

## **AGREEMENT**

THIS AGREEMENT is made as of the 11th day of June, 2025, in the County of Sonoma, State of California, by and between the Santa Rosa Elementary School District, hereinafter called “District,” and Arntz Builders, Inc., hereinafter called “Design-Builder.” The District and the Design-Builder may be referred to individually as the “Party” or collectively as the “Parties.”

### **RECITALS**

**WHEREAS**, the District intends to construct a TK Classroom Building at James Monroe Elementary School located at 2567 Marlow Rd, Santa Rosa, CA 95403 (Project)

**WHEREAS**, the District released the Request for Proposal (“RFP”) seeking proposals to provide alternative design-build services for the Project, as further described in the Scope of Work attached hereto and incorporated herein as Exhibit A.

**WHEREAS**, the Design-Builder was selected as the best qualified firm following a competitive procurement and evaluation process and represented in its proposal, which is incorporated herein by this reference, that it is qualified to provide the alternative design-build services required by the District as set forth in this Agreement and is fully licensed to provide alternative design-build services in conformity with the laws of the State of California.

**WHEREAS**, the District and Design-Builder desire to enter into this Agreement subject to the terms and conditions herein.

### **AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, District and Design-Builder agree as follows:

#### **ARTICLE 1. WORK**

Design-Builder shall provide all work required by the Contract Documents (the “Work”) relating to the JMES Classroom Building (“Project”), which are incorporated herein by this reference. Design-Builder agrees to do additional Work arising from changes ordered by the District pursuant to Article 7 of the General Conditions. The Design-Builder shall be responsible for providing services for the development of the Project, including Schematic Design, Design Development, Construction Documents, and Construction of the Project.

#### **ARTICLE 2. CONTRACT DOCUMENTS**

“Contract Documents” means the Advertisement For Alternative Design-Builder Prequalification (as applicable), Request for Proposals, Price Proposal Form, Bid Bond, Proposal Evaluation Process, Project Directory, Preliminary Schedule, Design-Builder’s Proposal, this Agreement, General Conditions, Special Conditions, Specifications, Exhibits, List of Drawings, Drawings, Addenda, Notice to Proceed, Change Orders, Notice of Completion, any other documents contained in or incorporated into the Contract, and all other documents identified in this Agreement that together form the contract between District and Design-Builder for the Work (the “Contract”).

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

Design-Builder shall be liable for building the facility to specifications set forth in the Contract Documents.

**ARTICLE 3. APPROVAL OF PLANS**

No construction or alteration of any District facility shall commence prior to the receipt of the written approval of the plans, as to the safety of design and construction, from the Department of General Services.

**ARTICLE 4. CONTRACT SUM**

**Design Services Price:** The District shall pay to Design-Builder as full compensation for the Design of the project up to and including approval of plans and specifications for the Project, and inclusive of all applicable taxes and costs, the sum of Nine Hundred Seventy-Nine Thousand, Seven Hundred Twelve Dollars (\$973,712). Payment of the Design Services Price shall be paid as set forth below:

<b>Design Services Phases</b>	<b>Allocation</b>
90% Completed Construction Documents	\$778,969.60
Submittal of 100% Completed Construction Documents to DSA	\$97,371.20
DSA Approval of Construction Documents	\$97,371.20

Pre-Construction Cost: In addition to the Design Fee, the District will hold an allowance for Pre-Construction for the following items:

<b>Pre-Construction Allowance</b>	<b>Allocation</b>
Early Procurement (e.g., Structural Steel, HVAC Equipment, and associated manufacturing materials)	\$ 3,000,000

The sum of the pre-construction allowance is Three Million Dollars (\$3,000,000). Payment of the Pre-Construction Allowances must be reviewed and approved by the District before being released.

Upon completion of Design Services, the parties shall amend this Agreement to include the Construction Price for the completion of all work contemplated by the project plans, including, without limitation all labor, materials, equipment, taxes, and costs. The Construction Price shall be based on the (Price of all construction subcontracts + Price of the construction work ) to be performed by the design-build entity) × 1.927%.

**ARTICLE 5. CONTRACT TIME**

**Design Milestones:** Design Builder shall be liable for Liquidated Damages for failure to complete the 90% Construction Documents Milestone or the DSA Submittal Milestone as follows:

<b>Milestone Event</b>	<b>Liquidated Damages</b>
90% Construction Documents	Five Hundred Dollars (\$500) per day until 90% Construction Documents submitted to District
DSA Submittal	One-Thousand Dollars (\$1,000) per day until Construction Documents submitted to DSA

The time period between (a) Design-Builder’s submission of the Board-approved Final 100% Plans and Specifications to DSA, and (b) DSA’s first comments regarding the Final 100% Plans and Specifications, shall not count against the Contract Time, and the Design-Builder shall be entitled to a time extension for such time period.

Design-Builder shall commence the Work on the date specified in the Notice to Proceed and fully complete the work by August 11, 2026 (“Contract Time”).

Liquidated Damages for Delayed Substantial Completion of the Work. If the Design-Builder fails to achieve Substantial Completion of the Work within the Construction Contract Time, including adjustments thereto in accordance with the Contract Documents, the DBE shall be subject to assessment of Liquidated Damages in the amount of Five Thousand Dollars (\$5000) per day from the scheduled date of Substantial Completion until Substantial Completion is achieved.

Delayed Completion of Punchlist Items. If the DBE fails to complete all Punchlist Items noted upon Substantial Completion of the Work within the time established for completion of all Punchlist Items, the DBE shall be subject to assessment of Liquidated Damages in the amount of Three Thousand Dollars (\$3000) per day from the scheduled date of completion of all Punchlist Items until all Punchlist Items are completed.

By its signature hereunder, Design-Builder agrees the time for completion and milestones set forth above is adequate and reasonable to complete the Work.

**ARTICLE 6. LIQUIDATED DAMAGES**

The Liquidated Damages described are intended to compensate the District for loss of public use and goodwill, and are not intended as a penalty or forfeiture. In the event the amount of Liquidated Damages is not paid, the Design-Builder agrees the District may deduct that amount from any money due or that may become due the Design-Builder under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.

**ARTICLE 7. DESIGN-BUILDER’S COVENANTS AND REPRESENTATIONS**

Without superseding, limiting, or restricting any other representation or warranty set forth elsewhere in the Contract Documents, or implied by operation of law, the Design-Builder makes the following covenants and representations to District:

- 7.1 Design-Builder and all of its Design Professionals and subcontractors are properly certificated, licensed, and qualified to perform the Work required by the Contract Documents.

- 7.2 Design-Builder accepts the relationship of trust and confidence with the District established by the Contract Documents. Design-Builder shall cooperate with the District.
- 7.3 Design-Builder and its Design Professionals have carefully examined the site of the Project and the adjacent areas, have suitably investigated the nature and location of the Construction Work and have satisfied themselves as to the general and local conditions which shall be applicable, including but not limited to: (1) conditions related to site access and to the transportation, disposal, handling and storage of materials; (2) the availability of labor, water, power and roads; (3) normal weather conditions; (4) observable physical conditions at the site and existing site conditions, including size, utility capacities and connection options of external utilities; (5) the surface conditions of the ground; and (6) the character and availability of the equipment and facilities which shall be needed prior to and during the performance of Construction Work.
- 7.4 Design-Builder and its Design Professionals have suitably reviewed the site survey, record documents, seismic data, preliminary geotechnical and other test reports, environmental documents and any other documentation furnished by the District in the Exhibits.
- 7.5 Design-Builder and its Design Professionals have carefully reviewed the following Exhibits to the Design-Build Contract: (1) Basis For Program Design; (2) District Furnished Information; and (3) District Standards. Design-Builder acknowledges that these Exhibits establish the scope, level of quality, design intent, and the procedures for the development of the design to a state of 100% completion.
- Design-Builder agrees that (1) it shall manage, coordinate and fully complete the design; (2) Design-Builder shall cause its Design Professionals to describe and depict the final design for the Project, as approved by the District, in Construction Documents which shall include all information required by the building trades to complete the construction (other than such details customarily developed by others during construction); and (3) it shall manage and timely construct the Project in consideration for the District's payment of the Contract Sum.
- 7.6 Design-Builder and its Design Professionals have reviewed the Preliminary Schedule attached to the Request for Proposals and agree that the design and construction tasks and milestones are reasonable and feasible, except as modified by Design-Builder's Proposed Contract Schedule, approved by District. Design-Builder also agrees that time is of the essence for the performance of the Work.
- 7.7 Design-Builder agrees that all Construction Documents shall be complete, coordinated, and accurate.
- 7.8 Design-Builder agrees that all materials, equipment, and furnishings incorporated into or used in the Construction Work shall be of good quality, new (unless otherwise required or permitted by the Contract Documents), and free of liens, claims, and security interests of third parties. If required by the District, Design-Builder shall furnish satisfactory evidence as to the kind and quality of the materials, equipment, and furnishings.
- 7.9 Design-Builder agrees that the Work shall be of good quality, free of defects, and shall conform with the requirements of the Contract Documents. Work not conforming to the requirements of the Contract Documents, including substitutions in design or construction not specifically approved or authorized in writing by the District in advance, may be considered defective.

**7.10** Design-Builder agrees to correct any error(s), omission(s), or deficiencies in the Contract Documents or Construction Documents at no additional cost to District; however, this provision in no way limits the liability of Design-Builder.

**ARTICLE 8. INDEMNIFICATION**

Design-Builder shall provide indemnification as set forth in the General Conditions.

**ARTICLE 9. PREVAILING WAGES**

Design-Builder shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates may be obtained online at <http://www.dir.ca.gov>, and which must be posted at the job site.

**ARTICLE 10. PROJECT STABILIZATION AGREEMENT**

Design-Builder shall execute an Agreement to be Bound to the District's Project Stabilization Agreement and comply with the provisions therein.

**ARTICLE 11. DUE AUTHORIZATION**

The person or persons signing this Agreement on behalf of Design-Builder hereby represent and warrant to District that this Agreement is duly authorized, signed, and delivered by Design-Builder.

**ARTICLE 12. NOTICES**

All notices under this Agreement shall be in writing and shall be given by electronic mail (e-mail), facsimile transmission, or U.S. mail to the addresses listed below. E-mail and facsimile transmissions shall be documented by the sending Party with transmission receipts and the transmissions shall be deemed received on the date of transmission with delivery confirmation. Transmissions by U.S. mail shall be deemed to have been received forty-eight (48) hours after deposit in the U.S. mail in registered or certified form with postage fully prepaid.

