



November 3, 2023

Perris Union High School District  
155 E 4th Street  
Perris, CA 92570

Hector Gonzalez  
*Director of Facilities*

Liberty High School Modular Classroom Addition

Dear Hector,

PJHM Architects, Inc. is pleased to present this Professional Services Proposal for Liberty High School Modular Classroom Addition Project. This request is in accordance with the negotiated agreement titles, "MASTER ARCHITECTURAL SERVICES AGREEMENT By and Between Perris Union High School District And PJHM Architects November 15, 2017," (Agreement).

### **Preliminary Site Analysis**

1. Preliminary Land Use Planning
2. Preliminary Rough Order of Magnitude Cost Opinion

PJHM Architects has provided the District this **service at no charge**. Please see the attached Land Use Planning Document, and the detailed Rough Order of Magnitude Cost Opinions and Architectural Fee Calculation for each Area.

### **Area 1 (6 Buildings on the North Side of Campus):**

Alterations to:

1. (E) Safe dispersal area - Relocation of area
2. (E) Landscape irrigation system

Construction of:

1. Up to (6) New DSA PC Approved 24x40 modular classrooms
  - a. Above grade wood foundations, no sinks, no restrooms
2. Up to (6) New DSA PC Approved ramps by TMP Services.
3. Site concrete paving

### **Area 2 (8 Buildings in the parking lot above the Stadium):**

Alterations to:

3. (E) Safe dispersal area - Relocation of area
4. (E) Landscape irrigation system

Construction of:

4. Up to (8) New DSA PC Approved 24x40 modular classrooms
  - a. Above grade wood foundations, no sinks, no restrooms
5. Up to (8) New DSA PC Approved ramps by TMP Services.
6. Site concrete paving

### **Architectural Fee Calculation Savings Explanation**

For a typical project of this scope the Modular Building Purchase cost and Ramp cost would typically be invoiced at 5% and we are pleased to present a reduction to 4% for this project.

All site and utility work would typically be invoiced on a modernization sliding scale starting at 12% and we are pleased to present a reduction to the new construction sliding scale starting at 9% for this project.



24461 Ridge Route Dr., #100  
Laguna Hills, CA 92653  
949.496.6191



837 Traction Ave., #410  
Los Angeles, CA 90013  
213.278.0172



804 Pier View Way, #103  
Oceanside, CA 92054  
760.730.5527

**Proposed New Construction Sliding Scale Architectural Fee Calculation**

Purchase price of Modular Buildings and Ramps

4%

Project Construction Cost

9% of the first \$500,000.00

8.5% of the next \$500,000.00

8% of the next \$1,000,000.00

7% of the next \$4,000,000.00

6% of the next \$4,000,000.00

5% in excess \$10,000,000.00.

**Summary of estimated Rough Order of Magnitude Cost and Architectural Fees**

See attached the following detailed pages for more information. The **savings column represents our estimated reduction in fees** for the specified scope based on the reduced scale calculation above.

Scope	# of CR Bldgs	# of RR Bldgs	Total Cost	Arch Fee	Savings
Area 1: 6 Buildings on the North Side of Campus	6	0	\$1,410,000	\$95,350	\$30,300
Area 2: 8 Buildings in the parking lot above the Stadium	8	0	\$1,880,000	\$125,900	\$40,400

This estimate includes the following services for the project scope listed: Civil Engineering; Structural Engineering; Electrical/Fire Alarm Engineering; and Landscape Architecture.

This estimate does *not* include the following services for the project: Topographical Investigations / Reports; Mechanical & Plumbing Engineering; Geotechnical Investigations / Reports; Underground Utility Survey; Fire Sprinkler System Design; Hazardous Material Investigations/Reports/Consultants; SWPPP Plans; WQMP Plans; CEQA Plans; CHPS/LEED/Commissioning Consultant; Food Service Consultant; Aquatic Consultant; Acoustical/Theatrical Designer; or Close out of existing DSA application numbers.

