ITEM NO. 11

STAFF REPORT

CITY OF OCEANSIDE

DATE: July 11, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF AMENDMENT 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JEFF KATZ ARCHITECTURE OF SAN DIEGO FOR CONSTRUCTION ADMINISTRATION SERVICES FOR THE FIRE STATION 7 PROJECT**

SYNOPSIS

Staff recommends that the City Council approve Amendment 2 in the amount of $225,000 to the professional services agreement with Jeff Katz Architecture of San Diego for design services for the Fire Station 7 project, to add construction administration services for the project to the scope of work; and authorize the City Manager to execute the amendment.

BACKGROUND

Fire Station 7 is being built on the north side of Mission Avenue east of Foussat Road. The station will house two engine companies, a medic company and a battalion chief.

On December 15, 2004, the City Council approved a professional services agreement with Jeff Katz Architecture of San Diego, in the amount of $360,000 for design services for the Fire Station 7 project. On September 21, 2005, the City Council approved the conceptual plans for the fire station, which are essentially the same as the final plans.

On January 10, 2007, the City Council approved the contract in the amount of $6,896,679 to EDGE Development, Inc., for the construction of Fire Station 7, which began on March 12, 2007, and is expected to finish by summer of 2008.

ANALYSIS

Jeff Katz Architecture designed Fire Station 7. Pursuant to the existing agreement with Jeff Katz Architecture, Jeff Katz is personally providing construction review services for Fire Station 7. The amendment to the professional services agreement will expand Jeff Katz's existing services to include construction change review and negotiation.

Jeff Katz has extensive knowledge in design and construction management of fire stations. Hiring Mr. Katz through his company to manage the construction change review and negotiation will ensure a timely completion of Fire Station 7, delivery of a quality project, and minimize construction cost.

Staff solicited quotes for construction management services from other competing firms, which returned proposals in a range from around $ 398,000 to $420,000. Retaining Jeff Katz Architecture to perform construction management and administration is a more cost-effective approach.

FISCAL IMPACT

With the adoption of the FY 2008 CIP budget, $7.49 million is currently appropriated to project account 503.835272. Estimated expenditures are:

Construction	$5,781,000
Construction Contingencies	$611,000
Architect/Design	$28,000
Jeff Katz - Additional Construction Administration Services	$225,000
Staff Time	$160,000
Furnishing	$400,000
Administration (1% overhead)	$69,000
Total	$7,274,000

Sufficient funding is available for this project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided.

COMMISSION OR COMMITTEE REPORT

On September 15, 2004, the conceptual plans were presented to the Police and Fire Commission, which approved the design.

On July 24, 2006, the conceptual plans were presented to the Planning Commission, which also approved the design.

The conceptual plans were also presented to the Loma Alta Neighborhood Association, which provided a letter of support.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve Amendment 2 in the amount of $225,000 to the professional services agreement with Jeff Katz Architecture of San Diego for design services for the Fire Station 7 project, to add construction administration services for the project to the scope of work; and authorize the City Manager to execute the amendment.

PREPARED BY:

Abraham M. Chen
Associate Engineer

SUBMITTED BY:

Peter Weiss
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Joseph Arranaga, Acting Deputy Public Works Director

Scott O. Smith, City Engineer

Bob Cotton, Fire Battalion Chief

Gary Kellison, Senior Civil Engineer

Paul Bussey, Interim Financial Services Director

CITY OF OCEANSIDE

AMENDMENT NUMBER 2 TO
PROFESSIONAL SERVICES AGREEMENT

PROJECT: AMENDMENT NUMBER 2 TO PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES FOR THE FIRE STATION NO. 7 PROJECT - 503.835272

This AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT is made and entered into this _____ day of _____ 2007, by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and Jeff Katz Architecture, a Sole Proprietorship, hereinafter designated as "CONSULTANT".

RECITALS

WHEREAS CITY and CONSULTANT entered into a professional services agreement and Amendment Number 1 to said agreement to provide the design of a new Fire Station No. 7 on the northerly side of Mission Avenue easterly of Foussat Road.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS AND CONDITIONS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

The Professional Services Agreement shall be further amended to read as follows:

A. SECTION 1, **SCOPE OF WORK,** IS HEREBY AMENDED TO INCLUDE THE FOLLOWING ADDITIONAL WORK:

The amendment continues the scope of the basic services under the contract through construction administration.

A detailed description of the additional scope of services is contained in the Revised Construction Phase Scope of Work and Fee Proposal attached as Exhibit "A" incorporated herein by reference.

