



7 March 2025

To whom it may concern:

We at Flewelling & Moody Architects are providing the information items listed in this Preliminary Engineering Report at the request of Antelope Valley Union High School District in support of its proposed Adult Education Building.

Preliminary Engineering Report

• C.1. Project Overview

- The proposed one-story 14,000 sf pre-engineered metal building is located on two parcels (APN3053-005-905 & APN 3053-005-902). A lot merger is proposed as a part of this project. The project would be constructed over a period of 11 months following City of Palmdale Building & Safety approvals.
- Construction of this project would involve site demolition, site clearing and grubbing, site earthwork grading, off-site utility improvements to water, power, and street improvements, concrete site paving, building foundation, and building construction. The proposed project site will improve upon approximately 1.78 acres of previously undeveloped land.
- This project is funded in its entirety by the Economic Development Administration. The funding will enable the development and implementation of the project site development, and building construction to support AVUHSD Adult Education's mission of providing academic and career training opportunities for students.
- The proposed building envelope materials for this project have an average lifespan of over 20 years. Building envelope materials proposed consist of concrete foundations, steel structural framing, metal cladding, and aluminum frame fenestrations. The interior finishes are of similar long lasting construction consisting of light gauge metal framing, standard gypsum, polished concrete floors, mineral fiber acoustical ceiling tiles, and solid core doors. Building components that are anticipated to have a shorter than 20 year useful life generally have to do with building systems.
 - Heat pumps – 15-20 year average life expectancy
 - Exhaust fans – 15-20 year average life expectancy
 - Water heater – 15-20 year average life expectancy

- **C.2. Project Drawings**
 - Existing conditions for the proposed project are identified on the preliminary site plan prepared for this submission.
 - Proposed project components and improvements are identified on the preliminary site plan and floor plans prepared for this submission.
 - The proposed project components and spaces are labeled, and keyed on the preliminary site plan and floor plans prepared for this submission.
- **C.3. Construction Cost Estimate**
 - An estimate of probable construction costs can be found in the estimate worksheet prepared for this submission.
 - The estimate of probable construction contingency costs of 5% is based on past experience for public works construction in the project area.
 - The proposed project delivery method is a traditional design-bid-build method. There will be one single contractor that provides for site demolition, site development, and building construction.
- **C.4. – Project Constraints**
 - The project site has been selected following completion of a geotechnical investigation that found the site as viable for construction. The recommendations of the report did not indicate any unique or special construction requirements. It is not anticipated that this project will be subject to site specific constraints.
 - The AE team has been actively engaged with the Authorities Having Jurisdiction and have not found any unique constraints that would preclude building approvals.
- **C.5. Proposed Method of Construction Procurement**
 - The project is proposed as a traditional design/bid/build procurement. Bids will be publicly solicited and a firm fixed-price contract will be awarded to the responsible bidder whose bid conforms with all the terms and conditions of the project and is the lowest in price. Bids will be sealed and publicly opened.
- **C.6. Number of Construction Contracts Anticipated**
 - The proposed project procurement will be a traditional design/bid/build with a single prime general contractor responsible for site and building improvements. There is no phased construction proposed.

- **C.7. Project Permits**

- A list of applicable permits that will need to be applied for and receive include:
 - City of Palmdale Planning
 - City of Palmdale Building & Safety
 - City of Palmdale Water District
 - City of Palmdale Traffic & Transportation
 - City of Palmdale Engineering
 - County of Los Angeles Fire Department
 - County of Los Angeles Sanitation District
- It is anticipated that upon award of this EDA grant the project will have sufficient funds to make it a viable project, at which time the design team will prepare necessary documents for submission to the various authorities having jurisdiction. Based on past experience, our AE team anticipates project permitting and approvals to take 4 to 6 months to secure.

- **C.8. Project Schedule**

- An anticipated design & construction schedule can be found in the preliminary project schedule prepared for this submission.