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EXHIBIT 1

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ARCHITECTURE

July 19, 2023

Scott Moran
Project Manager
San Francisco Public Works
49 South Van Ness Avenue, 10th Floor
San Francisco, CA 94103

RE: San Francisco Fire Department Fire Training Facility: Proposal for Architecture & Engineering Services

RossDrulisCusenbery Architecture, Inc. (RDC) in Association with, Abercrombie Planning + Design and Kuth Ranieri Architects, Associate Architect, (RDC Team) is pleased to submit this proposal, for Architecture & Engineering (A/E) services for the new San Francisco Fire Department, Fire Training Facility (FTF) to be located at 1236 Carroll Avenue, San Francisco, CA. The following describes our understanding of the Project, Scope of Work and fee.

GENERAL REQUIREMENTS

RDC shall provide Architecture & Engineering (A/E) Services for the planning and design of the new San Francisco Fire Department, Fire Training Facility to be located on an approximate 7.5-acre site at 1236 Carroll Avenue, San Francisco, CA. The Project will include but not be limited to the design and construction of a Fire Training Facility as described in the *San Francisco Public Works, San Francisco Fire Department, Fire Training Facility, Design Criteria Package, March 2, 2023* and per the requirements of the Professional Services Agreement between the City and County of San Francisco and RDC and as summarized below. The project will be constructed via the Construction Manager/General Contractor (CMGC) procurement method inclusive of the preparation of early bid packages and concurrent CA administration services during the design phases.

REFERENCED SCOPE OF WORK REQUIREMENT DOCUMENTS

- San Francisco Public Works, San Francisco Fire Department, Fire Training Facility, Design Criteria Package, March 2, 2023.
- A/E Professional Services Agreement between the City and County of San Francisco and RossDrulisCusenbery Architecture, Inc. (Prime Agreement) – The DRAFT Agreement is substantially complete as of May 31, 2023 but is still being finalized by the City of San Francisco.
- Preliminary Geotechnical Report provided by City.
- Preliminary Topographic Survey provided by City.

THREE SPECIFIC SCOPES OF WORK A, B & C

The Project Scope of Work will be organized into three scope categories, A, B & C, briefly listed below.

Scope A – Design of Administration Classroom Building: San Francisco Public Works Bureau of Architecture (BOA) will be responsible for the design, construction documentation and CA services for Scope A work.

Scope B – Design of Inservice Building, Maintenance Shop Building, Outdoor Classroom, Live Fire and Simulation Training Structures and all FTF Site Work: RDC's team will design Scope B work, inclusive of all site civil engineering for Scopes A, B & C and the coordination of Scopes A & C documents into the Contract Documents.

Scope C – Landscape Architecture Design: San Francisco Public Works Bureau of Landscape Architecture (BOLA) will be responsible for the design, construction documentation and CA services for all Scope C work. RDC will provide Civil and Structural Engineering services for Scope C work.

TOPOGRAPHIC SURVEY, GEOTECHNICAL SERVICES & UNDERGROUND UTILITY SURVEY

SFPW will provide; all CEQA, topographic survey, hazardous materials assessment and geotechnical services for this project including but not limited to: Phase I and Phase II Environmental Assessment Studies; contaminated soils location diagrams and specifications for soils testing, handling, off haul of materials and soil monitoring requirements. The City will also provide; documentation identifying the location, depth, sewer and storm drain capacity and structural assessment of the existing buried box culvert and sewer lines currently on the property including but not limited to; the size, depth and location of all buried manholes and foundation types. The City will identify the structural load carrying capacity of the buried box culvert and smaller sewer line relative to their ability to support new street construction and fire apparatus. For the purpose of this proposal, it is assumed the buried box culvert and smaller sewer line is available for FTF stormwater and sewer discharge use and has the capacity to support new street construction and fire apparatus loading.

CONSTRUCTION METHOD

The project will be constructed via the Construction Manager/General Contractor (CMGC) procurement method inclusive of the preparation of the early bid packages by RDC and the CMGC. The CMGC will prepare design/build mechanical, electrical, and plumbing (MEP) early trade bid packages based on RDC's Bridging Documents (100% Design Development) for those disciplines. The early bid package procurement will require the RDC team to provide concurrent CA services during other concurrent design phases.

In this proposal, RDC has provided an Additive Alternate design fee proposal to prepare SCOPE B, MEP system construction documents and bidding, construction phase and project close out services based on a design/bid/build procurement method, with Design Assist services provided by the GMGC. The proposed Add Alt services would be in lieu of the CMGC providing Bridging/Design/Build services for the MEP systems. Add Alt services would be provided by RDC only upon receipt of written authorization issued prior to 50% DD by the City.

