



## Smith Engineering Associates

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August 7, 2023

Paul Poirier  
Paul Poirier + Associates Architects  
156 W. Alamar Ave. Ste.C  
Santa Barbara, CA 93105

RE: 130 Robin Hill Rd – Suite 105 & 250 Tenant Improvement

Dear Paul,

Per your request, I am providing a fixed fee agreement for our work to prepare electrical drawings for this project which will convert the existing unfinished shell space into an office space similar to the other occupied spaces in the building. This work is being done to make the space more easily leasable. Our work will include:

### **Design Scope**

Implementing these changes will require the following tasks:

- Add one new circuit breaker panel fed from one of the spare meters to serve the 1<sup>st</sup> floor space.
- Interior improvements to add a conference room and several new interior offices for approximately 15,300 square feet.
- Lighting and branch circuit design for large open office spaces.
- Design work required and load justification necessary to add new branch circuit loads for lighting, general purpose receptacles, mechanical equipment, and owner furnished equipment.
- Title 24 Lighting calculations and compliant lighting control system design including daylighting calculations and controls, motion sensor controls, and motion switched office receptacles as required by Title 24.

The following work is excluded from our design scope at this time, but may be added if required under a separate fee agreement:

- Drafting of CAD floor plans or site plans, we understand you will provide the CAD base plans for us to overlay our work.

- Recording ammeter studies. This fee assumes none will be required. We believe the added loads can be justified using our existing documentation of existing building electrical loads.
- Plan submittal to the City of Santa Barbara.

The following work is excluded from our design scope but may be added later, if requested, for additional fees:

- Exterior lighting revisions or exterior Title 24 lighting calculations.

Our drawings will include the following:

- A symbol list,
- A single line diagram,
- Panel schedules,
- A lighting fixture schedule,
- Electrical floor plan (bell station only),
- Details

***Fees***

Construction Documents Phase -

- Final branch circuit design.
- Final lighting design and calculations,
- Complete panel schedules and load calculations.
- Title 24 Interior Lighting calculations and forms
- Final specifications, in note form on drawings.

Fee for Construction Documents Phase ..... \$19,000.00

Construction Observation

- Review submittal drawings.
- Respond to contractor RFI's
- Review one resubmittal for each submittal item.
- Prepare final punch list.
- Inspection after punch list.

Fee for Construction Observation ..... T&M, or under separate agreement

Significant changes to the drawings after the completion of the plan check set may be billed as extra services. Extra services will be billed hourly, at the following rates:

Principal Electrical Engineer	\$175.00/Hr
Electrical Engineer III	\$120.00/Hr
CAD Draftsman	\$80.00/Hr

***Fee expiration***

The fees listed in this proposal are based on all design work being complete by 12/31/23. Additional fees may be required if the design schedule extends beyond

12/31/23, or if the design process is stopped for a period of longer than three months.

Thank you for contacting our firm regarding this project. Please let me know if there is anything else I can do for you.

Sincerely,

A handwritten signature in black ink that reads "Brian S. Smith". The signature is written in a cursive, flowing style.

Brian S. Smith, PE

Signing a copy of this letter and returning it to our office will indicate acceptance of this arrangement.

Signed \_\_\_\_\_ Date \_\_\_\_\_