If to the District: Santa Rosa Elementary School District  
ATTN: Erik Oden  
110 Stony Point Rd, Suite 210  
Santa Rosa, CA 95401  
Email: [eoden@sres.k12.ca.us](mailto:eoden@sres.k12.ca.us)

If to the Design-Builder: Arntz Builders, Inc.  
ATTN: JP Van Zee  
431 Payran Street  
Petaluma, CA 94952  
Email: [jp@arntzbuilders.com](mailto:jp@arntzbuilders.com)

**ARTICLE 13. GOVERNING LAW**

This Agreement shall be governed by the laws of the State of California and the Parties acknowledge that the Work is taking place in the County of Sonoma, California.

**ARTICLE 14. PROVISIONS REQUIRED BY LAW**

Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Design-Builder shall comply with all requirements of California law applicable to this Project.

**ARTICLE 15. ASSIGNMENT**

Design-Builder and District agree that Design-Builder's unique talents, knowledge, and experience form a basis for this Agreement and that the services to be performed by Design-Builder under this Agreement are personal in character. Therefore, Design-Builder not subcontract, assign, or delegate any portion of this Agreement or any duties or obligations hereunder without the express written consent of the District, which consent may be withheld by the District at its sole discretion.

**ARTICLE 16. NON-WAIVER**

Failure of the Parties to seek redress for violation of, or to insist upon, the strict performance of any term or condition of this Agreement shall not be deemed a waiver by that Party of such term or condition, or prevent a subsequent similar act from again constituting a violation of such term or condition.

**ARTICLE 17. SEVERABILITY**

Any provisions or portion thereof of this Agreement that is prohibited by, unlawful, or unenforceable under any applicable law of any jurisdiction, shall as to such jurisdiction be ineffective without affecting other provisions of this Agreement.

*[Remainder of page intentionally left blank]*

THIS AGREEMENT is entered into by District and Design-Builder as of the date set forth above.

SANTA ROSA ELEMENTARY SCHOOL  
DISTRICT

DESIGN-BUILDER

\_\_\_\_\_  
(Name of Firm)

\_\_\_\_\_  
(Type of Organization)

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

Lisa August  
(Printed Name)

\_\_\_\_\_  
(Printed Name)

Interim Superintendent  
(Title)

\_\_\_\_\_  
(Title)

Design-Builder's California Contractor License(s):

\_\_\_\_\_  
(Name of Licensee)

\_\_\_\_\_  
(Classification and License Number)

\_\_\_\_\_  
(Expiration Date)

Design-Builder's Employer Identification No:

\_\_\_\_\_  
(XX-XXXXXXX)

Attach notary acknowledgment for all signatures of Design-Builder. If signed by other than the sole proprietor, a general partner, or corporate officer, attach original notarized Power of Attorney or Corporate Resolution.

**EXHIBIT A**  
**Scope of Work**

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

JUNE 2, 2025



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## TABLE OF CONTENTS

3.1 Cover Letter.....	3
3.2. Preliminary Design.....	5
3.3 Project Team Organization.....	18
3.4 Price Proposal Form.....	20
4.Key Personnel Schedule.....	25
5.Design Professionals.....	46
7. DVBE Program Participation Documentation.....	48
8. Iran Contracting Act Certification.....	50
9. Drug-Free Workplace Certification.....	54
10. Certification of Contractor and Division of Industrial Relations Registration.....	57
11. Asbestos-Free Materials Certification.....	60
12. Non-Collusion Declaration.....	63
13. Workers Compensation Certification.....	65
14. Alcohol and Tobacco-Free Workplace Certification.....	68
15.Project Stabilization Agreement.....	70

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## COVER LETTER

June 2, 2025

### **Santa Rosa High School District/Santa Rosa Elementary District**

Attn: Erik Oden, Executive Director Facilities, Maintenance, Operations, and Facilities  
211 Ridgway Avenue  
Santa Rosa, CA 95401

Electronic submittal to: [facilities@srcs.k12.ca.us](mailto:facilities@srcs.k12.ca.us)

### **RE: Design-Build RFP - JMES TK Classroom Buildings**

Dear Mr. Oden and Selection Committee,

Arntz Builders, Inc is an S-Corporation and the Design-Build Entity. Arntz Builders & PBK have entered into a Design-Build agreement for the delivery of Arntz’s DSA Pre-Checked (PC) Transitional Kindergarten (TK) classroom building for this project.

Although our TK building has been pre-approved for structural, access & fire life safety, the partnership with PBK and their team will help facilitate a quick, comprehensive site-specific project application for review by DSA. With built-in options for the PC building, including roofing, siding, windows, layout & bathroom accessibility, we can customize a site-specific approach while staying within the Pre-Approved building system.

Utilizing our DSA PC TK building helps keep value and cost aligned with the needs of SRCS. Working with PBK Architects and the sub-consultants focused on a program first delivery focusing on needs while capitalizing on great architectural site features which PBK TK-12 experience. ABI focuses on value through repetition of building systems, a repeatable structural frame and allows our team lean on the previous successful deliveries of six (6) TK classrooms partnering with our Structural, Tim Mathewson & Associates, Electrical, The Engineering Enterprise, and Mechanical, Weston & Associates.

ABI & PBK Principals in charge, David Arntz & Lance Kutz’, are led by ABI Project Executive JP Van Zee and Principal Designer Jeff Johnson through the design collaboration with the SRCS. Our subconsultant partners listed below make up the Design-Build team.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## COVER LETTER CONT.

Trade or Profession (i.e. general contractor, architect, engineer/discipline, MEP subcontractor, etc.)	Name and Address	Legal Entity (i.e. corporation, partnership, sole proprietor, etc.)
General Contractor	Arntz Builders, Inc. - 431 Payran Street, Petaluma, CA	Corporation
Architect of Record	PBK Architects-2600 10th St., Ste 700, Berkeley, CA	Corporation
Landscape	Edgeland Group-2600 10th St., Ste 700, Berkeley, CA	Corporation
Civil	Adobe Associates Inc. - 1220 N. Dutton Ave., Santa Rosa, CA	Corporation
Arntz PC Team		
Architect	Gary Gery Architect - 130 Quail Way, Avila Beach, CA	Corporation
Structural	Mathewson & Associates - 4120 Douglas Blvd., Ste 206-260, Granite Bay, CA	Corporation
Electrical	The Engineering Enterprise - 1123 High St., Auburn, CA 95603	Corporation
Mechanical	Weston & Associates - 601 University Ave., Ste 260, Sacramento, CA 95825	Corporation

Collectively, Arntz Builders, Inc and PBK have partnered on 5 Design-Build projects, including 4 of which have included Mechanical, Electrical and Structural Engineers providing us a unique experience and collaboration to be the successful team for SRCS.

Prime Firm: Arntz Builders, Inc.  
 Contact: JP Van Zee, Vice President  
 Email: [jp@arntzbuilders.com](mailto:jp@arntzbuilders.com)  
 Address: 431 Payran Street, Petaluma, CA 94952  
 Phone: 707-835-2900 Fax: 707-835-2993

Sincerely,



JP Van Zee  
 Vice President  
[jp@arntzbuilders.com](mailto:jp@arntzbuilders.com)

Sincerely,



Lance Kutz, AIA, NCARB  
 Principal in Charge  
[lance.kutz@pbk.com](mailto:lance.kutz@pbk.com)

## PRELIMINARY DESIGN



American Canyon Middle School Design Build (Arntz, PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DESIGN APPROACH

### The TK Village story:

Early childhood development is an important part of our educational process. In our designs for each campus, we have put together the critical elements that will help students teachers and parents have a great learning experience. We plan to provide a safe and secure campus that is also integrates engaging learning environments inside and outside.

### Outdoor learning

It has been proven that outdoor education is an important factor for young minds. It has shown better academic performance, enhanced attention, increased engagement, and improved behavior. We accomplish this by having a variety and diversity of outdoor experiences. This includes multiple pathways for trikes and walking; multiple lawn areas; natural and synthetic shaded areas. This includes playground equipment that encourages collaboration and interactive play; and includes an option for a restorative garden for kids.

There are areas for free-form play to allow children to invent their own games and structures. Items as simple as large sticks and blocks are used to stimulate the imagination. The use of color and objects, stimulate visual intrigue. Natural playground elements capture the resiliency of the outdoor environment and aims for hands-on engagement that includes interaction with sand water and native plants . Exploration encourages children to use non-conventional structures as play pieces. It encourages social interaction and creativity by providing opportunities for investigation. There are collaborative areas with components and areas for group play. Utilizing equipment that requires more than one user, we are encouraging social development through interaction. Other areas offer inclusive play and provides ADA accessible equipment for physically and developmentally challenged children.