BID PACKAGES

The following bid packages will be produced by the RDC team.

BID PACKAGE	DESIGN PHASE	PRIMARY DISCIPLINES	RDC TEAM DELIVERABLE
N/A	CONCEPT & SCHEMATIC DESIGN PHASES		
Completed prior to Design Development	Per Prime Agreement	ALL	The approved 100% SD Documents will establish the BOD for preparation of Early Bid packages
BID PACKAGE #	EARLY BID PACKAGES BASED ON APPROVED 100% DESIGN DEVELOPMENT DOCUMENTS		
1.	<p>SITE PERMIT #1: Includes but is not limited to, preparation of early Site Civil Permit Documents for entire FTF site.</p> <ul style="list-style-type: none"> - Site Preparation - Rough Grading - Building Pads - Storm Water System - All buried Utilities - Site retaining walls - Other 	Architecture Civil, MEP & Landscape	100% Construction Documents, Specifications, Permit Facilitation, Bidding Services Construction Administration Services
2.	<p>PILE PERMIT: Includes but is not limited to:</p> <ul style="list-style-type: none"> - Performance Standards/Design Criteria for Design/Build Pile Permit Development 	Structural, Civil & Architecture	Pile Permit Design/Build Structural Criteria Construction Administration Services Permit by CMGC

BID PACKAGE	DESIGN PHASE	PRIMARY DISCIPLINES	RDC TEAM DELIVERABLE
<p>3.</p>	<p>BRIDGING DOCUMENTS MECHANICAL SYSTEMS:</p> <p>Includes but is not limited to:</p> <ul style="list-style-type: none"> - Preparation of 100% Design Development Bridging Documents for Scope B Mechanical Systems - Written Performance Standards & Design Criteria - Specifications 	<p>Mechanical Architecture Energy Modeling Low Voltage Systems LEED Specifications</p>	<p>100% Bridging Documents (100% Dd), Written Design Criteria, Specifications, Peer Review of CMGC Trade Design/Build Documents Construction Administration Services Permits by CMGC</p>
<p>4.</p>	<p>BRIDGING DOCUMENTS ELECTRICAL SYSTEMS:</p> <p>Includes but is not limited to:</p> <ul style="list-style-type: none"> - Preparation of 100% Design Development Bridging Documents for Scope B Electrical Systems - Written Performance Standards & Design Criteria - Specifications 	<p>Electrical Low Voltage Systems Energy Modeling Architecture LEED Specifications</p>	<p>100% Bridging Documents (100% Dd), Written Design Criteria, Specifications, Peer Review of CMGC Trade Design/Build Documents Construction Administration Services Permits by CMGC</p>
<p>5.</p>	<p>BRIDGING DOCUMENTS PLUMBING SYSTEMS:</p> <p>Includes but is not limited to:</p> <ul style="list-style-type: none"> - Preparation of 100% Design Development Bridging Documents for Scope B Plumbing Systems - Written Performance Standards & Design Criteria - Specifications 	<p>Plumbing Fire Protection Architecture LEED Specifications</p>	<p>100% Bridging Documents (100% Dd), Written Design Criteria, Specifications, Peer Review of CMGC Trade Design/Build Documents Construction Administration Services Permits by CMGC</p>
<p>Main Contract</p>	<p>CONSTRUCTION DOCUMENTS & FINAL BID PACKAGE - MAIN CONTRACT</p>		
<p>6.</p>	<p>All Other Work</p>	<p>All</p>	<p>100% Construction Documents, Permit Documents, Back Check Documents, Bid Documents</p>

BID PACKAGE	DESIGN PHASE	PRIMARY DISCIPLINES	RDC TEAM DELIVERABLE
			& Conformed Set

ESTIMATED CONSTRUCTION COST

The fixed construction cost budget limit (FCBL) for all Scopes A, B & C is \$158,631,579. Of this amount, Scope B’s FCBL construction cost budget is \$101,770,926. The Scope B “Design to” cost target at bid award is \$96,682,380 inclusive of all site civil engineering for Scopes A, B & C. Scope B deliverables will be designed to meet the \$96,682,380 “Design To” construction cost target unless the scope is modified by the City through a VE process or otherwise approved.

DRAFT A/E PROJECT PHASE DURATIONS

Assuming timely decision making, review and approval of documents and sequencing by project stakeholders, the following DRAFT project durations - *which exclude City review time* - apply. Phase Durations begin with RDC’s receipt of Notice to Proceed for Concept Design. Should the project durations exceed the amounts below through no responsibility of RDC, Add Services fees for the time in excess of the target durations will apply.

