

Professional Services Branch

****Included in cost estimates is the Procurement Division's, Office of Small Business and Disabled Veteran Business Enterprise Services surcharge of .29% in 2011-2012 and 2012-2013 on the dollar value of construction and private architectural and engineering contract awards.***

Construction Services (TT Code 3109):

Construction Supervision

Provision of on-site inspection, contract administration, and/or construction management services through the direct assignment of a Construction Supervisor or Inspector to each project during construction period.

2011-2012:

\$148.00 per hour

Proposed 2012-13:

\$153.00 per hour

Direct Construction

Direct accomplishment of high quality, rapid response construction work in state-owned buildings, with minimum client disruption, as follows: *Emergency Work* - necessary to correct or mitigate fire, life safety or security issues officially declared as an "emergency" caused by a variety of reasons. *Urgent Work* - necessary to correct or mitigate fire, life safety or security issues which are urgent (not official emergencies) caused by a variety of reasons. *Standard Work* - necessary to complete construction solutions to a wide variety of construction challenges including: historic restoration and renovation, alteration, repair, tenant improvement, Americans with Disability Act (ADA) compliance, Information Technology (IT) upgrades, etc.

2011-2012:

Prevailing wage plus administrative costs.

Proposed 2012-13:

Prevailing wage plus administrative costs.

Design Services (TT CODE 2820):

Architecture and Engineering Project Management - Basic Services

Develops program budget plans, schematic plans, preliminary plans, working drawings, technical specifications, and cost estimates, and construction phase architectural and engineering services for Capital Outlay and Special Repair Construction Projects. Pre-design architectural programming, facility evaluations, construction, feasibility and infra-structure studies are also available.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Space Planning-State Leased Facilities (TT CODE 2810):

Provides programming, space planning, interior design, and project management services for state leased facilities. These services include the site search and survey, evaluation of available properties, the layout, design, plans, specifications, and building review of tenant improvements for new facilities, expansion and/or alterations of existing space, and build-to-suit projects; new and reconfigured conventional and modular systems furniture (MSF); cost and time estimates for the acquisition, relocation and construction of state leased facilities.

2011-2012:

\$119.00 per hour

Proposed 2012-13:

\$123.00 per hour

State Owned Facilities Planning (TT CODE 2810)

Provides programming, space planning, interior design, construction documents and project management services for tenants in DGS operated State office buildings. Services include the evaluation of existing spaces, layout, design, plans specifications, schedules, estimates and construction management of tenant improvements, alterations and modular systems furniture projects.

2011-2012:

\$119.00 per hour

Proposed 2012-13:

\$123.00 per hour

Architectural Design

Architectural design concepts illustrated by plans, elevations, sections, and other graphic representations and technical specifications describing the type of construction, occupancy, building materials, and special features required to meet the facility program requirements of the client.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Civil Engineering

Site development work including site clearing and grading; retaining walls, roadways, parking, and yard paving; storm water collection, drainage and disposal systems; water supply, treatment, and conveyance facilities; waste water collection, treatment, and disposal facilities; topographic surveys; underground storage tanks and pollution control measures; plans and specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Cost Engineering

Prepares construction cost estimates for various phases of project development. Value engineering analysis. Life cycle cost analysis. Verification and review of estimates prepared by other agencies and private consultants.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Electrical Engineering

Electrical designs for primary and secondary electrical distribution systems, standby and emergency power systems, power quality for computers, interior and exterior lighting and illumination, telecommunications and data systems, fire/life safety systems, security surveillance systems; plans and technical specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Graphic Architecture Services

Architectural/engineering physical and 3 dimensional computer assistant design and drafting (CADD) models and renderings; architectural and site signage; architectural photography; exhibit design, and publication design.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Landscape Architecture

Landscape design services for site landscaping, hardscaping and irrigation systems to enhance aesthetic and functional aspects and minimize maintenance requirements of site development; budget level, design development, construction documents and construction phase support services; site surveys, program and cost information, design consultation and plan checking services; field investigations, surveys, special studies and reports.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Mechanical Engineering

Mechanical designs, calculations and drawings for heating, ventilation, air conditioning, refrigeration, plumbing, chiller and steam generating plants and mechanical distribution systems; energy management control systems, computer calculations and data analysis; plans and specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

2011-2012:

\$165.00 per hour

Proposed 2012-13:

\$168.00 per hour

Structural Engineering

Prepare structural designs, calculations and drawings for new construction and alterations/additions to existing state buildings; structural studies and reports on existing buildings where structural problems may arise or where upgrading is anticipated; construction phase support services; field investigation, surveys, special studies, and reports.

2011-2012:
\$165.00 per hour

Proposed 2012-13:
\$168.00 per hour

Vault Services

Provides storage of building design and construction plans. Services include records management, storage, duplication and maintenance.

2011-2012:
Cost available upon request.

Proposed 2012-13:
Cost available upon request.