### Landscape

We plan to use vegetation that is native to this area, keeping it low maintenance and drug tolerant. Larger shade trees provides natural cooling for summer days and areas for gathering and reading. Natural landscaping can also be used for passive security by restricting access and surfaces that deter contact. The Learning Garden offers a great opportunity for children to experience planting and cultivating native plants.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## SITE PLAN - JAMES MONROE CAMPUS

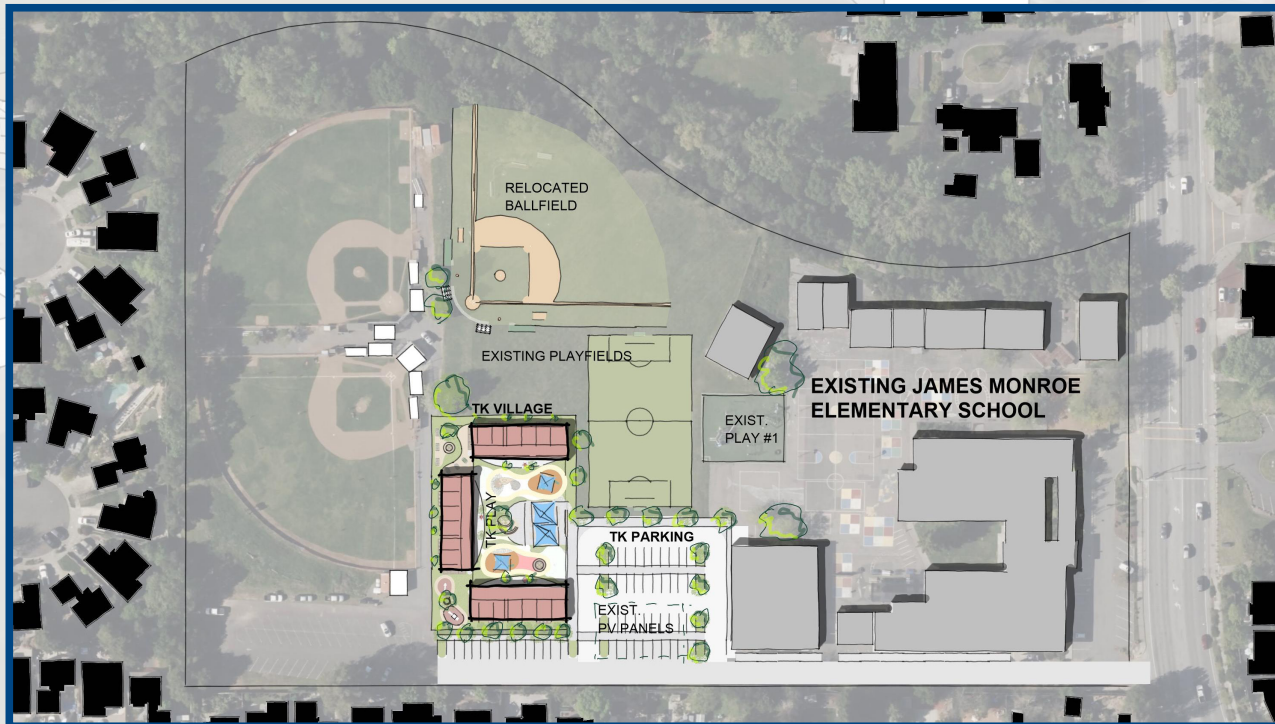
This site is accessible through the parking/fire lane to the south. Some existing parking will need to be aligned and replaced. The open field offer plenty of space on this 13.5 acre site. Relocating the existing baseball field and working around the existing solar array, allows an open area for the new TK Village. The PV panels offer shading for some of the new parking. This area also allow for queueing off the main circulation.



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## SITE PLAN - JAMES MONROE CAMPUS

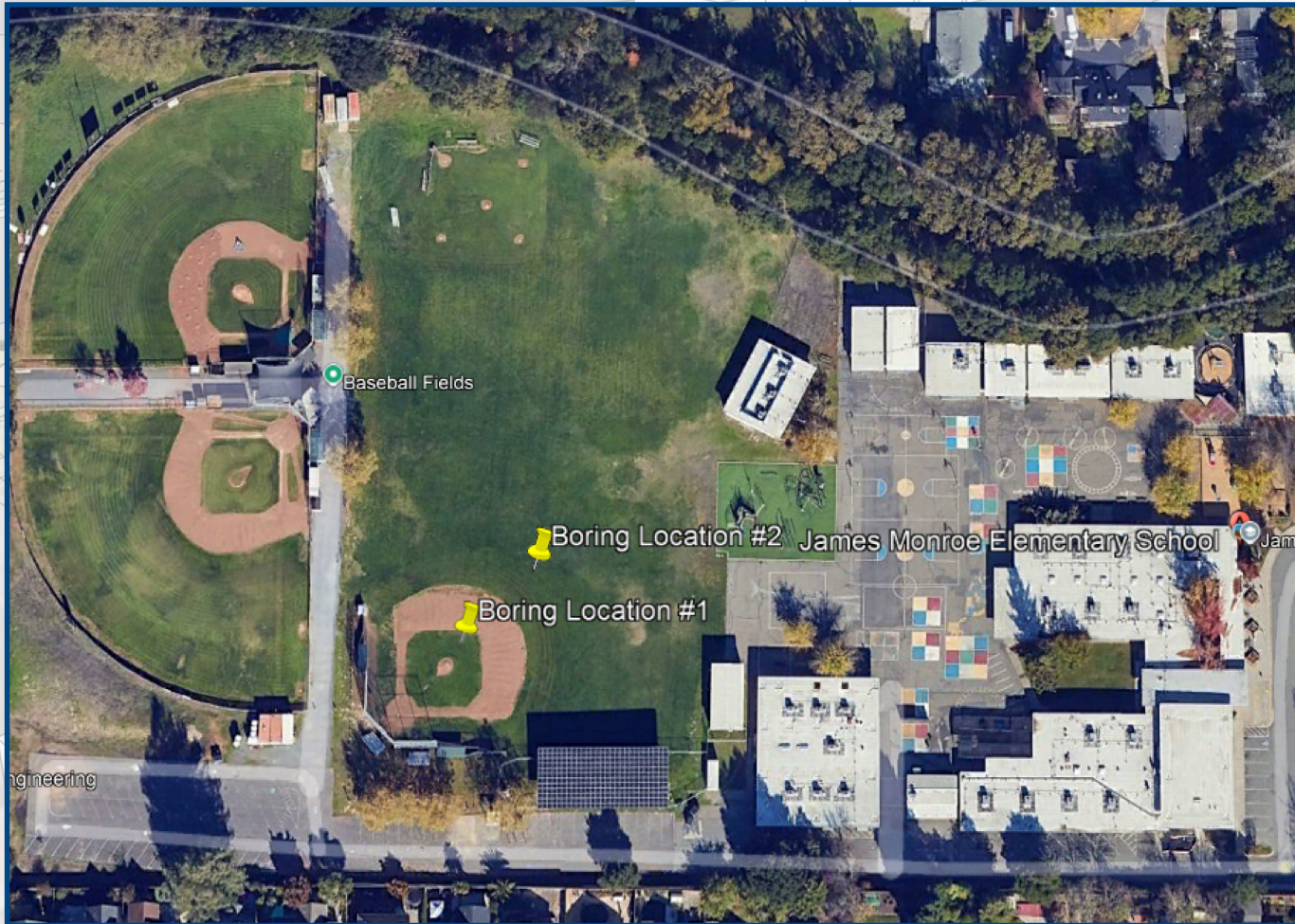


This village layout also allows for a centralized courtyard with easy access and passive surveillance. All classrooms look out onto the main area. The existing Monroe playground will receive a new fall-resistant, poured-in-place system. This is identical to the new TK system.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

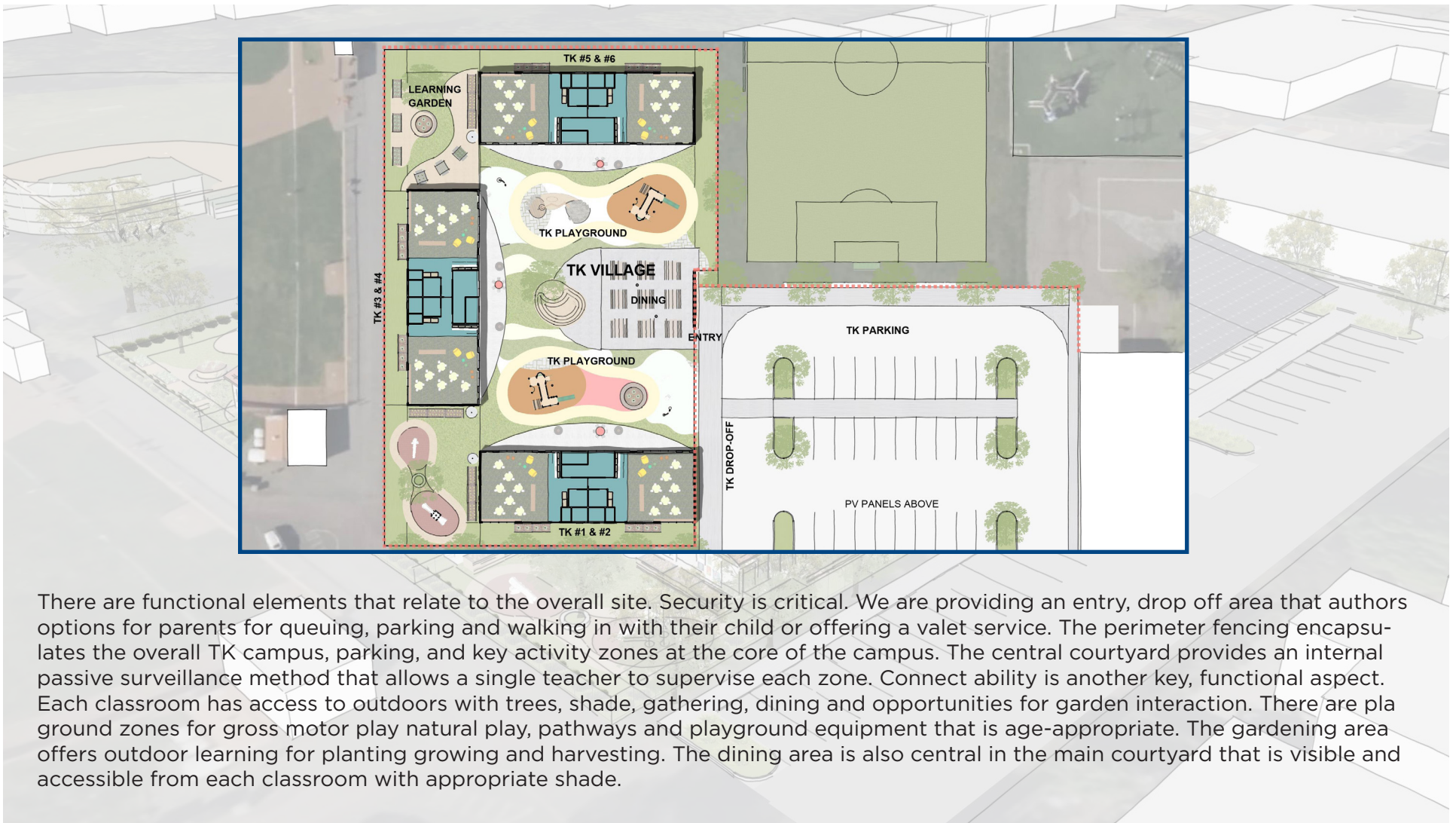
## PROPOSED LOCATIONS FOR GEOTECHNICAL BORINGS



## ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

### MEETS FUNCTIONAL REQUIREMENTS



There are functional elements that relate to the overall site. Security is critical. We are providing an entry, drop off area that authors options for parents for queuing, parking and walking in with their child or offering a valet service. The perimeter fencing encapsulates the overall TK campus, parking, and key activity zones at the core of the campus. The central courtyard provides an internal passive surveillance method that allows a single teacher to supervise each zone. Connect ability is another key, functional aspect. Each classroom has access to outdoors with trees, shade, gathering, dining and opportunities for garden interaction. There are playground zones for gross motor play natural play, pathways and playground equipment that is age-appropriate. The gardening area offers outdoor learning for planting growing and harvesting. The dining area is also central in the main courtyard that is visible and accessible from each classroom with appropriate shade.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## EXTERIOR AESTHETICS TO ENHANCE DESIGN



### Options for Exterior Lap Siding

- Build your kids Experience
  - Manufactured Play Structures
  - Site Shading
  - Lunch / Snack Tables
  - Build to suite your demographics



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

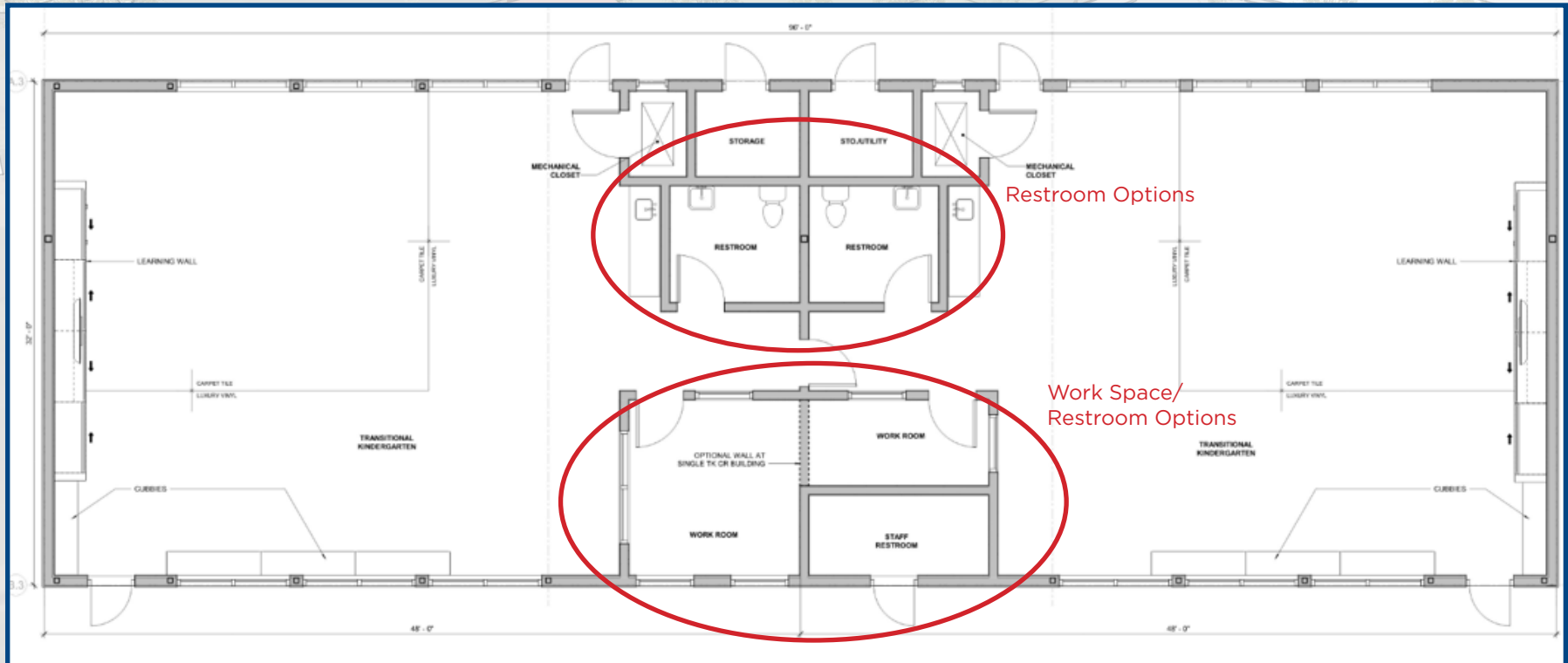
Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## FLEXIBLE CLASSROOM DESIGN

### Flexible Classroom Design

- Open CR area - activity zones - (see report)
- Teacher workroom - visibility
- Restroom - student and staff
- Casework/ built-in - Teaching wall , cubbies

- Storage closet
- Daylight -window wall open to play - one operable
- Finishes



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## FLEXIBLE CLASSROOM DESIGN

BUILDING DESCRIPTION	
<input checked="" type="checkbox"/> <b>SELECT OPTIONS WITH AN "X" FOR SITE SPECIFIC PROJECT.</b>	
FOUNDATION	PERMANENT S.O.G.
WALL FRAMING	LIGHT-GAUGE STEEL
HVAC	FLOOR MOUNTED IN CLOSET
ROOF TYPE	GABLE ROOF W/ 4:12 SLOPE
ROOFING	<input type="checkbox"/> STANDING SEAM METAL ROOF (SHEET A6.1) <input type="checkbox"/> ASPHALT SHINGLE (SHEET A6.1a)
FRONT OVERHANG	LENGTH: 4'-0"
REAR OVERHANG	LENGTH: 3'-0"
FIRE SPRINKLERS	NON-SPRINKLERED NOTE: BUILDING MODULES ARE DESIGNED TO SUPPORT WEIGHT OF A FUTURE FIRE SPRINKLER SYSTEM (1.5 PSF)
SUNSHADE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> CEMENT PLASTER (SHEET A6.1) <input type="checkbox"/> CEMENT PLASTER & CEMENT BOARD SIDING - STYLE: <input type="checkbox"/> V-GROOVE (SHEET A6.1) OR <input type="checkbox"/> LAP SIDING (SHEET A6.1a)
ADDITIONAL OPTIONS	CUBBIES: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> 1-CLASSROOM BUILDING (SHEETS A1.1a, A4.2, A7.1) <input type="checkbox"/> 2-CLASSROOM BUILDING (SHEETS A1.2a, A4.2, A7.1) ROLLER SHADES: <input type="checkbox"/> YES <input type="checkbox"/> NO (SHEET A5.1) RESTROOM WALL AND FLOOR FINISH: (SHEETS A4.1 & A6.4) <input type="checkbox"/> CERAMIC WALL AND FLOOR TILE <input type="checkbox"/> VINYL FLOORING AND FRP WALL PANELS ACCESSIBLE TK RESTROOM MOUNTING HEIGHTS: <input type="checkbox"/> AGE 4 (SHEET A1.3) <input type="checkbox"/> AGE 5 (SHEET A1.3a)
TITLE 24	SEE SHEET INDEX AND SELECT BASED ON SITE SPECIFIC CLIMATE ZONE.
SOLAR DESIGN (SHEET E3.2)	<input type="checkbox"/> CLIMATE ZONE 2: 3.2kW (PV NOT REQUIRED) <input type="checkbox"/> CLIMATE ZONE 3: 3.2kW (PV NOT REQUIRED) <input type="checkbox"/> CLIMATE ZONE 4: 4.1 kW (6.3 kW PROVIDED) <input type="checkbox"/> CLIMATE ZONE 12: 4.1 kW (6.3 kW PROVIDED)

CONFIDENTIAL MATERIAL  
 THESE DOCUMENTS ARE THE PROPERTY OF ARNTZ BUILDERS, INC. AND ARE NOT TO BE DISTRIBUTED OR REPRODUCED WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF ARNTZ BUILDERS, INC. COPYRIGHT ARNTZ BUILDERS, INC.



**ARTEN BUILDING**  
**IA, CA 94952**



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## FLEXIBLE CLASSROOM DESIGN

Each classroom has an open area for multiple zones that include whole group, calming, construction, reading nook, exploration, and integration, literacy, dramatic play, STEAM, small group and discovery. This is integrally linked to outdoor access with operable window walls and connect to outdoor play. On the opposite wall is another window wall that has access to a smaller outdoor area with a butterfly garden. In each module, there’s also a teacher work room that has visibility into the main classroom. Restrooms are provided for teacher and student. There is built-in casework with a teaching wall and cubbies Storage is provided with a walk-in closet. Their options with finishes for flooring walls, and ceiling.



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DESIGN INNOVATIONS



### Design Innovations

- Parking/ drop-off
- Queuing
- Staff
- Activity zones
- Diversity
- Security

Even though the program didn't require parking, we are including an integrated queuing area for drop off and adequate parking for parents to also park and walk in their student. This also includes adequate parking for staff.

Within the playground area, we have also included a wide variety of spaces That allow for critical development of young minds.

We are offering the option to place PV on each unit that would allow the campus to be Net-Zero Energy.

## ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

### LIFE-CYCLE COSTS OVER 15 OR MORE YEARS

Our team’s design approach begins with gaining a thorough understanding of the project requirements, user needs, and environmental considerations. This process involves collaboration with stakeholders to define performance criteria and budget constraints. Our team employs an integrated design approach centered around early coordination with our engineering team and installing contractors. This collaboration ensures that all systems (HVAC, electrical, plumbing, etc.) are coordinated in order to optimize both functionality and cost.

For the selection of finish materials, we prioritized the importance of product durability and maintenance practicality over pure aesthetic value. By employing this structured approach, we ensure that our designs not only meet immediate aesthetic and functional needs but also provide long-term value through careful consideration of first costs, life cycle implications, and sustainability.

*Team should state their approach to energy modeling of the buildings, continuous commissioning and the expected design energy use intensity of the building(s).*

The design of the building begins by conducting a baseline energy analysis to understand the expected energy consumption patterns and identify areas for improvement. Our team utilizes advanced energy modeling software to simulate building performance under various scenarios. This allows us to predict energy use, assess the impact of different design choices, and optimize energy efficiency.