- 100% Concept: 60 days (12 weeks)
- 50% SD: 30 days (6 weeks)
- 100% SD: 50 days (10 weeks)
- 50% DD: 40 days (8 weeks)
- 100% DD: 60 days (12 weeks)
- 50% CD: 60 days (12 weeks)
- 95% CD: 40 days (8 weeks)
- 95% CD Estimate/Constructability: 20 days (4 weeks)
- 100% CD: 20 days (4 weeks)
- Permits & Approvals: 550 days (110 weeks) – assumes start in parallel with start of 50% DD
- Construction: 760 days (152 weeks) – assumes start 48 weeks after start of Permits & Approvals

LEED GOLD

The project will be designed to achieve LEED Gold certification. The LEED Gold boundary shall be limited to the boundary surrounding the occupied buildings including, Admin/Classroom Building, Fire Apparatus Building, Inservice Building, Maintenance Shop Building and associated site areas. The LEED Boundary may be modified if necessary to support the achievement of LEED Gold.

MINIMUM PROFESSIONAL & GENERAL LIABILITY INSURANCE REQUIREMENTS

The minimum insurance coverage limits per discipline shall be per the Prime Agreement. Cost of excess professional liability insurance coverage above the current \$2M coverage carried by RDC or its structural engineer will be an approved reimbursable expense paid by the City beginning at Notice to Proceed through 36 months past project completion. RDC's current estimate for its excess coverage cost is \$29,000 per year. RDC will increase its professional coverage to the \$10 M coverage limit upon receipt of notice to proceed from the City, and invoice the City for the Year One installment cost for the excess coverage. RDC will invoice the City annually thereafter for each succeeding year's cost of excess insurance on the anniversary date of receipt of NTP.

CONTRACTING ENTITY

RDC shall be the Executive Architect and contracting entity for Scope B. The role of the Executive Architect is to holistically and collaboratively produce the design and contract documents for Scope B and coordinate the services provided by the City and include the design and construction documents prepared by BOA, BOLA and the CMGC into the Contract Documents. BOA and BOLA will provide CA services for their respective projects.

DRAWING & CONTRACT DOCUMENT DELIVERABLES

The FTF is a multi-building campus. RDC and the City agrees, the cost estimate format and the drawings prepared for all Scopes A, B & C including, each individual building or structure shall be organized and presented as separate, standalone, coordinated "chapters" or sections within the overall document sets. Deliverables for each building or structure will minimally include site plan, floor plans, elevations, sections, interior elevations, reflected ceiling plans, roof plan, details and civil, structural, MEP systems, fire training systems, specialty systems and other required drawing sheets and information per Attachment A of the Prime Agreement. The cost estimation format shall be the same between all project cost estimators as a means to more efficiently reconcile multi-party cost estimates.

MINIMUM REQUIREMENTS FOR DELIVERABLES

Attachment A of the Prime Agreement describes the minimum requirements for deliverables for this project. The deliverables for the Program Validation/Concept Design Phase will be modified per the following:

In addition to the requirements of Attachment A of the Prime Agreement, the Program Validation/Concept Phase will also include the development of three program test fit options. The three options will be presented in conceptual building footprint/site plan diagram formats only. Following presentation of the test fit diagrams and discussion with the SFFD, a preferred concept will be selected by the SFFD. The selected option will include a preliminary site civil plan, an architectural site plan, floor plans, massing concepts and a structural concept description. A cost estimate will be prepared for the selected option. The A/E team will document the selected option per the requirements of Attachment A. The approved concept will be carried forward as the Basis of Design for Schematic Design.

RDC will provide services that covers Scope B and also provide supplemental consultant services for Scopes A & C design. These services are summarized in the following Tables I & II of this proposal.

FEE SUMMARY FOR BASIC SERVICES

Table I summarizes RDC’s fee inclusive of reimbursable allowances and markups for Scope B. A detailed breakdown of fees is included in Exhibit 1 of this Proposal. The total fee for all services is included in Table II, Item III below.