Environmental Services Section (TT CODE 2799):

Provides assistance to all departments, boards, and commissions in conducting environmental planning, special studies (preliminary site assessments, site suitability, etc.), and the preparation of environmental documents required by the California Environmental Quality Act and National Environmental Policy Act. Provides both experienced staff in the preparation of environmental documents and the availability of professional consultant services for larger and/or complex projects. Environmental planning consultants are maintained under retainer contracts for a broad range of specialized environmental assessments and studies, for preparation of small CEQA/NEPA documents, and for securing environmental permits; and implementing monitoring requirements. Project-specific environmental services contractors can be secured at the client's request for environmental assessment of larger undertakings (new construction, environmental remediation, adoption of regulations, etc.). Environmental Services staff offers project management assistance in obtaining permits from various state and federal regulatory agencies including the Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Boards; staff also has expertise in environmental due diligence required for land acquisition including management of preliminary site assessments and reports required by the State Public Works Board.

2011-2012:
\$119.00 per hour

Proposed 2012-13:
\$123.00 per hour

Special Programs Section:**Access Compliance Program**

Including surveying, recommendations for conformance and managing the design and construction process; special repair program including managing the design and construction process at multiple sites throughout the state.

2011-2012:
\$165.00 per hour

Proposed 2012-13:
\$168.00 per hour

Energy Management Program

Retro commissioning projects, energy audits and implementation along with solar.

2011-2012:
\$165.00 per hour

Proposed 2012-13:
\$168.00 per hour

Hazardous Waste Management Programs

Asbestos survey, underground storage tank, mold, lead related issues; action plans and specifications; remedial investigation, construction work; monitoring and certification. Maintains a data base of all state-owned facilities with asbestos.

2011-2012:
\$165.00 per hour

Proposed 2012-13:
\$168.00 per hour

<p>Seismic Retrofit Provide structural evaluations of buildings including recommendations for retrofit solutions, manage the retrofit process from design through construction, maintain a database on the structural status of all state owned buildings.</p>	<p>2011-2012: \$165.00 per hour</p>	<p>Proposed 2012-13: \$168.00 per hour</p>
<p>Project Management - Special Repairs Projects Provides management for a multitude of special repair projects and programs that consist of all types of renovations to existing facilities which encompass all aspects, from feasibility studies through project completion.</p>	<p>2011-2012: \$165.00 per hour</p>	<p>Proposed 2012-13: \$168.00 per hour</p>
<p>Leasing Services (TT CODE 3430): Site survey and search, solicitation, evaluation of available properties, preparation of bid packages, conduct competitive bidding, lease negotiation and preparation for office, warehouse, laboratory space, lease-purchase, and ongoing lease management.* *</p>	<p>2011-2012: 1.49% of monthly rent</p>	<p>Proposed 2012-13: 1.50% of monthly rent</p>
<p><i>** If there are substantial changes in program scope which require extensive replanning and/or leasing effort, the project in hand will be canceled and billed at the hourly rate for actual time spent.</i></p>		
<p>Build to suit facilities: Hourly leasing services as outlined above, obtaining assignable options, and zoning coordination.</p>	<p>2011-2012: \$125.00 per hour</p>	<p>Proposed 2012-13: \$128.00 per hour</p>
<p><i>Hourly leasing services, which include client document review, land lease, parking, telecommunication sites and special studies.</i></p>	<p>2011-2012: \$125.00 per hour</p>	<p>Proposed 2012-13: \$128.00 per hour</p>
<p>Modular Buildings and Mobile Units leasing services: <i>Hourly leasing services as outlined in (1) will apply if the state lease provides an equity position or option to purchase at anytime during the lease term.</i></p>	<p>2011-2012: \$125.00 per hour</p>	<p>Proposed 2012-13: \$128.00 per hour</p>
<p>(1) Site survey and search, solicitation, evaluation of available properties, preparation of bid packages, conduct competitive bidding, lease negotiation and preparation for office, warehouse, laboratory space, lease-purchase, and ongoing lease management.* *</p>		
<p><i>** If there are substantial changes in program scope which require extensive replanning and/or leasing effort, the project in hand will be canceled and billed at the hourly rate for actual time spent.</i></p>		
<p>Real Property Services (TT CODE 2920): Provide Technical real property services including site selection, acquisition/ review in support of the State Public Works Board, title due diligence, appraisal review, transfer of property rights, relocation assistance, telecommunication leasing and leasing of state owned property.</p>	<p>2011-2012: \$125.00 per hour</p>	<p>Proposed 2012-13: \$128.00 per hour</p>
<p>Statewide Property Inventory (SPI) (TT CODE 2430): An inventory of all state proprietary land holdings and leases are maintained and available for reference. Agencies are assessed an annual per record surcharge on proprietary land holding records for maintenance of the inventory system.</p>	<p>2011-2012: \$1.80 per record Ad hoc and standard reports available upon request w/o charge. Fee may be required if request involves a large amount of research.</p>	<p>Proposed 2012-13: \$1.83 per record Ad hoc and standard reports available upon request w/o charge. Fee may be required if request involves a large amount of research.</p>

Other Services:

Architectural programming, feasibility studies for new facilities, special studies and evaluations of existing facilities for infra-structure, State Fire Marshal and ADA compliance; site suitability reports, soil investigations, project analysis, contract management and administration, and document retrieval.

For additional information, contact the Professional Services Branch in the Real Estate Services Div. at (916) 375-4700 or visit our website <http://www.dgs.ca.gov/resd/AboutUs/ProfessionalServicesBranch.aspx>.