During the modeling process, we consider multiple factors such as:

- Building orientation to maximize natural light while minimizing unwanted heat gain.
- Envelope performance geared towards selecting high-performance insulation, windows, and shading devices to reduce heating and cooling loads.
- HVAC Systems to evaluate different heating and cooling solutions for efficiency and effectiveness.
- Renewable Energy Integration as desired by our clients and the corresponding budget.
- Options for full Solar & Net Zero solar is available for the progressive Design-Build approach

After the building is operational, we can implement a continuous commissioning process to ensure systems function optimally over time. This involves regular monitoring and adjustments based on real-time data. If desired, we can offer the option to install energy management systems (EMS) that tracks energy use, indoor environmental quality, and system performance. This

## ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

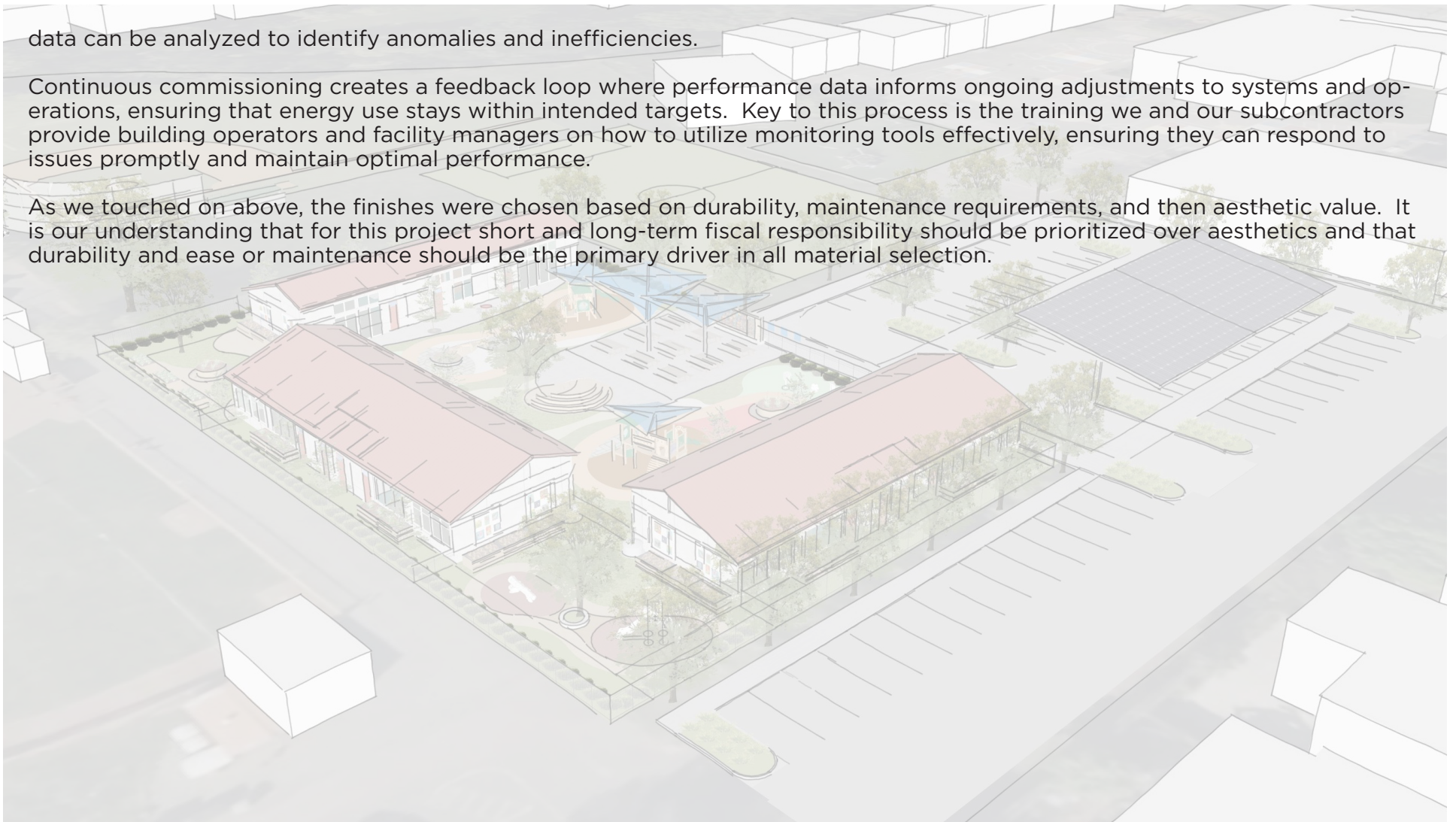
Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

### LIFE-CYCLE COSTS OVER 15 OR MORE YEARS CONT.

data can be analyzed to identify anomalies and inefficiencies.

Continuous commissioning creates a feedback loop where performance data informs ongoing adjustments to systems and operations, ensuring that energy use stays within intended targets. Key to this process is the training we and our subcontractors provide building operators and facility managers on how to utilize monitoring tools effectively, ensuring they can respond to issues promptly and maintain optimal performance.

As we touched on above, the finishes were chosen based on durability, maintenance requirements, and then aesthetic value. It is our understanding that for this project short and long-term fiscal responsibility should be prioritized over aesthetics and that durability and ease of maintenance should be the primary driver in all material selection.



## PROJECT TEAM ORGANIZATION

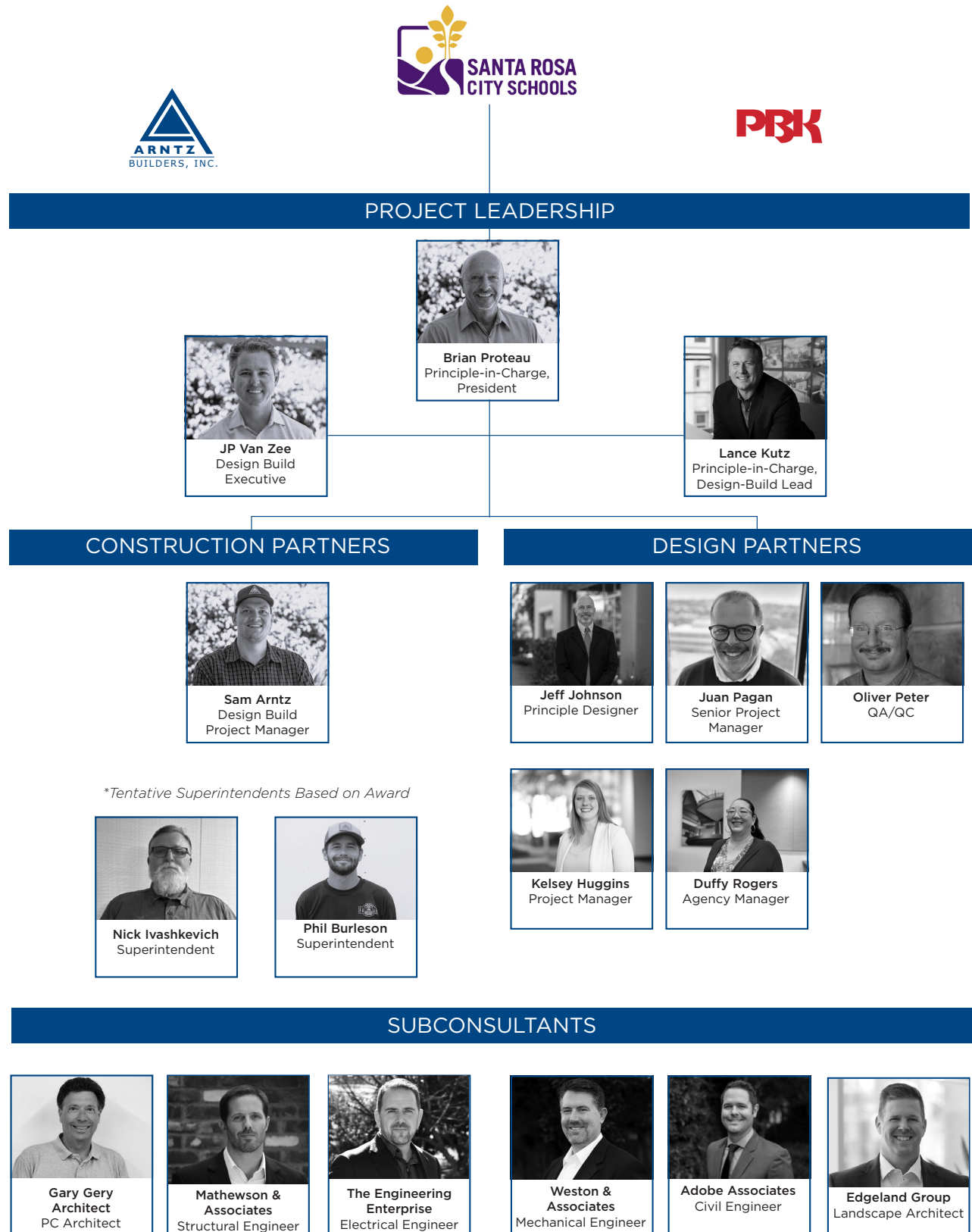


Donaldson Way Elementary School Design Build (Arntz, PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## ORGANIZATIONAL CHART



## PRICE PROPOSAL



Cali Calmecac Language Academy Lease Leaseback (Arntz PC)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRICE PROPOSAL FORM

### PRICE PROPOSAL FORM

**FOR:**

**JMES TK Classroom Building**

2567 Marlow Rd, Santa Rosa, CA 95403

June 2, 2025

**PROPOSAL TO:**

SANTA ROSA ELEMENTARY SCHOOL DISTRICT  
110 Stony Point Rd., Suite 210  
Santa Rosa, CA 95401

**PROPOSAL FROM:**

Arntz Builders, Inc.

\_\_\_\_\_  
(Name of Firm Submitting Proposal)

431 Payran Street

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Address)

Petaluma, CA 94952

\_\_\_\_\_  
(City, State, Zip Code)

707-835-2900

\_\_\_\_\_  
(Telephone Number)

June 2, 2025

\_\_\_\_\_  
(Date Proposal Submitted)

Note: All portions of this Price Proposal Form must be completed and the Price Proposal Form must be signed before the Proposal is submitted. Failure to do so will result in the Proposal being rejected as nonresponsive.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRICE PROPOSAL FORM CONT.