TABLE I: SCOPE B FEE SUMMARY

PROPOSAL FOR A/E SERVICES	SCOPE B
PHASE	TOTAL PHASE LUMP SUM FEE AMOUNT
Pre-Design Phase Project Coordination	\$85,633.12
Coordination Services for Scopes A & C	\$660,558.51
Existing Conditions Review, Format and Modeling (BKF)	\$38,392.00
Program Validation/Concept Design	\$908,292.04
Schematic Design	\$1,250,641.64
Design Development	\$1,689,417.14
Early Bid Package – Site Civil	\$197,872.33
Early Bid Package – Design/Build Pile Foundations	\$100,398.33
Early Bid Package – MEP Bridging Documents	\$124,798.33
Early Bid Packages – Construction Administration Services	\$160,894.37
Construction Documents - Main Contract	\$2,152,595.62
Permit/Approvals	\$157,362.96
Construction Phase Services - Main Contract (Provided Hourly - Assume 27 Months)	\$2,656,747.26
Construction Close Out	\$90,161.74
Building Commissioning	\$225,000.00
OCI Door Hardware base Services	\$34,000.00
EBS Markup for OCI Base Services	\$3,400.00
OCI Optional Services	\$2,800.00
EBS Markup for OCI Optional Services	\$280.00

PROPOSAL FOR A/E SERVICES	SCOPE B
PHASE	TOTAL PHASE LUMP SUM FEE AMOUNT
I. SUB-TOTAL CONSULTANT FEES SCOPE B	\$10,539,245.41

SFPW’S USE OF SELECTED RDC CONSULTANTS FOR SCOPES A & C

SFPW will utilize six of RDC’s team consultants to support their design of Scopes A and C. The following RDC consultants have provided proposals for Scopes A and C in addition to their proposal for Scope B work.

- Abercrombie Planning + Design – Subject Matter Expert
- AR Green – LEED
- BKF Civil Engineers
- Clearstory – Signage & Graphics
- Cumming – Cost Consultant
- Guidepost Solutions - Low Voltage Electronics, IT, Data, Telecommunications, Security System

Table II summarizes RDC’s supplemental consultant fees inclusive of reimbursable expenses and markups for Scopes A & C. The total fee for all services is included in Item III below. A detailed breakdown of fees is included in Exhibit 1 of this Proposal.

TABLE II: SCOPE A & C SUPPLEMENTAL SERVICES FEE SUMMARY PER PHASE

PROPOSAL FOR SUPPLEMENTAL A/E SERVICES	SCOPES A & C
PHASE	TOTAL LUMP SUM PHASE FEE AMOUNT
Program Validation/Concept Design	\$84,794.00
Schematic Design	\$93,588.00
Design Development	\$163,233.00
Early Bid Package – Site Civil	\$5,099.00
Early Bid Package – Design/Build Pile Foundations	\$4,945.00
Early Bid Package – MEP Bridging Documents	\$5,847.00
Early Bid Packages – Construction Administration Services	\$13,111.00
Construction Documents - Main Contract	\$206,800.00
Permits/Approvals	\$13,976.00
Construction Phase Services - Main Contract (27 Months)	\$128,998.00
Construction Close Out	\$14,936.00

PROPOSAL FOR SUPPLEMENTAL A/E SERVICES	SCOPES A & C
PHASE	TOTAL LUMP SUM PHASE FEE AMOUNT
II. SUB TOTAL CONSULTANT SUPPLEMENTAL FEE SCOPES A & C	\$735,327.00
SUBTOTAL CONSULTANT FEES - SCOPES A, B & C	\$11,274,572.41
Consultants 5% Mark-up - Scopes A, B & C	\$347,646.04
SUBTOTAL CONSULTANT FEES & MARK UP - SCOPES, A, B & C	\$11,622,218.45
Reimbursable Allowance Scopes A, B & C	\$525,360.00
III. TOTAL COST THIS CONTRACT - SCOPES A, B & C	\$12,147,578.45
IV. Additive Alternate A/E Services: Prepare Scope B, MEP Construction Documents inclusive of PV and battery storage systems and associated bidding, construction phase and project close out services.	\$722,850.00
Per the following breakdown of services:	
MEP:	\$550,743.00
Structural PV:	\$44,059.00
Civil PV:	<u>\$10,000.00</u>
Subtotal	\$604,802.00
5% Markup Consultants	<u>\$30,240.00</u>
Subtotal	\$635,042.00
Architecture PV	\$87,808.00
Total	\$722,850.00

PROJECT TEAM

RDC’s team includes the following consultants.

