

April 20, 2005

Ohlone College
43600 Mission Boulevard
PO Box 3909
Fremont, CA. 94539-0390

Attention: Deanna Walston, Vice President of Business Services

Subject: **Additional Architectural Services – FPP & IPP’s**
Ohlone College Fremont Campus
tBP Project No.: 20445.02

Dear Ms. Walston:

We are pleased to submit this proposal for assisting the Ohlone Community College District with preparation of a Final Project Proposal (FPP) and two Initial Project Proposals as set out herein. The FPP and IPP’s will be prepared in accordance with the requirements of the Chancellors Office, California Community Colleges.

Scope of Design Services:

tBP/Architecture will provide the following Additional Architectural Services as set out in the “Agreement for On-Going Architectural Services, dated September 8, 2004” and as modified herein.

1. Prepare an FPP for the Water Intrusion remedial work as set out in the draft Water Intrusion Report prepared by Weiss Associates, dated April 11, 2005.
2. Update and resubmit the State approved IPP for the LRC Reconstruction and Expansion, copy attached.
3. Prepare an IPP for the Science and Engineering Building.

Design Services which are not included:

LEED related documentation.

Architectural and Engineering Design Services:

Our Proposal provides Architectural and Cost Estimating services only.

District Furnished Information:

1. The IPP for the LRC Reconstruction and Expansion Project as approved by the Chancellors Office California Community Colleges, along with any modifications we are to use to update the IPP.
2. Educational Planning information as needed to support the FPP and IPP’s.
3. Hazardous Materials, Mold, Water Intrusion and similar specialized reports with associated costs.
4. Environmental Impact Reports, Negative Declarations, CEQA, and all other environmental documents.
5. Existing Building/ Utility/ Landscape Drawings.
6. Site Civil Survey information.
7. Geotechnical Investigations and Seismic Hazards reports.

D. Walston
FPP/IPP, Ohlone College
April 20, 2005
Page 2

Schedule:

We propose to collaborate with the District and College representatives to develop the information required to prepare the FPP in order to meet the Chancellors Office California Community Colleges June 1, 2005 submittal deadline.

Compensation for Additional Architectural Services:

Compensation shall be hourly, in accordance with the tBP's Professional Rate Schedule, not-to-exceed Forty-One Thousand Five Hundred Dollars (\$41,500.00). This was established based on the following breakdown:

FPP for Water Intrusion	\$35,000
IPP for LRC Reconstruction and Expansion	\$ 2,500
IPP for Science and Engineering Building	\$ 4,000
	<u>\$41,500</u>

Reimbursable Expenses:

Reimbursable expenses are in addition to the fee and include expenses incurred in the interest of the Project as identified in the attached Professional Services Agreement. We recommend a budget allowance of One Thousand Seven Hundred Fifty Dollars (\$1,750.00) for project-related expenses.

Please review our proposal and feel free to contact us to discuss the details. Thank you again for asking our team to perform these professional services.

Sincerely,
tBP/Architecture, Inc.

Richard A. Mangum, AIA
Executive Vice President

cc Jay Malone, tBP/Architecture
Gary Frye, tBP/Architecture
Contract File

Attachments: Professional Services Agreement
IPP for the LRC Reconstruction and Expansion, dated June 2004

PROFESSIONAL SERVICES AGREEMENT

Between the Client:

Ohlone Community College District
43600 Mission Boulevard
Fremont, CA. 94520

and the Architect:

tBP/Architecture, Inc.
1000 Burnett Avenue, Suite 140
Concord, CA. 94520

Richard A. Mangum, AIA CA License # C8685

for **tBP** Project No.: 20445.02

Location: Ohlone College
43600 Mission Blvd.
Fremont, CA 94539

Scope of Work: Preparation of one FPP and three IPP’s, in accordance with **tBP/Architecture’s** proposal letter dated April 20, 2005.

Fee: Compensation for services shall be a fixed fee of \$41,500.00 plus budgeted reimbursable expenses of approximately \$1,750.00 for a total approximate fee of Forty-Three Thousand Two Hundred Fifty Dollars (\$43,250.00).

Reimbursable Expenses: Reimbursable Expenses are in addition to the fee and include those expenses incurred in the interest of the project. They include project-related mileage/travel expenses, long distance communications, fees paid for securing approval of authorities having jurisdiction over the project, approved expense of reproducing, postage and handling of Drawings, Specifications and other documents in excess of the number of copies provided by the Agreement, expense of renderings, model and mock-ups requested by the District. These expenses will be compensated at 1.0 times the amounts invoiced to the Architect. One Thousand Seven Hundred Fifty Dollars (\$1,750.00) should be budgeted for project-related expenses.

Client:
Ohlone Community College District
Fremont, California

Architect:
tBP/Architecture, Inc.

By: _____
Deanna Walston
Vice President Business Services

By: _____
Richard A. Mangum, AIA
Executive Vice President

Date: _____

Date: _____