### 1.0 PROPOSER’S REPRESENTATIONS

Proposer, represents that a) it has the appropriate active Contractor's license required by the State of California; b) it has carefully read and examined the Proposal Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Prequalified Proposers; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) that all information and submittals provided as part of the prequalification process are accurate and correct; f) Proposer and all Subcontractors, regardless of tier, are currently registered with the California Department of Industrial Relations pursuant to California Labor Code Section 1725.5 and 1771.1.; g). Proposer hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums or in the manner quoted. Proposer further agrees that it will not withdraw its Proposal within ninety (90) days after the Proposal deadline, and that, if it is selected best value Proposer, that it will, within thirty (30) days after receipt of notice of selection, sign and deliver to District the Agreement in triplicate and furnish to District all items required by the Proposal Documents. If awarded the Contract, Proposer agrees to complete the proposed Work by the date specified in the Agreement.

**PROPOSER REPRESENTS AND WARRANTS THAT IT HAS REVIEWED AND IS FAMILIAR WITH THE DISTRICT’S PROJECT STABILIZATION AGREEMENT AND AGREES TO CONDUCT THE PROJECT IN ACCORDANCE WITH ITS TERMS AND CONDITIONS**

### 2.0 ADDENDA

Proposer acknowledges that it is Proposer's responsibility to ascertain whether any Addenda have been issued and if so, to obtain copies of such Addenda from District's facility at the appropriate address stated on Page 1 of this Price Proposal Form. Proposer therefore agrees to be bound by all Addenda that have been issued for this Proposal.

The Undersigned acknowledges receipt, understanding and full consideration of the following addenda to the contract documents:

Addenda No. 1  
 Addenda No. 2  
 Addenda No. \_\_\_\_\_

### 3.0 PRICE PROPOSAL

<u>ITEM</u>	<u>BASE PROPOSAL (numerical)</u>
1. Total Design Services Price (including design services during construction)	\$ <u>973,712.00</u>
2. General Conditions (i.e., Field Overhead), Home Office Overhead, and Profit for Construction Work	<u>9.27</u> % (to be applied to the total cost of all construction work, whether performed by the alternative design-builder or subcontractors)

#### BASE PROPOSAL IN WRITING:

Total Design Services Price: Nine hundred seventy three thousand seven hundred Dollars and Zero Cents  
twelve

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRICE PROPOSAL FORM CONT.

Total Percentage for General Conditions (i.e., Field Overhead), Home Office Overhead, and Profit for Construction Work: \_\_\_\_\_ Nine and twenty seven Percent

### 4.0 SELECTION OF RESPONSIBLE BIDDER

In accordance with Education Code section 17250.62, competitive proposals shall be evaluated using the criteria and source selection procedures specifically identified in the evaluation process attached to the Request for Proposals. District shall have the right to award the contract to the responsible bidder whose proposal is determined, in writing by the District, to be the best value for the District.

### 5.0 PROPOSER INFORMATION

#### TYPE OF ORGANIZATION:

Corporation

(Corporation, Partnership, Individual, Joint Venture, etc.)

IF A CORPORATION, THE CORPORATION IS ORGANIZED UNDER THE LAWS OF:

THE STATE OF California  
(State)

#### NAME OF PRESIDENT OF THE CORPORATION:

Brian Proteau

(Insert Name)

#### NAME OF SECRETARY OF THE CORPORATION:

David Arntz

(Insert Name)

IF A PARTNERSHIP, NAMES AND TITLES OF PERSONS SIGNING THE PROPOSAL ON BEHALF OF PROPOSER AND ALL GENERAL PARTNERS:

#### PERSONS SIGNING THE PROPOSAL ON BEHALF OF PROPOSER:

n/a

(Insert Name and Title)

#### GENERAL PARTNERS:

n/a

(Insert Names)

#### CALIFORNIA CONTRACTORS LICENSE(S):

Arntz Builders, Inc.

(Name of Licensee)

A, B

856393

3/31/2027

(Classification)

(License Number)

(Expiration Date)

(For Joint Venture, list Joint Venture's license and licenses for all Joint Venture partners.)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building


## PRICE PROPOSAL FORM CONT.

### 6.0 DECLARATION

I, Brian Proteau (Printed name), hereby declare that I am the President (Title) of Arntz Builders, Inc. (Name of Proposer) submitting this Price Proposal Form; that I am duly authorized to execute this Price Proposal Form on behalf of Proposer; and that all information set forth in this Price Proposal Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was subscribed at: Petaluma, CA (Location and City), County of Sonoma, State of California, on June 2, 2025 (Date).

  
(Signature)

## KEY PERSONNEL SCHEDULE



Lemon Grove Elementary School (PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## QUALIFICATIONS OF KEY PERSONNEL

### 3.3.1 Qualifications of Key Personnel:

*Each Prequalified Proposer shall submit resumes demonstrating qualifications of the key personnel who will be assigned to this project. Key personnel are defined as, but not limited to the following: Project Planner, Project Manager, Project Architect, Project Engineer, Structural Engineer, Construction Project Manager, Construction Field Superintendent. Resumes shall include a description of training and experience of the key personnel in their respective areas of expertise. Each Prequalified Proposer shall clearly define the duties of each key person. Resumes shall describe their current position/title, proposed position/title, education, professional licensing, and work experience over the last ten (10) years. Each resume shall also indicate whether or not each key person has worked before as part of the proposed team on similar projects.*

### 3.3.2 Management and Staffing Plan:

*Each Prequalified Proposer shall also be responsible for developing a Management and Staffing plan which illustrates the management approach to performing the Work; and the required staff including the key personnel along with their identified time commitments required to perform the Work plan.*

*The Management and Staffing Plan must indicate all staff required to complete the Design Development and Construction Documents Phases as well as the management staff required by the Prequalified Proposer for Design Development through completion of Construction. Each Prequalified Proposer must submit a staffing schedule tied to the Preliminary Schedule showing the time commitment of each individual identified under the key personnel item herein.*

*Each Prequalified Proposer shall also be responsible for developing and providing as part of this RFP Submittal a table or matrix showing the Prequalified Proposer’s current and pending major project commitments. Include in this table or matrix all Key Personnel, their current and planned project commitments and the percentage of time assigned to those commitments and the percentage of time available for this Project.*

*The successful Prequalified Proposer shall comply with all applicable federal, state and local working condition requirements.*

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## BRIAN PROTEAU: RESUME - ARNTZ



**Brian Proteau**  
President

### Contact

Brian@arntzbuilders.com  
PH# 707.835.2900

### Experience

ABI: 44 years  
Construction: 46 years

### Education & Development

- Northern California Carpenter’s Apprenticeship Program
- Northern California Millwork Apprenticeship Program
- Woodwork Institute Board Member
- Rancho Adobe Fire District Board President
- OSHA 30

Brian started his career with Arntz in 1981 as a Carpenter Apprentice and has been a valued team member ever since. His roles as Foreman, Superintendent, Project Manager, Senior Project Manager, General Superintendent and President given him experience to successfully lead the Arntz Builders Team.

### Project Experience

- Gold Ridge Fire Department New Warehouse & Station 81 Remodel - Design Build
- Tiburon Fire Station No. 10 Replacement - Design Build (Arntz/PBK Project)
- American Canyon Middle School New Student Commons & Site Improvements -Design Build (Arntz/PBK Project)
- Donaldson Way ES Campus Upgrades - Design Build (Arntz/PBK Project)
- Middeltown MS Gym - Design Build (Arntz/PBK Project)
- Sierra Community College District - Applied Technology Center
- Liberty ES New Classroom Building LLB
- 911 Fire Dispatch Center
- Bolinas Field Station
- Petaluma Construction Center
- Ironworkers Training Center
- Booker T. Anderson Community Center
- Liberty HS New Classroom Building
- Finishing Kitchens at Bel Aire & NVLA
- Tule Elk Park Modernization and New Classroom
- Menlo Park Small High School
- Elk Grove Aquatic Center
- Westlake Charter School
- Village ES New Classroom Building LLB
- Madison Kitchen Renovation LLB
- Madrone ES New Classroom Building LLB
- Binkley ES New Classroom Building LLB
- Ronald M. George Access Barrier Removal
- Lowell HS New Classroom Building
- Novato Arts Center
- Golden Gate Recreation Center
- Peralta Oaks Sheriffs & Coroners Bureau
- Peralta Oaks Crime/Public Health Lab
- Gordon J. Lau ES Modernization
- Commodore Stockton ES Modernization
- Liberty Elementary School LLB

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## JP VAN ZEE: RESUME - ARNTZ



### JP Van Zee

Vice President/Project Executive

### Contact:

jp@arntzbuilders.com  
PH# 415.725.2812

### Experience:

ABI: 22 years  
Construction: 24 years

### Education:

- California State University, Sonoma  
Bachelor of Science, Business

JP started with Arntz Builders, Inc. in February 2003 as an Assistant to the Project Manager. He later managed projects from the field as a Project Engineer and an on-site Project Manager before becoming a Project Manager in 2008 for our Cal-Trans Seismic Retrofit Project in Oakland, CA. His work ethic and client oriented mentality has proven to be an asset with the project and as a valued team member of Arntz Builders, Inc.

### Project Experience

- Mattie Washburn TK & Admin Building LLB
- Middletown MS Gym Design Build (Arntz/PBK)
- Donaldson Way ES Campus Upgrades Design Build (Arntz/PBK Project)
- Tallman Gym Modernization LLB
- Cali-Calmeccac TK Upgrades LLB
- Petaluma Construction Center
- Ironworkers Training Center
- Vintage High School Farm Lease-Leaseback
- Pleasanton USD District Wide Roof & HVAC Package 6 Lease-Leaseback
- Lydiksen ES Modernization
- Cali-Calmeccac Language Academy LLB
- Pleasanton USD District Wide Roof & HVAC Package 5 Lease-Leaseback
- Residential Treatment Facility
- American Canyon MS New Student Commons & Site Improvements - DB (Arntz/PBK Project)
- Marina Middle School Modernization
- George Washington HS
- Yolo County Courthouse
- Irene Snow ES
- Marin County Civic Center Re-Roof
- Hayward Firestations 1-5
- Robert L. Stevenson Elementary School
- Frank McCoppin Elementary School
- Korematsu Middle School
- School of the Arts & Academy of Science
- Miraloma Elementary School
- Library & Courts Historical Renovation
- Tamalpais Elementary School

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## SAM ARNTZ: RESUME - ARNTZ



**Sam Arntz**  
Project Manager

**Contact:**  
sam@arntzbuilders.com  
PH# 707.535.9606

**Experience:**  
ABI: 12 years

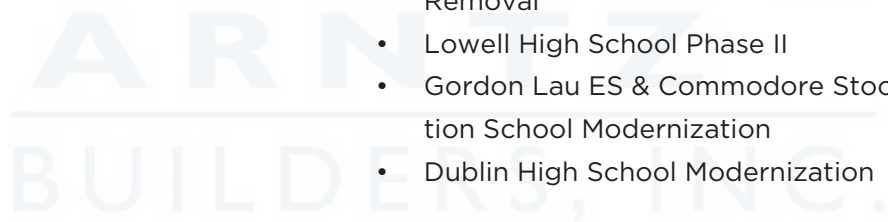
**Education & Development:**

- CSU Chico 2010-2013
- Carpenters Apprenticeship Program 2014-2018

Sam Arntz started working for Arntz Builders in 2013 as a project engineer. He joined the Carpenter’s Union in 2014. By 2018 he had graduated the carpenter’s apprenticeship program and had completed several successful projects with roles varying from carpenter, leadman, and foreman. Sam has worked as a flexible team member performing the duties of both superintendent and project manager, continuing to turn out successful projects.

