreement on thirty (30) days written notice to the Architect for any reason provided that the Architect is compensated for all services completed to date in accordance with Section 6. B.
- B. In the event of such termination, the Client shall pay the Architect as full payment for all services performed and all expenses incurred under this agreement an amount the sum total of which bears the same ratio to the total fee otherwise payable under this agreement as the services actually rendered hereunder by the Architect bear to the total services necessary for the full performance of this agreement, plus any sums due the Architect for extra services agreed upon. In ascertaining the services actually rendered hereunder up to the date of termination of this agreement, consideration shall be given to both completed work and work in process of completion and to complete and incomplete drawings and other documents whether delivered to the Client or in the possession of the Architect. Notwithstanding any termination of the agreement or notice thereof, questions in dispute may be submitted to arbitration as provided in Article 12

#### 7. OWNERSHIP OF DOCUMENTS

The plans, specifications, and estimates shall be and remain the property of the Client, pursuant to Section 17316 of the Education Code.

8. RE-USE OF DOCUMENTS

- A. In the event the Client ever desires, and it is mutually considered feasible, to construct all or part of another project which would be essentially identical to the project, which is the subject of this agreement, the Architect agrees to:
- (1) Re-use his design and the corresponding contract documents.
  - (2) Prepare such modification as may be indicated by topography, soils conditions, utility services, existing construction, and similar conditions.
  - (3) Perform, as far as applicable, all of the services provided by this agreement.
- B. Compensation for rendering the foregoing services shall be in the amount agreed upon by Client and Architect prior to the commencement of work and shall form the basis of a separate agreement.

9. ADDITIONAL SERVICES

When services not noted above are found necessary or desirable, Architect shall present a written proposal listing the specific additional services and fee associated therewith. Client's signature applied thereto will indicate acceptance of Architect's proposal for Additional Services.

10. LIMITATION OF LIABILITY

The Client agrees to limit the Architect's liability to the Client and all construction contractors and subcontractors on the Project arising from Architect's breach of this Agreement, professional acts, errors, or omissions, such that the total aggregate liability of Architect to all those named shall not exceed \$500,000. The Architect shall carry insurance to protect himself from claims of professional errors and omissions during periods of construction and for two years after filing of the Notice of Completion.

In no event will the officers, directors, shareholders, owners, members, partners or employees of the Architect, or Architect's Consultants be personally liable for any obligation under this Agreement

Client and Architect agree that services performed by Architect under this Project Authorization are solely for the benefit of Client and are not intended by either Client or Architect to benefit any other person or entity.

The Architect/Engineer hereby states, and the Owner acknowledges, that the Architect/Engineer has no professional liability (errors and omissions) or other insurance, from claims arising out of the performance of or failure to perform professional services, including but not limited to the preparation of reports, designs, drawings and specifications, related to the investigation, detection, abatement, replacement or removal of products, materials or processes containing asbestos and/or other hazardous waste materials. Accordingly, the Owner hereby agrees to bring no claim for negligence, breach of contract, indemnity or otherwise against the Architect/Engineer, his principals, employees, agents, and consultants if such claim in any way would invoice the



Architect's/Engineer's services for the investigation of or remedial work related to asbestos and/or other hazardous waste materials in the Project.

The Owner further agrees to defend, indemnify, and hold the Architect/Engineer and his principals, employees, agents, and consultants harmless from any such asbestos and/or other hazardous waste materials related claims that may be brought by third parties as a result of the services provided by the Architect/Engineer pursuant to this Agreement excepting only such claims arising out of the sole negligence or willful misconduct of the Architect/Engineer.

11. AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (ADA) provides that it is a violation of the ADA to design and construct a facility that does not meet the accessibility and usability requirements of the ADA except where an entity can demonstrate that it is structurally impractical to meet such requirements. The ADA also provides that alterations to a facility must be made in such a manner that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and by individuals with disabilities. The Client acknowledges that the requirements of the ADA will be subject to various and possibly contradictory interpretations. The Architect, therefore, will use his reasonable professional efforts to interpret applicable ADA requirements and other federal, state, and local laws, rules, codes, ordinances, and regulations as they apply to the project. The Architect, however, cannot and does not warrant or guarantee that the Client's project will comply with interpretations of ADA requirements and/or requirements of other federal, state, and local laws, rules, codes, ordinances, and regulations as they apply to the project.

12. MEDIATION AND ARBITRATION

A. In an effort to resolve any conflicts or disputes that arise regarding the performance of this agreement, the Client and Architect agree that all such disputes shall be submitted to nonbinding mediation, using a mutually agreed upon mediation services experienced in the resolution of construction disputes. Unless the parties mutually agree otherwise, such mediation shall be a pre-condition to the initiation of any litigation. The parties further agree to include a similar mediation provision in their agreements with other independent contractors & consultants retained for the project and require them to similarly agree to these dispute resolution procedures. Any fees for the mediation shall be shared equally.

This provision shall not be interpreted to restrict the right of either party to file an action in Small Claims Court or to preclude or limit the Architect's right to record, perfect or to enforce any applicable lien or stop notice rights.

B. Questions in dispute under this Agreement which are not settled by mediation may if the parties agree be submitted to arbitration upon written approval of both parties. Such arbitration shall be conducted in accordance with the rules of the American Arbitration Association insofar as the same are not in conflict with the laws of the State of California.

C. Client will make no claim (whether directly or in the form of a third-party claim) against Architect unless Client has first provided Architect with a written



certification executed by an independent architect, with similar experience to the project.

- D. As between Client and Architect, for any claim by Client against Architect for breach of contract, negligence, or any other cause of action, the time to commence a claim or lawsuit shall commence from the earlier of (1) the date Client learns of the right to the cause of action or (2) no later than the date of substantial completion of the Project. Thereafter, Client shall have two years to commence an arbitration (if the parties agree) or a lawsuit against Architect.

13. ACCEPTANCE BY CLIENT

- A. If this Agreement and Proposal are not accepted by the Client within 45 calendar days, the Architect may declare them void.
- B. If the start of services is delayed more than 45 calendar days, through no fault of the Architect, the Architect may declare the Agreement and Proposal void or seek additional compensation.
- C. If services are suspended for more than 30 calendar days, through no fault of the Architect, the Architect may seek additional compensation.

14. ADDITIONAL PROVISIONS

The following amendments and/or additions are made a part of this agreement and shall be given effect notwithstanding any other provision contained herein:

- a. Proposal letter dated July 14, 2023, is attached, and considered a part of this Agreement.

The Client and Architect hereby agree to the full performance of the covenants contained herein.

IN WITNESS WHEREOF, the CLIENT and the ARCHITECT have executed this agreement the day and the year first above written.

\_\_\_\_\_  
ARCHITECT:

Jeffrey Grau #C 4648  
Principal Architect  
Rainforth Grau Architects  
2101 Capitol Ave., Suite 100  
Sacramento, CA 95816

\_\_\_\_\_  
CLIENT:

Emmett Koerperich, Superintendent  
Willows Unified School District  
823 West Laurel Street  
Willows, CA 95988