**The cost of the construction is to be defined as the following:**

1. The total award from the initial construction contract(s).
2. All costs associated with purchase orders initiated by the Owner, which are specified or designed in the construction documents.
3. Amendments to the contract amount that increase the total construction cost, amount based on the additive item total for each Amendment Item.
4. Change Orders to the contract amount that increase the total construction cost, amount based on the additive item total for each Change Order.
5. If additive bid alternates are not selected for construction the Architect will be paid based on the accepted contractor’s price for the alternate and will be invoiced through bidding services.
6. All general condition costs.
7. The Construction Manager’s or Guaranteed Maximum Price Contractor’s compensation for services.

Note: When compensation is based on construction cost any portions of the Project that are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions in accordance with the schedule of services listed below based on either (1) the lowest bona fide bid or negotiated proposal, or if no such bid or proposal is received, (2) the most recent estimate of construction for such portions

of the Project.

**Proposed Schedule of Services**

Schematic Design Phase	15%
Design Development Phase	15%
Construction Documents Phase	40%
DSA Approval	5%
Bidding or Negotiation Phase	5%
<u>Construction Phase</u>	<u>20%</u>
Total Basic Compensation	100%

If the scope of work, schedule, construction cost or the scope of the Architect's services is changed materially, the amount of compensation to the Architect shall be equitably adjusted as agreed by written amendment or proposal for additional services.

Prior to commencement of the Architect's Services under the Agreement, as required by "California Education Code, Section 17604," the District must provide documentation of the approval of the Agreement (or any modification or amendment to the existing Agreement) by the Board of Education.

Reimbursable expenses, such as printing, shipping, agency fees, etc., will be invoiced at cost. We would like to **estimate the expense for reimbursable items at \$5,000.00**. The Topographical Investigations / Reports is currently estimated at \$1,750 for Area 1 which is included in the proposed reimbursable expense.

Thank you for considering PJHM Architects, and we look forward to working with you on this project.



Tom Kruse • Architect  
PRINCIPAL  
PJHM Architects

# LIBERTY HIGH SCHOOL - 2024 MODULAR CLASSROOMS

PERRIS UNION HIGH SCHOOL DISTRICT



(E) FIRE HYDRANT  
PER A04-114675

CONSTRUCTION OF:  
(N) CONCRETE PAVING

CONSTRUCTION OF:  
6 (N) MODULAR CLASSROOM  
BUILDINGS [2022 CBC PC]

CONSTRUCTION OF:  
6 (N) MODULAR RAMPS  
[SEPARATE PC FROM BUILDINGS]

(E) FIRE LANE  
PER A04-114675

(E) FIRE HYDRANT  
PER A04-114675

(E) M,W,B,G RESTROOMS, DF  
PER A04-114675

(E) ACCESSIBLE P.O.T.  
PER A04-114675

(E) CAMPUS MAIN ENTRY  
PER A04-114675

(E) ACCESSIBLE PARKING  
PER A04-114675

(E) M,W RESTROOMS  
PER A04-114675

CONSTRUCTION OF:  
8 (N) MODULAR CLASSROOM  
BUILDINGS

CONSTRUCTION OF:  
8 (N) MODULAR RAMPS  
[SEPARATE PC FROM BUILDINGS]

(E) B,G RESTROOMS, DF  
PER A04-114675

## EXISTING DSA APPLICATIONS:

A#04-114675 - CAMPUS CONSTRUCTION

ARCHITECT: DLR GROUP

APPROVED: 10/10/2018

CLOSEOUT STATUS: : #1 CLOSE OF FILE WITH CERTIFICATION

SCOPE: CONSTRUCTION OF (6) STADIUM LIGHT POLES, (3) CLASSROOM BUILDINGS B2, B4, & B5, (1) ADMINISTRATION BUILDING A, (1) MULTI-PURPOSE BUILDING B1, (1) THEATER BUILDING C, (1) GYMNASIUM BUILDING D, (1) CONCESSION BUILDING E, (1) PRESS BOX F, (3) CONCESSION/TOILET BUILDINGS G,H, & J, (1) MAINTENANCE/EQUIPMENT BUILDING K, (3) SHADE STRUCTURES (PC #04-113245), (1) SPORT FIELD, (1) SCIENCE BUILDING B3