B. SECTION 13, **COMPENSATION**, IS HEREBY AMENDED BY ADDING AN AMOUNT NOT TO EXCEED $225,000 FOR THE ADDITIONAL WORK SET FORTH IN SECTION **A,** ABOVE.

The total amount of compensation for the work required by the Professional Services Agreement, including this amendment, shall not exceed $649,000.

D. ALL OTHER TERMS, CONDITIONS, COVENANTS AND PROVISIONS OF THIS AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THE ORIGINAL AGREEMENT, AS AMENDED, AND THIS AMENDMENT, THE TERMS OF THIS AMENDMENT SHALL CONTROL.

IN WITNESS THEREOF of parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do herein agree to the performance of this Amendment.

CITY OF OCEANSIDE
CITY

BY: _____

PETER WEISS
TITLE: INTERIM CITY MANAGER

APPROVED AS TO FORM

BY: Barbara Hamilton, ASST.

CITY ATTORNEY

JEFF KATZ ARCHITECTURE
CONSULTANT

BY: Jeff Katz

NAME: JEFF KATZ

TITLE: PRINCIPAL

NOTARY ACKNOWLEDGEMENTS OF CONSULTANT MUST BE ATTACHED.

EXHIBIT A

A detailed description of additional work.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On June 20, 2007 (DATE) before me, Kris Aiken, Notary Public, (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Jeff Katz (NAME(S) OF SIGNER(S)),

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ESI1 KRIS AIKEN COMM. #1502207 Notary Public-California SAN DIEGO COUNTY My Comm. Exp. July 20, 2008 ESI1

WITNESS my hand and official seal.

Kris Aiken

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

Jeff Katz Architecture

June 18, 2007

Abe Chen
City of Oceanside Public Works Department
300 North Coast Highway
Oceanside, California 92054-2885

RE: **Architectural Services**
City of Oceanside Fire Station No. 7
Revised Construction Phase Scope of Work and Fee Proposal

Dear Abe:

In my original proposal dated July 6, 2004 for Fire Station 7 we included basic Construction Phase administrative services. Per your request I am providing this revised proposal to provide additional Construction Phase services to supplement the City of Oceanside staff, as follows:

- Provide staff personnel on-site on average 25 hours per week to provide quality control inspection of the project. JKA staff will not be responsible for means and methods of construction. Quality control inspection is intended to verify that the Contractor is proceeding with work in accordance with contract documents and maintaining the level of quality of work as specified. Quality control inspection does not take the place of code required Special Inspections (provided by others) or Building Department inspection.
- Provide detailed review and response to Contractor's Change Order Requests and Change Order submittals. Review shall include analysis of all contractor submitted paperwork to insure all required backup is provided and that submitted costs are justified.
- Negotiate Change Orders with Contractor and provide recommendation to City to approve or not approve Change Orders.

The scope of services provided with this proposal is intended to supplement the construction administration services as detailed in our original scope of services.

The fee to provide the stated additional services for Construction Administration will be a Hourly, Not to Exceed fee of Two Hundred Twenty FiveThousand Dollars ($225,000.00). Hourly rates will be per the attached Hourly Rate SChedule.

7290 Navajo Road, Suite 100 San Diego, California 92119
(619) 698-9177 Fax (619) 698-9178

I appreciate the opportunity to present this proposal. I am available to meet with you at any time to review and discuss the proposed scope of services and fee proposal. If you have any questions regarding this scope of work please do not hesitate to contact me at (619) 698-9177.

Respectfully,

Jeff Katz, AIA
Principal

Jeff Katz Architecture · 7290 Navajo Road, Suite 106 · San Diego, California 92119
(619) 698-9177 · Fax (619) 698-9178

Exhibit "A"

HOURLY RATE SCHEDULE

The following rates apply to work performed on an hourly basis.

Principal Architect	$ 130.00 per hour
Project Architect	$ 110.00 per hour
Job Captain	$ 95.00 per hour
Designer	$ 85.00 per hour
Specification Writer	$ 95.00 per hour
Construction Administrator	$ 115.00 per hour
Drafter	$ 65.00 per hour
Secretarial	$ 45.00 per hour
Structural Engineer	$ 150.00 per hour
Civil Engineer	$ 130.00 per hour
Mechanical Engineer	$ 130.00 per hour
Electrical Engineer	$ 130.00 per hour
Landscape Architect	$ 120.00 per hour

Reimbursable Expenses will be charged at 1.1 times the direct cost. Reimbursable expenses will include any required jobsite phone and internet expenses, office facilities, reproduction expenses and other direct job related costs.