**Project Experience:**

- Altimira MS Seismic Upgrades
- SRCS District Office Warehouse LLB
- Liberty ES New Classroom Building LLB
- Rincon Valley MS Roof/HVAC Lease Leaseback
- Laurel Child Development Center
- Cesar Chavez Reroof & HVAC (Arntz/PBK Project)
- Laurel Child Development Center
- Santa Rosa HS Agricultural Facility (Arntz/PBK)
- Progress Foundation Residential Treatment Facility
- Rush Landing Transit Center Improvement Project Phase 1 & 2
- Steele Lane Elementary School Reroof and HVAC Replacement
- Montgomery High School HVAC/Roof/Skylight Replacement (Arntz/PBK Project)
- L-636 Physical Education and Student Union Complex at Los Medanos College
- Santa Rosa Roof Replacements Design Build
- Rincon Valley Union School District HVAC Projects
- Yountville Access Barrier Removal
- Ronald M. George State Office Complex Access Barrier Removal
- Lowell High School Phase II
- Gordon Lau ES & Commodore Stockton Early Education School Modernization
- Dublin High School Modernization



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## NICK IVASHKEVICH: RESUME - ARNTZ



**Nick Ivashkevich**  
Superintendent

**Contact:**

nick@arntzbuilders.com  
PH# 707.889.7819

**Experience:**

ABI: 11 years  
Construction: 35 years

**Education & Development:**

- OSHA 30 Trained
- Trench and Excavation Safety Certified
- Carpenters Apprentice Certificate Achieved
- Journeyman Level Leadership Training
- Program Apprentice of the Year 1991, Carpenters Local #35

Nick Ivashkevich has worked in the construction industry for 34 years as a carpenter and superintendent. Nick has extensive new construction and renovation experience and has been employed by Arntz Builders, Inc. since 2014.

**Project Experience**

- Mt. Diablo USD Modernization of Three Elementary Schools
- Claremont MS New Multi-Purpose Room and Kitchen
- Central Administrative Center at Cole Campus
- George Washington High School Voluntary Seismic Strengthening
- L-636 Physical Education and Student Union Complex at Los Medanos College
- Madison Kitchen Expansion LLB
- Lowell High School New Classroom Buildings
- Golden Gate Recreation Center
- Lowell High School Units 4 & 5 Voluntary Seismic Strengthening
- Spring Lake Village Senior Living Complex
- Hunters View Phase 1 – Affordable & Market Rate Housing
- 101 Montgomery St., SF Tenant Improvements Multiple Floors and Chase Bank 1st Floor
- Hunter Hill Roadside Rest Area
- BART Parking Structures Retrofits (6 Stations)
- Larsen Park Charlie Sava Swimming Pool
- Foothill College Campus Center
- Angel Island Immigration Center
- Walnut Creek Waste Water Treatment Plant
- 350 Rhode Island, San Francisco
- The GAP Building, San Francisco
- Jewish Community Center
- St. Peters Church
- Glide Memorial
- Shell Refinery Clean Fuels Project

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PHIL BURLESON: RESUME - ARNTZ



**Phil Burleson**  
Superintendent

**Contact:**  
phil@arntzbuilders.com  
PH# 707.548.2863

**Experience:**  
ABI: 8 years  
Construction: 16 years

**Education:**

- NCCRC Carpenter Apprenticeship Program Completed 2017
- OSHA 10

Phil started with Arntz Builders as an Apprentice Carpenter in 2017, he progressed almost immediately to Carpenter Foreman on account of his talent for leadership and calm demeanor. He has a background in various trades including Plumbing and Electrical that helps him with Quality Control, Fire Life Safety and ADA. As a Carpenter foreman he ran a 20-person crew with zero loss time injuries. He since has transitioned to Superintendent. Customer relations are important to Phil, he strives to be a team player regarding both the Design Team and our Subcontractors.

### **Project Experience:**

- SRCS District Office Warehouse LLB
- Rincon Valley MS Roof/HVAC Lease-Leaseback
- Cesar Chavez Re-Roof & HVAC (Arntz/PBK)
- PUSD District Wide Roof Replacement Package 5 Lease-Leaseback
- CSO Building Seismic Retrofit and Roof Replacement
- Steele Lane Roofing & HVAC Replacement (Arntz/PBK Project)
- George Washington HS Modernization
- Montgomery HS Roofing & HVAC Replacement (Arntz/PBK Project)
- L-636 Physical Education and Student Union Complex at Los Medanos College
- Irene Snow ES Renovation
- Village ES Phase II Lease/Leaseback
- Village ES Modernization and Expansion Lease/Leaseback
- Indian Valley Campus Pomo Cluster Modernization
- Robert L. Stevenson ES Modernization
- Frank McCoppin ES Modernization
- Madrone ES Modernization and Expansion Lease/Leaseback
- Binkley ES Modernization and Expansion Lease/Leaseback

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## LANCE KUTZ: RESUME - PBK



**Lance Kutz, AIA, NCARB**  
Principle in Charge

### Education:

Bachelor of Architecture,  
California College of Arts

### Associations:

- Member of the American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)

### Registration:

Registered Architect, California C-38439

Lance’s extensive background in both project and client management includes 20 years of project planning, development, coordination, and construction oversight for a variety of public clients. He has a passion for producing positive outcomes, and exceeds client expectations by leading teams that produce successful projects in terms of schedule, budget, program, function, and design expression. His goal is to ensure all team members - from the client, end users, builder, designers, and trade partners - walk away feeling proud and a sense of accomplishment about the project they have helped to bring to fruition.

### Select Project Experience:

**Tiburon Fire Station No. 10  
Replacement (D/B) (PBK/Arntz Project)**

**Dublin Unified School District  
New Emerald High School Phase 2, Dublin CA**

- Dublin Unified School District - \$72.3M - Lease-Leaseback Delivery

**New Emerald High School Increments 2 & 3, Dublin CA**

- Dublin Unified School District - \$166M - Design-Bid-Build Delivery

**Twin Rivers Unified School District  
Northlake TK-8 School**

- \$55.8M - Lease-Leaseback Delivery

**Berkeley Unified School District**

- Longfellow Middle School Modernization

**Eastside Union High School District\***

- Adult Transitional Learning Center
- Piedmont Hills High School Performing Arts Classroom
- Yerba Buena Performing Arts Classroom Center

**Oakland Unified School District\***

- Hillcrest & Piedmont Finishing Kitchens
- McClymonds High School Modernizations

**Berryessa Unified School District\***

- Noble Elementary School Modernization
- Majestic Way Elementary School Modernization
- Piedmont Elementary School Modernization

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## JEFF JOHNSON: RESUME - PBK



**Jeff Johnson, AIA,CNU, LEED AP**  
Designer

### **Education:**

Bachelor of Science, Architectural Studies, University of Illinois

Associate of Engineering, University of Evansville

Engineering and Music Performance, Vincennes University

### **Registrations:**

Illinois Registered Architect, #1018257

### **Associations:**

Leadership in Energy and Environmental Design, Accredited Professional

Jeff brings over 24 years of experience in Pre-K-12 and Higher Education design, with expertise spanning planning, programming, design, and construction administration. As a Senior Designer, he translates each district’s mission into innovative, future-ready environments. His work supports both early learning goals and long-range master planning by aligning vision with budget and ensuring seamless delivery from concept to completion.

### **Relevant Experience:**

#### **Santa Rosa City Schools**

- Santa Rosa High School Farms Facilities Needs Assessment (PBK/Arntz Project)

#### **Napa Valley Unified School District**

- American Canyon MS Student Complex (D/B) (Arntz/PBK Project)

#### **Twin Rivers Unified School District**

- New North Lake Elementary School TK-8th Grade
- Long Range Facilities Master Plan

#### **Lemon Grove Unified School District**

- Lemon Grove Early Education Center (D/B)

#### **Galt Joint Unified School District**

- River Oaks Elementary School Modernization
- Marengo Ranch Elementary School Modernization

#### **Hacienda La Puente Unified School District**

- K-8 Wedgeworth Academy
- Cedarlane Academy Modernization

#### **KIPP Public Schools**

- KIPP University Park Charter School

#### **Lodi Unified School District**

- Lodi High School Aquatic Center and Locker Room/Concession

#### **Marysville Joint Unified School District**

- Arboga Elementary School K-8 Conversion

#### **Mountain Valley Unified School District**

- Hayfork High School Classrooms
- Hayfork High School Multipurpose Room
- Hayfork High School Administration Building

#### **Palm Springs Unified School District**

- Facilities Master Plan
- Desert Hot Springs Elementary School CTE Building

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## KELSEY HUGGINS: RESUME - PBK



**Kelsey Huggins**  
Project Manager

### Education:

Bachelor of Architecture, Architecture,  
University of California, Berkeley

Kelsey has 10 years of experience in architectural design, project management, and job captain for educational (K-12) projects. She works closely with user groups, contractors, and stakeholders to define their facility needs and to develop alternative approaches to their planning challenges. Her experience in K-12 educational facilities includes district-wide, multiple facility improvements, renovations, additions and the construction of new high schools, middle schools, and elementary schools.