A#04-119198 - LOCKER ROOMS/TOILET/POOL EQUIPMENT BUILDINGS AND POOL

ARCHITECT: DLR GROUP

APPROVED: 10/16/2020

CLOSEOUT STATUS: : #1 CLOSE OF FILE WITH CERTIFICATION

SCOPE: CONSTRUCTION OF (2) LOCKER ROOM/TOILET/POOL EQUIPMENT BUILDINGS L1 & L2, (1) SWIMMING POOL, (1) SITE IMPROVEMENTS, (4) LIGHT POLES, (5) SHADE STRUCTURES, (1) BLEACHER

A#04-121704 - TOILET BUILDING AND SITE IMPROVEMENTS

ARCHITECT: DLR GROUP

APPROVED: 03/08/2023

CLOSEOUT STATUS: N/A

SCOPE: CONSTRUCTION OF (1) TOILET BUILDING M & SITE IMPROVEMENTS

## PROJECT NOTES:

SITE INFORMATION REQUIRED:

1. SURVEY
2. FIRE FLOW

ENGINEERING CONSULTANTS REQUIRED:

1. CIVIL (EPIC ENGINEERS)
2. SURVEY (EPIC ENGINEERS)
3. ELECTRICAL, FIRE ALARM (TK1SC)
4. STRUCTURAL (WRIGHT)
5. LANDSCAPE (IDG)

PROJECT SCOPE - AREA 1

ALTERATIONS TO:

1. (E) SAFE DISPERSAL AREA - RELOCATION OF AREA
2. (E) LANDSCAPE IRRIGATION SYSTEM

CONSTRUCTION OF:

1. (6) NEW DSA PC 24X40 MODULAR CLASSROOMS, ABOVE GRADE WOOD FOUNDATIONS, NO SINKS, NO RESTROOMS
2. (6) DSA PC RAMPS, TMP SERVICES
3. SITE CONCRETE PAVING

PROJECT SCOPE - AREA 2

ALTERATIONS TO:

1. (E) SAFE DISPERSAL AREA - RELOCATION OF AREA
2. (E) LANDSCAPE IRRIGATION SYSTEM

CONSTRUCTION OF:

1. (8) NEW DSA PC 24X40 MODULAR CLASSROOMS, ABOVE GRADE WOOD FOUNDATIONS, NO SINKS, NO RESTROOMS
2. (8) DSA PC RAMPS, TMP SERVICES
3. SITE CONCRETE PAVING

UTILITIES:

- (N) POWER
- (N) SIGNAL
- (N) INTRUSION (CCTV, MOTION)
- (E) LANDSCAPE IRRIGATION MODIFICATION

- NO FIRE SPRINKLERS  
(MODULAR BUILDINGS CONSIDERED TEMPORARY STRUCTURES)
- NO EMS CONNECTION TO CAMPUS



24461 Ridge Route Dr., #100  
 Laguna Hills, CA 92653  
 P: 949.496.6191  
 pjhm.com

**District:** Perris Union High School District  
**Project name:** Liberty High School Modular Addition - Area 1  
**Date:** November 3, 2023

**Area 1: 6 Buildings on the North Side of Campus**

**Rough Order of Magnitude Cost Estimate (Direct Construction Cost)**

Modular CR Building Cost	\$130,000
Ramp Cost Estimate	\$5,000
<b>Total CR Building Cost Estimate per Unit</b>	<b>\$135,000</b>

