



Date: February 7, 2017

PROJECT# SHP-120716

Submitted to:

**El Camino Real Alliance**

**5440 Valley Cir Blvd.**

**Woodland Hills, CA 91367**

Project Name: **SHOUP AVE CAMPUS MODERNIZATION- SCHEDULE OF VALUES-  
PRE-CONSTRUCTION**

I am pleased to submit this Schedule of Values for complete Design & Submittal Services for the complete remodel of the 15,025 -square foot campus that will comply with the California Building Standards Code and the terms of the Conditional Use Permit. Charter schools are also required to adhere to the program accessibility requirements of Federal law (Americans with Disabilities Act and Section 504).

**Project Description:** LAUSD independent conversion school establishing an Independent Studies Program within the terms outlined in the approved Conditional Use Permit.

**Project Timeline:** Scope Commencement Immediately. Modernization to be complete and turned over for occupancy by or before October 1, 2017.

**Project scope of work:**

### ***Design Development Phase – I:***

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1. Review with client the scope of work and general design direction.
  2. Perform Facilities Condition Assessment
  3. Create Design Criteria Package
  4. Design Team Orientation/Coordination:
    - a. Meet with city officials to review, clarify and confirm project direction. Designer shall attend all required meetings.
    - b. Meet with engineers to review, clarify and confirm project schedule and conceptual plans.
  5. Design:
    - a. Site Plan.
    - b. Create max usage plan.
    - c. Development program for existing & proposed.
    - d. Elevations
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## ***Construction Documents Phase – II:***

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1. Construction Documents for all proposed structures:
  - a. Site Plan.
  - b. Roof Plan.
  - c. Floor Plan.
  - d. Electrical Plan.
  - e. Mechanical Plan
  - f. Plumbing Plan
  - g. Elevations.
  - h. Sections.
  - i. Details.
  - j. Title 24 Submittal.
  
2. Structural Plans:
  - a. Partial Foundation
  - b. Partial second floor framing
  - c. Partial roof framing
  - d. Structural details.
  - e. Structural Notes.
  - f. Calculations.

## ***Compensation:***

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1. Schedule of Values for the services outlined above for fees in compliance with fee structure, rate schedules, and terms of the American Institute of Architects as follows:

<b>Construction Budget:</b>	<b>\$1,215,300.00</b>
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**Pre-Construction Services:**

<b>- Design and Architect Fees:</b>	<b>7% of Project Budget</b>	<b>\$85,071.00</b>
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Detailed Facility Assessment	
General Coordination	
Constructability Program Creation	
Coordination of Design and Construction Documents	
Architectural Services	
Landscape Architectural Services	
Civil Engineering Services	
Structural Engineering Services	
Mechanical Engineering Services	
Electrical Engineering Services	
Construction Planning	

**Naerok Group International, Inc.**

3850 Wilshire Blvd #302, Los Angeles, CA 90010

TEL: (855) 462-3765, FAX: (213) 529-4336

**- Entitlement/Expediting fee:                      3% of Project Budget                      \$36,459**

Pre-Submittal Services  
Submittal package preparation  
Permit application package pickup and submittal  
Status update communications and follow up  
California State- DSA Submittal- Fire/Life Safety- ADA- Structural  
LA City Planning Submittal  
LADBS Submittal  
Correction review and analysis  
Correction package preparation and re-submittal  
Representation at hearings/plan check meetings

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**Total: \$121,530.00**

**-Total for Structural, Mechanical, Electrical, and Plumbing  
Assessments (\$20,000 retainer already received)**

**-20,000.00 retainer**  
**- 3,500.00 Title 24 fee**

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**-Remaining Design & Development Fees****98,030.00****SCHEDULE OF VALUES:**

<b>-Design and Architect Fees</b>	<b>61,000.00</b>
<b>-Construction Document Fees</b>	<b>8,000.00</b>
<b>-Entitlement/Expediting Fee</b>	<b>21,500.00</b>
<b>-Submittal and Paper Fees</b>	<b>7,530.00</b>

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**-40% Deposit Due****39,212.00**

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***Additional Services:***

1. Changes requested by client to work that has previously been approved will be billed on an hourly rate basis, per our hourly rate schedule of \$95/hr.
2. Additional work as mutually agreed upon that is not part of the services outlined herein (if design exceeds specified square footage) would be billed on an hourly rate basis, or an established fixed fee approved by the client.
3. Additional fire sprinkler plans.
4. FF&E-Interior Design Services- Furniture selection- Color coordination.

**Note: All plan check fees shall be paid directly by the owner to the respective agencies.**

**Payment Schedule:**

Payments are as follows: **\$39,212.40 (40% of Design & Development total)** will be accepted as a retainer and commencement fees. An additional 30% will be billed at time of initial plan check submission with the 40% of the Entitlement/Expediting Services Fee. Final Payments due when plan has been approved by The City of Los Angeles Building & Safety Department.

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Respectfully,

**ROBERTO RAMOS**  
**PROJECT MANAGER/ARCHITECT**  
**CELL: 562-980-0679**  
**Email: [robertramos@naerokgroup.com](mailto:robertramos@naerokgroup.com)**