



Southern California District
18850 Von Karman Ave.
Suite 100
Irvine, California 91612

August 11, 2016

UCI Design and Construction Services
200 Academy Way, Suite 200
Irvine, CA 92697

ATTN: Ucey R. Vine
RE: UCI Mesa Court Expansion
HPCC Job No. 4014113 UCI Job No. 996296
Subject: Cost Proposal No.: 22

Dear Ucey,

We have investigated the cost and schedule effect for Change Estimate Number 22
for the following extra work: Additional Design for Owner Provided Furniture
We have reviewed the scope of work and have verified that all extra work items are

The total estimated cost for this modification is **\$251,201**

This Change Order Request is based solely on the usual cost elements such as labor, materials, normal markups, and does not include amounts for changes in the sequence of work, delays, disruptions, rescheduling, extended overhead, acceleration and/ or impact costs, and the right is expressly reserved to make claim for any and all of these and related items of cost prior to any final settlement of this contract.

If you should have any questions, please contact the undersigned at 949.207.6779.

Respectfully,

Hensel Phelps Construction Co.

Ralph Hamilton
Project Manager



HENSEL PHELPS
Plan. Build. Manage.

UCI Mesa Court Expansion
HPCC Job No. 4014113

SUMMARY OF WORK

8/11/2016

CE NO. 22

SUPPORTING DOCUMENT NO. N/A

UCI COR

TITLE OF CHANGE: Furniture Design

DESCRIPTION OF CHANGE:

Provide furniture design selection and specifications as per the scope outlined in the attached proposal from Mithun.

EXCLUSIONS:

Specs and documentation of lighting, art selection and specs, signage design and specs, additional presentation meetings beyond those included in Mithun's COR, additional packages/options, bidding process, purchase/receiving/warehousing and installing furniture, furniture 'sit tests'/demo beyond 5 key chairs, specs and coordination of equipment (i.e. copiers, exercise equipment, video equipment, etc.), custom furniture or casework drawings (except noted as included in Mithun's COR) and details other than design intent drawings such as mobile work pods, drawing/construction documents beyond furniture plans, color boards for furniture elements, and renderings and additional graphics.

ITEM	CONTRACTOR NAME	DESCRIPTION OF WORK	SUBTOTAL COST
	HENSEL PHELPS	Administration and Coordination of Additional Furniture Design	\$12,000
A	Mithun	Furniture Design and Construction Administration	\$213,525
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
U			
V			
W			
X			
		SUBTOTAL	\$225,525
		PRIME FEE(CARRIES FROM PREVIOUS PAGES)	\$21,165
		SUBTOTAL	\$246,690
		PRIME BOND / INSURANCE	\$4,511
		UNIT PRICES	\$0
		TOTAL COST THIS CHANGE	\$251,201

PRIME CONTRACTOR'S WORKCE NO. **22**
UCI COR NC **0**
8/11/2016**HENSEL PHELPS****SPECIFIC DESCRIPTION:** Administration and Coordination of Additional Design**ADDITIONAL DESCRIPTION:**

Design meeting facilitation, provide document control for new drawings provided by Mithun.

		TRADE	UNITS HOURS		\$/UNIT RATE/HR *		
1.	RT LABOR	a.	HP Design Manager	80.00	X	150.00	= \$12,000
*	rate includes: base wage, fringes, pr taxes, benefits, and social security	b.			X	=	\$0
		c.			X	=	\$0
		d.			X	=	\$0
		e.			X	=	\$0
		f.			X	=	\$0
		g.			X	=	\$0
		h.			X	=	\$0
		i.			X	=	\$0
		j.			X	=	\$0
		k.			X	=	\$0
						RT LABOR TOTAL:	\$12,000
2.	OT LABOR	a.			X	=	\$0
*	rate includes: base wage, fringes, pr taxes, benefits, and social security	b.			X	=	\$0
		c.			X	=	\$0
		d.			X	=	\$0
		e.			X	=	\$0
						OT LABOR TOTAL:	\$0
3.	MATERIALS (EXCL.. SALES TAX)						\$0
4.	MATERIAL SALES TAX (7.75%)						\$0
5.	RENTAL EQUIPMENT						\$0
6.	ROYALTIES/ PERMITS						\$0
7.	DETAILING						\$0
8.	SUBTOTAL (ADD LINES 1 THRU 7)						\$12,000
9.	PRIME CONTRACTOR'S OVERHEAD & PROFIT (15%)						\$1,800
10.	TOTAL COST (ADD LINES 8 AND 9)						\$13,800

SUBCONTRACTOR'S WORK (A)

CE NO. 22

UCI COR 0

8/11/2016

SUBCONTRACTOR: Mithun

SPECIFIC DESCRIPTION: Architecture

ADDITIONAL DESCRIPTION:

Provide a schematic design for the Owner provided furniture from the design concepts. Includes design and construction administration.