SAN FRANCISCO FIRE DEPARTMENT, FIRE TRAINING FACILITY				
EXECUTIVE ARCHITECT TEAM LIST				
#	DISCIPLINE	FIRM NAME	LBE STATUS	COMMENT
0	Executive Architect	RossDrulisCusenbery Architecture Inc.		
1	Associate Architect	Kuth Ranieri Architects	LBE	
2	Subject Matter Expert (SME)	Abercrombie Planning + Design		
3	Mechanical, Electrical, Plumbing	P2S		
4	Structural Engineering	Pannu Larsen McCartney	LBE Small, MBE	
5	Civil Engineering	BKF Civil Engineers		Topographic Survey by City
6	LEED / Resource Efficiency	AR Green Consulting	Micro-LBE, WBE	
7	Industrial Engineer	SCS Engineers		Environmental Consulting Services – Exhaust Capture Study
8	Cost Estimating	Cumming Management Group, Inc.		
9	Building Commissioning	NBA Engineering Inc.	MBE	
10	Code Compliance/ Fire Life Safety	Jensen Hughes, Inc.		
11	Roofing / Waterproofing / Exterior Envelope	RDH Building Science		
12	Signage And	Clearstory Inc.	Micro-	

	Wayfinding		LBE, WBE	
13	Vertical Transportation (Elevator Design)	Syska Hennessey Group		
14	Fire Protection	SJ Engineers	LBE Small, MBE	
15	Acoustical Engineering	Salter Inc.		
16	A/V, Telecom, IT, Security	Guidepost Solutions, LLC.		
17	Lighting Design	Niteo	Micro-LBE, WBE	
18	Specification Writing	Emily Borland Specifications, Inc.	Micro-LBE, WBE	
19	Energy Modeling	P2S		

EXCLUSIONS

The following services are currently excluded from this proposal.

- Construction Phase services in excess of 152 weeks will be an Add Service
- Preparation of Early Bid packages in excess of those identified in this proposal
- Design of Exhaust Capture Systems for Live Fire Training Structures. The design and construction cost for these potential systems has not been included in the current construction cost estimate.
- Structural strengthening or retrofit design of existing buried box culvert or sewer systems to support loading from new roadways and fire apparatus
- Geotechnical studies or construction phase monitoring
- Title Report
- Construction site dewatering system calculations or design
- Construction staking
- CEQA studies including but not limited to; traffic studies, vehicle miles traveled, green house gas emissions, cultural resources and biological resources
- IOR services
- Special inspection services
- Design of offsite improvements beyond the center line of Carroll Avenue.

- Street or utility improvements at or in Armstrong Avenue
- Design of vehicle stop light systems at the FTF driveway intersections at Carroll Avenue.
- Preparation of Construction, Bid or Permit Documents for MEP or exhaust capture systems
- Securing of permits and approvals for MEP systems designed by CMGC
- Pile design and installation will be Design/Build by CMGC
- Design of Solar Panel and battery storage systems is included in the attached Add Alt. fee
- Elevator design will be limited to a mock elevator cab prop and operable door system only
- Hard copy reproduction costs of phase presentation documents, bid documents, permit sets and plan check documents is an approved reimbursable expense
- Preparation of FF&E procurement documents
- Design of individual gas fired props which are assumed to be proprietary designed, purchased and installed by a sole source provider.
- Design of the LPG tanks and main gas supply line distribution system to and within the Tower is included. Connection of the individual gas fired props at Tower prop control room and individual burn rooms will be by vendor.
- Permits and fees

Thank you for opportunity to provide services to San Francisco Public Works for this important public safety project. We look forward to collaborating and working closely with SFFD, BOA and BOLA to make this project a success. Please contact me should you like to discuss this proposal or our project approach.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael B. Ross". The signature is fluid and cursive, with a large initial "M" and "R".

Michael B. Ross, AIA, NCARB

Executive Principal

RossDrulisCusenbery Architecture, Inc.

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Sonoma, CA 95476

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**SAN FRANCISCO FIRE DEPARTMENT, FIRE TRAINING FACILITY (FTF)
7/19/2023**

	LBE %
RossDrulisCusenbery Architecture, Inc.	
Kuth Ranieri Architects LLP	12.61%
Abercrombie Planning + Design	
P2S Inc	
Pannu Larsen McCartney	6.24%
BKF	
AR Green Consulting LLC	0.51%
Cumming Management Group, Inc.	
Jensen Hughes, Inc.	
RDH	
Clearstory	2.20%
Syska Hennessey Group	
SJ Engineers	1.06%
Salter	
Guidepost Solutions LLC	
Niteo	2.65%
Emily Borland Specifications	1.30%
NBA Engineering, Inc.	1.94%
Stearns, Conrad & Schmidt Consultanting Engineers, Inc. (SCS)	
AGS, Inc	0.00%
TOTAL LBE	28.50%