**Rough Order of Magnitude Cost Estimate (Direct Construction Cost)**

Modular RR Building Cost	\$180,000
Ramp Cost Estimate	\$10,000
<b>Total CR Building Cost Estimate per Unit</b>	<b>\$190,000</b>

**Modular Site Improvement Costs per Unit** **\$100,000**

Description	Qty	Total
Number of CR Buildings	6	\$810,000
Number of RR Buildings	0	\$0
Total Building Cost		\$810,000
Total Site Cost	6	\$600,000
<b>Total ROM Cost</b>		<b>\$1,410,000</b>

**Architectural Fee Calc**

**Est Architectural Sliding Scale Fee Calculation**

Est Construction Cost	\$810,000.00
Est Modular Purchase Price	\$600,000.00
<b>Total Construction Cost</b>	<b>\$1,410,000.00</b>

Cost Categories	Total in each Category	% of Cat	Fee for Cat
Modular Purchase Price	\$600,000.00	4.0%	\$24,000.00
\$0 - \$500,000	\$500,000.00	9.0%	\$45,000.00
\$500,001 - \$1,000,000	\$310,000.00	8.5%	\$26,350.00
\$1,000,001 - \$2,000,000	\$0.00	8.0%	\$0.00
\$2,000,001 - \$6,000,000	\$0.00	7.0%	\$0.00
\$6,000,001 - \$10,000,000	\$0.00	6.0%	\$0.00
\$10,000,000.00+	\$0.00	5.0%	\$0.00
<b>Total Est Architectural Fee</b>	<b>\$1,410,000.00</b>	<b>6.76%</b>	<b>\$95,350.00</b>



24461 Ridge Route Dr., #100  
 Laguna Hills, CA 92653  
 P: 949.496.6191  
 pjhm.com

**District:** Perris Union High School District  
**Project name:** Liberty High School Modular Addition - Area 2  
**Date:** November 3, 2023

**Area 2: 8 Buildings in the parking lot above the Stadium**

**Rough Order of Magnitude Cost Estimate (Direct Construction Cost)**

Modular CR Building Cost	\$130,000
Ramp Cost Estimate	\$5,000
<b>Total CR Building Cost Estimate per Unit</b>	<b>\$135,000</b>

**Rough Order of Magnitude Cost Estimate (Direct Construction Cost)**

Modular RR Building Cost	\$180,000
Ramp Cost Estimate	\$10,000
<b>Total CR Building Cost Estimate per Unit</b>	<b>\$190,000</b>

**Modular Site Improvement Costs per Unit** **\$100,000**

Description	Qty	Total
Number of CR Buildings	8	\$1,080,000
Number of RR Buildings	0	\$0
Total Building Cost		\$1,080,000
Total Site Cost	8	\$800,000
<b>Total ROM Cost</b>		<b>\$1,880,000</b>

**Architectural Fee Calc**

**Est Architectural Sliding Scale Fee Calculation**

Est Construction Cost	\$1,080,000.00
Est Modular Purchase Price	\$800,000.00
<b>Total Construction Cost</b>	<b>\$1,880,000.00</b>

Cost Categories	Total in each Category	% of Cat	Fee for Cat
Modular Purchase Price	\$800,000.00	4.0%	\$32,000.00
\$0 - \$500,000	\$500,000.00	9.0%	\$45,000.00
\$500,001 - \$1,000,000	\$500,000.00	8.5%	\$42,500.00
\$1,000,001 - \$2,000,000	\$80,000.00	8.0%	\$6,400.00
\$2,000,001 - \$6,000,000	\$0.00	7.0%	\$0.00
\$6,000,001 - \$10,000,000	\$0.00	6.0%	\$0.00
\$10,000,000.00+	\$0.00	5.0%	\$0.00
<b>Total Est Architectural Fee</b>	<b>\$1,880,000.00</b>	<b>6.70%</b>	<b>\$125,900.00</b>