Ref: Mithun COR with all deliverables

		TRADE	UNITS HOURS		\$/UNIT RATE/HR	*	
1.	RT LABOR	a.	Design Principal	47.00	X	\$250.00	= \$11,750
*	rate includes: base wage, fringes, pr taxes, benefits, and social security	b.	Principal in Charge	311.00	X	\$200.00	= \$62,200
		c.	Project Designer	552.00	X	\$135.00	= \$74,520
		d.	Designer	349.00	X	\$95.00	= \$33,155
		e.	Admin Support	20.00	X	\$95.00	= \$1,900
		g.			X		\$0
		h.			X		\$0
		i.			X		\$0
		j.			X		\$0
RT LABOR TOTAL:							\$183,525
2.	OT LABOR	a.			X		= \$0
*	rate includes: base wage, fringes, pr taxes, benefits, and social security	b.			X		= \$0
		c.			X		= \$0
		d.			X		= \$0
		e.			X		= \$0
OT LABOR TOTAL:							\$0

2.	MATERIALS	\$0
3.	MATERIAL SALES TAX (8.0%)	\$0
4.	RENTAL EQUIPMENT	\$0
5.	REIMBURSABLE (LS) Printing, Travel, etc.	\$30,000
6.	DETAILING/MOBILIZATION	\$0
7.	SUBTOTAL COST THIS SUBCONTRACTOR (ADD LINES 1 THRU 6)	\$213,525
8.	SUBCONTRACTOR PROFIT AND OVERHEAD (15%)	\$0
9.	SECOND TIER SUBCONTRACTOR WORK (CARRIED FROM WORKSHEET BELOW)	\$0

SECOND TIER SUBCONTRACTOR/VENDOR	RT LABOR	OT LABOR	MATERIAL TOTAL	EQUIP. TOTAL	ROYALTIES/ PERMITS	DETAILING LABOR	DIRECT EXPENSE
SUBTOTAL	0	0	0	0	0	0	0

10.	SECOND TIER SUBCONTRACTOR PROFIT AND OVERHEAD (15%)	\$0
11.	SECOND TIER SUBCONTRACTOR BOND (1%)	\$0
12.	SUBCONTRACTOR FEE ON SECOND TIER SUBCONTRACTOR (5%)	\$0
13.	SUBTOTAL (ADD LINES 7 THRU 11)	\$213,525
14.	SUBCONTRACTOR BOND (1% PER SPECIFICATIONS)	\$0
15.	TOTAL COST (ADD LINES 12 AND 13)	\$213,525
16.	PRIME CONTRACTOR FEE (5% OF LINE 7 AND 9)	\$19,365

Ralph Hamilton
Hensel Phelps
18850 Von Karman Ave.
Suite 100
Irvine, CA 92612

Re: UCI Mesa Court Expansion – Furniture Proposal
Date: August 8, 2016

SCOPE, PROCESS AND DELIVERABLES

Introduction: The Mesa Court Expansion Project is located at 100 Mesa Road on the University of California Irvine campus. It includes approximately 760 new freshman beds within a total of approximately 250,000 sf of new student life space

The project is composed with 3 – six story residential towers sitting on a podium with amenities and community spaces. Below the level 1 is a lower floor which includes a loading dock, building services and a maintenance department.

Each residential tower includes a series of great rooms and study rooms .

The level 1 podium consists of a dining facility with over 750 indoor seats and 240 outdoor seats. Adjacent to the dining are a variety of community spaces including a recreation center, fitness center, computer lab, group study rooms, student leadership suite, a multipurpose room and a student services suite,

This proposal will outline the proposed work for selecting furniture, providing initial furniture pricing, updating furniture plans once actual products are selected, specifying furniture and incorporating existing furniture re-use wherever possible. Our process can be tailored to match the needs of UCI with regards to scope and tasks.

SCHEMATIC DESIGN

During Schematic Design, we will establish the initial design direction for furniture that will support the interior design concept and layouts

We will establish a furniture design deliverable package including concept images, direction on furniture palettes that are complimentary to the overall interior palette of the project and narratives to describe the overall schematic, We will also establish a furniture quality level. We will work with your team to confirm that this quality level is in line with the budget.

