



## CREATIVE ENGINEERING GROUP

10-27-20

Graham Ferrier  
Ferrier Architecture Studio  
2404 Wilshire Blvd. Unit 4E  
Los Angeles, CA 90057

Re: 380 S Rosemead blvd  
Pasadena CA 91107

Dear Mr. Ferrier,

We are pleased to submit our proposal for **Electrical, Mechanical and Plumbing** System Engineering services required on the design for the above-mentioned project.

### **PROJECT DESCRIPTION**

A **SCOPE OF WORK:** *193 Unit apartment building with two level  
Subterranean parking core and 2 shell  
commercial spaces*

#### **1. GENERAL**

- a) All necessary construction documents and specifications.
- b) Design and coordination of meetings within the design group. (3 in person) conference calls as needed
- c) Full coordination with power company engineers and other utilities as necessary. (drawings only) dry utility consultant should be utilized
- d) Necessary plan checking and obtaining approvals from the building department. (Submittals by Architect/ Owner/Contractor)
- e) Shop drawing review.

- f) RFI 's

## 2. ELECTRICAL

Complete working drawings showing the following:

- a) Electrical power complete
- b) Complete coordination with Power Company (drawings) 1 meeting as needed
- c) Full coordination with special lighting consultant.
- d) Lighting fixture schedule.
- e) Dimming system as required.
- f) Complete lighting system, wiring & control.
- g) Complete power system, circuiting and control.
- h) Emergency lighting design-Photometric data
- i) Single line diagram.
- j) Electrical panel schedule.
- k) Title-24 and calculations
- l) Voltage drop calculation
- m) Short circuit calculations
- n) System of conduit and outlet boxes only for owner-supplied telephone, security and data systems. (stub)

## 3. HVAC

Complete working drawings showing the following:

- a) All heating, ventilating and air conditioning system for the project.
- b) All heating and cooling calculations.
- c) All ventilation for trash rooms and other spaces
- d) All air supply/return duct system
- e) Full ventilation for subterranean parking
- f) Title-24 as necessary

## 4. PLUMBING

Complete work drawings showing the following:

- a) All required plumbing system for the project including waste, vent, cold water, hot water and gas. Water and waste system shall be extended to a point 5'-0" beyond the building lines.
- b) Storm drain systems for roof and deck areas (as necessary).
- c) Air conditioning condensate drains.
- d) Full specifications to all plumbing fixtures and trim
- e) Full coordination for sump pit in subterranean parking
- f) Full coordination with civil for LID and POC

**B. WORK NOT INCLUDED**

1. Photo Voltaic System (P.V.)
2. Normal observation of construction work.
3. Fire Alarm/Sprinkler system or Security System
4. Design and specification of irrigation system shall be provided by others.
5. Design for Hi-Rise systems
6. Design for "LEED" certified building

**C. COMPENSATION**

A lump sum fee of **One Hundred and Eighty Five Thousand Dollars (\$185,000.00)** for Scope of Work, Paragraph "A" to be paid on progressive monthly billing, with a 25% down to start on the design.

- 25% Schematic Design**
- 25% Design Development**
- 15% upon building dept. submittal**
- 10% upon building dept. approval**

**D. CLAUSE**

Contract fees are valid for ninety (90) days from the contracts signature date.

1. Fees will be subjected to revisions if Creative Engineering Group does not receive a notice to proceed after the ninety days.

**E. REIMBURSABLE EXPENSES**

1. Messenger services.
2. Plan checks fee and permits.
3. Blueprinting costs other than required for coordination during the design state, including outside plotting, reproducible vellums and mylars.
4. All travel expenses

**F. EXTRA SERVICES**

1. Service requested which are not included in Paragraph "A", Scope of Work.
2. Substantial architectural changes after working drawings have been complete. All Minor revisions or adjustments would be part of the basic scope of services.
3. Compensation for extra services shall be reimbursed at the following hourly rates or at a mutually agreed upon fixed sum unless overtime is required to meet project due date and per client approval:

Principal/Associate	\$195.00
Senior Engineer	\$175.00
Project Manager	\$150.00
Engineer	\$110.00
Designer	\$ 95.00
CAD Designer	\$ 85.00
CADD Operator	\$ 75.00
Technical Typist	\$ 65.00

**G. ABANDONMENT**

In the event the project is abandoned, the compensation will be the last progress billing plus a mutually agreed upon amount of work executed since that billing.

**H. OWNERSHIP OF DOCUMENTS**

The drawings, specifications and other documents prepared by the engineer for this project are instruments of the engineer's service for use solely with respect to this project and, unless otherwise provided, the engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including

the copyright. Any such use of reuse by the owner of others without written verification by the consultant or CADD adaptation for the specific purpose intended will be at clients risk and full legal responsibility.


**I. CONSTRUCTION REVIEW EXCLUSION**

It is agreed that the professional services of the Engineer do not extend to or include the review or site observation of the contractor's work or performance. It is further agreed that the owner will defend, indemnify and hold harmless the Engineer from any claim or suit whatsoever, including but not limited to, all payments, expenses or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. The Engineer, agrees to be responsible for his own or his employees' negligent acts, errors or omissions.

**J. INSURANCE**

Each party to this agreement shall carry and maintain public liability, property damage, and workmen's compensation insurance. In addition, each party must have insurance to protect him from claims arising out of the performance of his professional services caused by the negligent acts, errors, or omissions of each party or his employees.

If this meets with your approval, please indicate your acceptance of this proposal by signing and dating this copy in the space provided and returning it back to our office.

Accepted by:   
\_\_\_\_\_  
Ted Ibrahim, P.E., Principal  
Creative Engineering Group

Date: 10-27-20

Accepted by: \_\_\_\_\_  
Graham Ferrier  
Ferrier Architecture Studio

Date: \_\_\_\_\_