Note: These rates will remain in effect until December 31, 2007, at which time they may be adjusted as a result of salary reviews.

Jeff Katz Architecture · 7290 Navajo Road, Suite 106 · San Diego, California 92119
(619) 698-9177 · Fax (619) 698-9178

CITY OF OCEANSIDE

PROFESSIONAL SERVICES AGREEMENT

PROJECT: FIRE STATION NUMBER 7 – 503-835272

THIS AGREEMENT is made and entered into this 15th day of December, 2004, by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and Jeff Katz Architecture, a Sole Proprietorship, hereinafter designated as "CONSULTANT".

RECITALS

A. CITY desires to obtain professional engineering services from an independent contractor for the above named project.

B. CONSULTANT has submitted a proposal to provide engineering services for the CITY in accordance with the terms set forth in this Agreement.

C. CITY desires to contract with CONSULTANT as an independent contractor and CONSULTANT desires to provide services to CITY as an independent contractor.

D. CONSULTANT has demonstrated its competence and professional qualifications necessary for the satisfactory performance of the services designated herein by virtue of its experience, training, education and expertise.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1.0 **SCOPE OF WORK.** The project is more particularly described as follows: Design a new Fire Station No. 7 on the northerly side of Mission Avenue easterly of Foussat Road. The proposed fire station will be about 14,000 square feet.

1.1 **PROFESSIONAL SERVICES PROVIDED BY CONSULTANT.** The professional services to be performed by CONSULTANT shall consist of but not be limited to the following: Provide architectural, civil, geotechnical, survey services for the design of Fire Station No. 7, as detailed in the scope of services in Attachment A.

1.1.1 Work closely with the City Engineer in performing work in accordance with this Agreement in order to receive clarification as to the result which the CITY expects to be accomplished by CONSULTANT. The City Engineer, under the authority of the City Manager, shall be the CITY'S authorized representative in the interpretation and enforcement of all work performed in connection with this

1.2.4 Upon request, verify the location of existing CITY owned utilities.

1.2.5 Provide all legal advertising mailings and postings required.

1.2.6 Duplicate all final plans and specifications.

1.2.7 Provide all necessary surveying and testing required for design, including geotechnical engineering services if required during construction.

1.2.8 Provide overall project management.

1.2.9 Provide coordination of all inquiries from prospective bidders during the bidding period.

2.0 TIMING REQUIREMENTS

2.1 Time is of the essence in the performance of work under this Agreement and the following timing requirements shall be strictly adhered to unless otherwise modified in writing as set forth in Section 2.6. Failure by CONSULTANT to strictly adhere to these timing requirements may result in termination of this Agreement by the CITY and the assessment of damages against the CONSULTANT for delays.

2.2 Phase I. CONSULTANT shall prepare and deliver a copy of the 40% preliminary design plans to the City Engineer within 90 calendar days of the execution of this Agreement. No work shall be performed by CONSULTANT beyond the Phase I stage until the City Engineer has given written approval of the preliminary design and authorization to perform Phase II.

2.3 Phase II. CONSULTANT shall prepare and deliver a copy of the 90% design plans to the City Engineer within 60 calendar days of the execution of this Agreement. No work shall be performed by CONSULTANT beyond the Phase II stage until the City Engineer has given authorization to perform Phase III.

2.4 Phase III. CONSULTANT shall prepare and deliver the final design plans to the City Engineer within 150 calendar days of the City Engineer's written authorization to perform Phase III.

2.5 Phase IV. CONSULTANT shall prepare and deliver the final As-Built plans for record drawings to the City Engineer within 50 calendar days of the City Engineer's written request.

2.6 CONSULTANT shall submit all requests for extensions of time for performance

comply with such provisions and provide certification of such compliance as a part of these Award Documents. The certification shall be in accordance with Subsections 7.3 through 7.8 of this Agreement.

7.0 **LIABILITY INSURANCE.**

7.1 CONSULTANT shall, throughout the duration of this Agreement, maintain comprehensive general liability and property damage insurance, or commercial general liability insurance, covering all operations of CONSULTANT, its agents and employees, performed in connection with this Agreement including, but not limited to, premises and automobile.