Presentation Meeting #1

Present introductory furniture images to facilitate design discussion, review preliminary furniture cut sheets, associated materials and budget to establish preliminary quality level

Schematic Design deliverables:

- Summary of furniture design Goals – for key areas
- Design summary – visual & narrative
- A conceptual furniture palette incorporating existing furniture

SEATTLE
Pier 56
1201 Alaskan Way, #200
Seattle, WA 98101

T 206.623.3344
F 206.623.7005

SAN FRANCISCO
660 Market Street, #300
San Francisco, CA 94104

T 415.956.0688
F 415.956.1688

- Update furniture plans
- Preliminary exterior furniture plan
- Summary of furniture quantities?
- Preliminary furniture budget review (budgeting by others)

DESIGN DEVELOPMENT

Working from the design concept and quality level established during Schematic Design, we will select furniture options.

We will provide finish and furniture data, generate a furniture cost schedule based on vendor supplied costs for early budget allowances.

We will generate more developed drawings for key areas; with furniture placement.

In key interior elevations, we will show furniture for review of 3dimensional qualities of selected pieces.

Meeting #2

Discuss and present preliminary cut sheets, furniture layouts , upholstery layouts and review of preliminary budgets.

Design Development deliverables:

- Preliminary furniture cut sheets.
- Upholstery options for community spaces and dining facility
- Upholstery options for residential lounges
- Preliminary furniture plan of interior and exterior seating areas to determine furniture quantities and character

CONTRACT DOCUMENTATION

Based on approved Design Development work, we will first refine and then provide the deliverables listed below. The University will receive a furniture control binder, which consists of a color copy of the product, wood finish sample, and upholstery sample. Our clients have found these binders helpful, not only during the construction process, but in subsequent years when reordering materials.

Upon completion of our work, we will provide product information to the University, such as warranty information which will supplement the final comprehensive design package.

Presentation Meeting #3

Discuss and present design relating to and including:

- Preliminary furniture specifications
- Updated Furniture plans
- Furniture budget review
- Furniture cut sheets,

Presentation Meeting #4

Refine and finalize design relating to final furniture package (based on selections from meeting #3), furniture plans, and approximate furniture allocation budget.

CD deliverables

- Final Furniture specification
- Final Furniture plan—keyed
- One sheet of design intent drawings as needed, and elevations of key walls in key spaces that indicate a furniture piece. The main purpose of these select elevations is to merely describe critical furniture piece(s) or furniture feature we want to make sure gets captured into the project, considering all the elements that need to be coordinated within a space.
- Two (2) Final Furniture Control Binders (that includes product information and finish samples whenever available)
- Warranty and cleaning manual for upholstery and finishes related to furniture.

FEE FOR DESIGN PHASE

The fee for Schematic Design, Design Development, and specification, is a fixed fee of \$ 135,500.

Reimbursable lump sum of \$20,000 for printing, travel, etc.

We recommend starting as soon as possible in order to maintain integration with the Construction Documents and maintain efficiency for our design team and UCI reviewers

FEE FOR CONSTRUCTION ADMINISTRATION— \$48,000

Reimbursable lump sum of \$10,000 for travel, printing etc during construction

Our services here include the monitoring the design intent during the furniture procurement and installation process. These tasks include:

- Review of all submittals for furniture and recreation room equipment
- Review of substitutions
- Re-selection of items not in stock or available
- Being present at installation for review and monitoring of sequential installation.

ASSUMPTIONS

- UCI to provide consistent decision making furniture team throughout this process.
- Estimating and budgeting by others
- Hensel Phelps to provide mock-up coordination and installation of residential furniture.
- Custom furniture design for residential TV equipment casework included.

- Recreation center equipment selection included – ping pong, billiards, dart boards, shuffle board, foosball tables – limited to items listed above
- Purchasing and purchase orders by others.
- Marshalling, uncrating, assemblage and installation by others

ADDITIONAL SERVICES

The following services are not part of our Scope of Services but can be provided on an hourly fee basis when requested:

- Specification and documentation of lighting
- Art selection and specifications
- Signage design and specifications
- Additional presentation meetings beyond the above mentioned
- Additional packages /options
- Bidding Process
- Receiving, warehousing and installing furniture
- Furniture 'sit tests'/demo, beyond 5 key chairs (mentioned above)
- Specification and coordination of equipment (i.e. copiers, exercise equipment, video equipment etc.)
- Custom furniture or casework drawings (except noted above) and details other than design intent drawings (shop drawings to be completed by fabricators) such as mobile work pods
- Drawings/Construction Documents beyond furniture plans.
- Color boards for furniture elements.
- Renderings and additional graphics.

We are very excited to continue on this project and complete the design vision with the furniture. I look forward to further discussion with you. If you have any further questions, please feel free to call me.

Sincerely,

Elizabeth T. MacPherson, IIDA, ASID, LEED®

Principal