

**PROJECT ASSIGNMENT
(EXHIBIT A TO MASTER AGREEMENT FOR
ARCHITECTURAL SERVICES)**

This Project Assignment is executed between **SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT** ("District") and _____ ("Architect") pursuant to the Master Agreement for Architectural Services ("Agreement") between the Architect and the District dated _____, 20___. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

2. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project. See Master Agreement for Architectural Services and Conditions to Agreement for detailed description of each of the following identified Basic Services.

Basic Services Phases

- Schematic Design
- Design Development
 - Preliminary Plans Value Engineering
 - Preliminary Plans Phase Constructability Review
- Construction Documents
 - Construction Drawings Value Engineering
 - Construction Drawings Constructability Review
- Bidding
- Construction
- Post-Construction

Design Consultants Included in Basic Services

- Structural
- Civil
 - On-Site
 - Off-Site
- Mechanical
- Plumbing
- Electrical
- Telecommunications/Data
- Landscaping
- Other: _____

3. Design Requirements and Deliverables. The Architect will provide all work and services specified in Attachment A1 – Scope of Basic Services and shall provide all the deliverables as specified in Attachment B1 – Deliverables within the Submittal Schedule specified below.

4. Project Construction Budget. _____ Dollars (\$_____)

5. Architectural Services Budget. _____ Dollars (\$_____).

6. Architect Compensation.

A. Contract Price. [Describe basis for determining Contract Price i.e., hourly, fixed fee/lump sum, percentage of Construction Costs, etc.].

B. Allocation of Contract Price to Phases of Basic Services.

BIM Fee Schedule

Pre-Design Phase:	3	%
Schematic Design Phase:	20	%
Design Development Phase:	20	%
Construction Documents Phase:	25	%
Bidding Phase:	2	%
Construction Contract Administration Phase:	25	%
Post-Construction Phase:	5	%
TOTAL:	100	%

CADD Fee Schedule

Pre-Design Phase:	3	%
Schematic Design Phase:	15	%
Design Development Phase:	20	%
Construction Documents Phase:	30	%
Bidding Phase:	2	%
Construction Contract Administration Phase:	25	%
Post-Construction Phase:	5	%
TOTAL:	100	%

C. Additional Services Rate Schedule.

Architect Personnel

Design Consultants Personnel

6. Basic Services Submittal Schedule.

	START DATE	FINISH DATE
Schematic Design Phase		
Initial Design Development Phase		
Final Design Development Phase		
Preliminary Plans Value Engineering; Constructability Review	Value Engineering: _____ Constructability Review: _____	Value Engineering: _____ Constructability Review: _____
Initial Construction Documents Phase		
Final Construction Documents Phase		
Construction Drawings Value Engineering; Constructability Review	Value Engineering: _____ Constructability Review: _____	Value Engineering: _____ Constructability Review: _____
Bidding		
Construction		
Post-Construction		

Dated: _____, 20__

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT, a California unified school district

ARCHITECT NAME

By: _____

By: _____

Title: _____

Title: _____

ATTACHMENT A1
SCOPE OF BASIC SERVICES

SAMPLE

**ATTACHMENT B1
DELIVERABLES**

SAMPLE