7.2.1 CONSULTANT shall maintain liability insurance in the following minimum limits:

Comprehensive General Liability Insurance (bodily injury and property damage)	
Combined Single Limit Per Occurrence	$ 1,000,000
General Aggregate	$ 2,000,000*
Commercial General Liability Insurance (bodily injury and property damage)	
General limit per occurrence	$ 1,000,000
General limit project specific	$ 2,000,000
Automobile Liability Insurance	$ 1,000,000

*General aggregate per year, or part thereof, with respect to losses or other acts or omissions of CONSULTANT under this Agreement.

7.2.2 If coverage is provided through a Commercial General Liability Insurance policy, a minimum of 50% of each of the aggregate limits shall remain available at all times. If over 50% of any aggregate limit has been paid or reserved, the CITY may require additional coverage to be purchases by the CONSULTANT to restore the required limits. The CONSULTANT shall also notify the CITY'S Project Manager promptly of all losses or claims over $25,000 resulting from work performed under this contract, or any loss or claim against the CONSULTANT resulting from any of the CONSULTANT'S work.

7.3 All insurance companies affording coverage to the CONSULTANT for the purposes of this Section shall add the City of Oceanside as "additional insured"

against all claims or lawsuits for damages to persons or property arising out of the conduct, negligent acts, errors, omissions or wrongful acts of conduct of the CONSULTANT or its employees, agents, subcontractors or others in connection with the execution of the work covered by this Agreement, except for those claims arising from the willful misconduct, sole negligence or active negligence of the CITY, its officers, agents or employees. CONSULTANT'S indemnification shall include any and all costs, expenses, expert fees, attorneys' fees and liability assessed against or incurred by the CITY, its officers, agents or employees in defending against such claims or lawsuits, whether the same proceed to judgment or not. Further, CONSULTANT, at its own expense, shall, upon written request by the CITY, defend any such suit or action brought against the CITY, its officers, agents or employees resulting or arising from the tortuous acts or omissions of the CONSULTANT.

CONSULTANT'S indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONSULTANT.

10.0 **ERRORS AND OMISSIONS.** In the event that the City Engineer determines that the CONSULTANT'S negligence, misconduct, errors or omissions in the performance of work under this Agreement has resulted in expense to CITY greater than would have resulted if there were no such negligence, errors or omissions in the plans or contract specifications, CONSULTANT shall reimburse CITY for the additional expenses incurred by the CITY, including engineering, construction and/or restoration expense. Nothing herein is intended to limit CITY'S rights under Sections 7, 8 or 9.

11.0 **NO CONFLICT OF INTEREST.** The CONSULTANT shall not be financially interested in any other CITY contract for this project. For the limited purposes of interpreting this section, the CONSULTANT shall be deemed a "City officer or employee", and this Section shall be interpreted in accordance with Government Code section 1090. In the event that the CONSULTANT becomes financially interested in any other CITY contract for this project, that other contract shall be void. The CONSULTANT shall indemnify and hold harmless the CITY, under Section 9 above, for any claims for damages resulting from the CONSULTANT'S violation of this Section.

12.0 **OWNERSHIP OF DOCUMENTS.** All plans and specifications, including details, computations and other documents, prepared or provided by the CONSULTANT under this Agreement shall be the property of the CITY. The CITY agrees to hold the CONSULTANT free and harmless from any claim arising from any use, other than the purpose intended, of the plans and specifications and all preliminary sketches, schematics, preliminary plans, architectural perspective renderings, working drawings, including details, computation and other

13.4.3 Final payment shall be made to CONSULTANT upon CONSULTANT's preparation of As-Built plans for record drawings to the satisfaction of the City Engineer.

14.0 **TERMINATION OF AGREEMENT.** Either party may terminate this Agreement by providing thirty (30) days written notice to the other party.

If any portion of the work is terminated or abandoned by the CITY, then the CITY shall pay CONSULTANT for any work completed up to and including the date of termination or abandonment of this Agreement, in accordance with Section 13. The CITY shall be required to compensate CONSULTANT only for work performed in accordance with the Agreement up to and including the date of termination.

15.0 **ASSIGNMENT AND DELEGATION.** This Agreement and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT'S duties be delegated, without the express written consent of the CITY. Any attempt to assign or delegate this Agreement without the express written consent of the CITY shall be void and of no force or effect. A consent by the CITY to one assignment shall not be deemed to be a consent to any subsequent assignment.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

16.0 **ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONSULTANT concerning the work to be performed for this project and supersedes all prior negotiations, representations or agreements.

17.0 **INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

The CONSULTANT shall be responsible for complying with all local, state and federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision and all other provisions, which are otherwise lawful, shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

21.0 **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures:

JEFF KATZ ARCHITECTURE

By: Jeff Katz PRINCIPAL
Name/Title

By: _____
Name/Title

33-0783630
Employer ID No.

CITY OF OCEANSIDE

By: _____
Steven R. Jepsen, City Manager

APPROVED AS TO FORM:

Peter Walls, Assistant
City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.

I:\City Attorney\Professional Services Agreement Long Form 2004

Attachment A - Scope of Services

SCHEMATIC DESIGN PHASE 1

- Meet with City and Fire Department Design Committee to discuss examples which the committee has seen on their tour of existing stations in the County, to review areas which the Fire Department feels are examples of both good and poor design elements. Hold "Brainstorming" sessions with Fire Department personnel to discuss features of the new station design in order to understand and develop a detailed program for the project.

- Meet with Project Team to discuss budget, program and exterior design issues.

- Perform preliminary code and zoning review.

- Meet with Building and Planning Department to review all requirements including design review, environmental documentation and approval process.

- Develop Preliminary Building Floor Plans and Building Elevations.

- Develop conceptual site drawings indicating placement of structures and amenities on site. This will include the following:
  - Investigate existing site conditions.
  - Develop preliminary site and utility plans indicating building site orientation, site ingress and egress, and site utility information.
  - Prepare preliminary grading plans.

- Prepare an ALTA Survey of the entire 4.11 acre site.

- Develop Preliminary plans for all off-site improvements, including utilities.

- Prepare preliminary landscape and hardscape plans.

- Develop preliminary Cost Estimates based upon building systems. The estimates prepared at this phase will be generally square foot cost estimates for the various building components, and will include a design development contingency (to allow for potential increases as the design is refined further in the later stages of the project).

- Provide a written preliminary evaluation of the project, schedule and construction budget.

- Prepare a Traffic Study for the site.

- Coordinate Geotechnical Investigation and Phase 1 Environmental Studies for the site.

- Coordinate Biological and Cultural Resource Studies for the site.

- Prepare preliminary SWPPP plan and Hydrology Report for the site.

- Develop Preliminary fixture and furniture selections.

- Prepare preliminary line item Construction Cost Estimate based on actual building components. This estimate will be more detailed than the systems estimate prepared during schematic design.

- Make required submittal to City for Design Development Review (35% submittal).

- After obtaining written approval of the information presented in the Design Development drawings, we will proceed into Construction Documents.

CONSTRUCTION DOCUMENTS PHASE 3

- Prepare drawings and specifications suitable for bidding to clearly delineate the Contractor's scope of work, including required civil, architectural, structural, mechanical, plumbing, electrical and landscape design. It is assumed for this proposal that the City will provide all required General and Supplementary Conditions and Bidding Information. Submittals will be made at 65%, 90% and 100% and will include plans, specifications and cost estimate.

- Construction Documents will incorporate Geotechnical requirements and recommendations for soils preparation, foundation and paving design.

- Provide documentation of "General Construction Activity Storm Water Pollution & Prevention Plans" and "Notice of Intent".

- Submit plans to local utility companies for review and approval. (Note: Any required Utility Company fees are not included).

- Submit plans to Building Departments for plan check, and perform all required revisions to construction documents based on Building Department's plan check comments (Note: plan check and permit fees are not included).

- Update Construction Cost Estimate.

- Meet with City and Fire Department as required to review final design and construction documents.

BIDDING PHASE 4

- Provide final original drawings (mylars) and specifications for use in bid packages. For this proposal it is assumed that the City will advertise, assemble and distribute bid packages.

Exhibit "A"

HOURLY RATE SCHEDULE

The following rates apply to work performed on an hourly basis.

Principal Architect	$ 120.00 per hour
Project Architect	$ 105.00 per hour
Project Manager	$ 95.00 per hour
Designer	$ 85.00 per hour
Specification Writer	$ 95.00 per hour
Construction Administrator	$ 95.00 per hour
Drafter	$ 65.00 per hour
Secretarial	$ 45.00 per hour
Structural Engineer	$ 120.00 per hour
Civil Engineer	$ 120.00 per hour
Mechanical Engineer	$ 120.00 per hour
Electrical Engineer	$ 120.00 per hour
Landscape Architect	$ 110.00 per hour

Reimbursable Expenses will be charged at 1.1 times the direct cost.

Note: These rates will remain in effect until December 31, 2004, at which time they may be adjusted as a result of salary reviews.

Jeff Katz Architecture ≡ 7290 Navajo Road, Suite 106 ≡ San Diego, California 92119
(619) 698-9177 ≡ Fax (619) 698-9178