### Select Project Experience:

#### Napa Valley Unified School District

- American Canyon Middle School Student Commons Center and Amphitheater (D/B) (PBK/Arntz Project)
- Donaldson Way ES New MPR and Modernization (D/B) (PBK/Arntz Project)

#### Middletown Unified School District

- Middletown MS New Gym (D/B) (PBK/Arntz Project)

#### Twin Rivers Unified School District Northlake TK-8 School

- \$55.8M - Lease-Leaseback Delivery

#### Natomas Unified School District

- New NP3 Elementary School

#### San Juan Unified School District

- Cottage Elementary School Classroom Building Addition
- Cottage Elementary School Expansion/Modernization Study
- Starr King TK and K Modular Classrooms

#### KIPP Public Schools

- New KIPP University Park K-8

#### San Luis Coastal Unified School District

- Morro Bay High School Modernization
- San Luis Obispo Band Room Remodel
- San Luis Obispo High School Modernization
- San Luis Obispo High School Theater Remodel

#### Christian Brothers Schools

- Christian Brothers High School Track/Stadium

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PETER OLIVER: RESUME - PBK



**Peter Oliver, CASP**  
QA/QC/ CASP

### Education:

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

### Affiliations:

Registered Architect: California: C-35820

Peter offers an extensive knowledge of state and federal code requirements and provides consultation to public and private sector clients. He acts as a project manager for low-income multifamily housing developments and serves as a lead code reviewer for highly complicated projects across various disciplines, including accessibility, fire and life safety, green building, and OSHPD 3. This wide range of competency carries through every phase of the project lifecycle, ensuring smooth plan review and a solution-oriented approach to construction administration.

### Select Project Experience:

#### Dublin Unified School District

##### **New Emerald High School Phase 2, Dublin CA**

Dublin Unified School District - \$72.3M - Lease-Lease-back Delivery

##### **New Emerald High School Increments 2 & 3, Dublin CA**

Dublin Unified School District - \$166M - Design-Bid-Build Delivery

#### Del Norte Unified School District

- Del Norte High School Performing Arts Center (D/B)

#### Folsom Cordova Unified School District

- New Folsom Ranch High School\*

#### Bakersfield City School District

- Bessie Owens Elementary School Campus Modernization\*
- Bessie Owens Middle School Campus Modernization\*

#### Elk Grove Unified School District

- Isabelle Jackson Elementary School Campus Modernization\*
- Classroom Upgrades at Five Campuses (Samuel Kennedy ES, Isabelle Jackson ES, Prairie ES, Florence Markofer ES, Samuel Jackman MS)\*

#### Sacramento State University

- University Union Expansion and Renovation\*

#### City of Sacramento

- SMUD Museum of Science and Curiosity\*

#### State of California

- 1021 O Street Office building\*

#### Alameda County

- AC Transit D3 Richmond React

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## JUAN PAGAN: RESUME - PBK



**Juan Pagan**  
Senior Project Manager

**Education:**  
Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

Juan has successfully led diverse teams of designers, engineers, and technical experts throughout his career. His deep commitment to understanding and addressing community needs allows him to seamlessly incorporate feedback into his designs across various sectors, including PreK-12 education.

Known for his approachable and collaborative nature, Juan excels as a trusted liaison, effectively communicating with a wide range of stakeholders—from owners and foundations to state and local authorities. With a wealth of experience in all aspects of PreK- 12 projects, including navigating DSA procedures, he ensures smooth project execution and stakeholder engagement at every stage.

### Relevant Experience:

#### Dublin Unified School District

- Emerald High School Phase 2 & 3
- Emerald High School Theatre
- Shamrock Hills TK-8 School

#### Redwood City School District\*

- Garfield Community School Classroom
- Garfield Community School Library Building
- Garfield Community School Campus Modernization
- Taft Elementary School Administration
- Taft Elementary School Classroom
- Taft Elementary School Library Building
- Taft Elementary School Campus Modernization
- Adelante Selby Elementary School Admin/Family Center Building
- Adelante Selby Elementary School Campus Modernization
- Fair Oaks Elementary School Modernization
- Kennedy Middle School Admin/Family Center
- Kennedy Middle School Modernization
- Kennedy Middle School Modular
- Garfield Elementary School Modular

#### Palo Alto Unified School District\*

- Palo Alto High School Historic Remodel

#### San Mateo-Foster City School District\*

- Bowditch Middle School Library, Counseling, Classroom, Drama STEM, Gym Redesign

#### San Mateo Union High School District\*

- Aragon High School Facade Upgrades

\* work performed prior to PBK

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DUFFY ROGERS: RESUME - PBK



**Duffy Rogers**  
Agency Manager

Duffy serves as the Agency Liaison, providing critical documentation, DSA support, and specification assistance. With over 23 years of experience, she is highly skilled in guiding clients through the complexities of DSA processes and paperwork. Her role also involves attending meetings with DSA when necessary, ensuring smooth communication and progress. Duffy is a firm believer that consistent, clear communication with the Studio, clients, and DSA is essential to the success of any project.

### **Relevant Experience:**

#### **Alum Rock Union Elementary School District**

- Linda Vista Elementary School HVAC and ADA Upgrades

#### **Sequoia Union High School District**

- Carlmont High School Auditorium
- Carlmont High School HVAC Upgrades
- Menlo-Atherton High School HVAC Upgrades
- Menlo-Atherton High School Performing Arts Theatre

#### **East Side Union High School District**

- James Lick High School – Fire Service Center
- Oak Grove High School Modernization Building I
- Oak Grove High School Modernization Building U

#### **Cupertino Union School District**

- Eaton Elementary School Roofing Replacement
- Garden Gate Elementary School Modernization
- Meyerholz Elementary School Modernization

#### **Fremont Unified School District**

- Grimmer Elementary School Modernization
- Oliveira Elementary School Modernization
- Warm Springs Elementary School New Classroom Buildings

#### **Berkeley Unified School District**

- Longfellow MS Modernization

#### **Cotati-Rohnert Park Unified School District**

- Evergreen Elementary School Modernization

#### **Dublin Unified School District**

- Emerald High School New Campus Phase 1 & 2
- Shamrock Hills Elementary School School New Campus

#### **San Leandro Unified School District**

- San Leandro Elementary and Middle School
- Library Conceptual
- San Leandro High School 9th Grade Campus
- San Leandro High School Gym

#### **West Contra Costa Unified School District**

- Pinole Valley High School New Campus
- Pinole Valley Middle School Modernization

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## RESUMES: SUBCONSULTANTS



**Tim Mathewson, S.E.**  
Structural Engineer, Mathewson & Associates, Inc.

**Registration**  
Structural Engineer,  
California: 71455  
Civil Engineer, California: 5770

Tim is responsible for client communication, supervision of engineering and drafting personnel, overall project coordination and construction administration. Over his 20-year career, he has successfully collaborated with high performing teams to deliver education projects utilizing a variety of construction materials, including wood, concrete, masonry, and steel. In addition to his experience with new construction, he also has experience with the analysis and retrofit of existing structures.

### EXPERIENCE

#### **Santa Rosa City Schools**

- Santa Rosa High School Music Building Seismic Retrofit
- Santa Rosa High School Auto Shop Building Seismic Retrofit

#### **Napa Valley Unified School District**

- Donaldson Way ES Campus Upgrades (PBK/Arntz Project)

#### **Middletown Unified School District**

- Middletown MS New Gym (PBK/Arntz Project)



**David Weston, P.E. LEED AP**  
Mechanical Engineer, Weston & Associates

**Registration**  
California PE No. M31220

David has 30 years of mechanical design experience in the education sector and has worked in over 50 K-12 school districts throughout Northern and Central California. He has extensive experience in project planning and design, budgeting, construction documents, estimating, and construction administration. As a LEED Accredited Professional, he is versed in sustainable design principals and experienced in their practical integration into building design.

### EXPERIENCE

#### **Napa Valley Unified School District**

- Donaldson Way Elementary (Arntz/PBK Project)

#### **Lodi Unified School District**

- Davis Elementary Modernization (PBK Project)

#### **Marysville Joint Unified School District**

- Arboga Elementary School (PBK Project)

#### **Marysville Unified School District**

- Arboga Elementary School MPR & Modular Classroom (PBK Project)



**Danny McKeivitt, LEED AP**  
Electrical Engineer, The Engineering Enterprise

**Registration**  
LEED Accredited Professional,  
U.S. Green Building Council

Danny brings 30 years of invaluable industry experience, serving in diverse roles including CAD drafting, electrical and lighting designer, and project management. His multifaceted background equips him with a profound understanding of constructability and the inherent value it adds to the design process. Within TEE, Danny has honed his experience predominantly within the educational sector, where he has overseen a multitude of K-12 and Community College projects.

### EXPERIENCE

#### **Napa Valley Unified School District**

- Donaldson Way ES Campus Upgrades (PBK/Arntz Project)

#### **Natomas Unified School District**

- NP3 Elementary Charter School (PBK Project)

#### **Marysville Unified School District**

- Northlake New Elementary School (PBK Project)

#### **Marysville Unified School District**

- Arboga Elementary School MPR & Modular Classroom (PBK Project)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## RESUMES: SUBCONSULTANTS



**Gary J. Gery, RA NCARB**  
Architect

**Certifications**

Architect, California: C17626  
NCARB Certification

Gary is a licensed architect with over 35 years of experience, including 30 years focused on educational design across California. His work spans all project types and sizes—from single modular classrooms to entire campuses—and includes new buildings, additions, modernizations, and full campus designs. He has extensive experience with DSA and various modular manufacturers.

**EXPERIENCE**

**Windsor Unified School District**

- Mattie Washburn TK LLB (Arntz Project)
- Cali Calmecac TK LLB (Arntz Project)



**Kevin Belair**  
Director, Landscape  
Architecture, Edgeland

**Registration**

ASLA  
Green Building Council  
California Park & Recreation  
Society (CPRS)

Kevin is a design professional who embraces a holistic approach that cultivates positive change for people and the environment. Kevin believes that good design will challenge the way in which people value, experience and understand landscapes. Through professional practice, Kevin brings PreK-12 campus planning and design, higher education, park/open space design, community development, mixed-use and multifamily housing experience to the team. He is an expert in crafting comprehensive plans and digital visualization.

**EXPERIENCE**

**Long Beach Unified School District**

- Tincher K-8 HVAC Modernization

**Del Norte Unified School District**

- Del Norte Performing Arts Center

**Orangevale School District**

- Almondale Academy Preparatory School

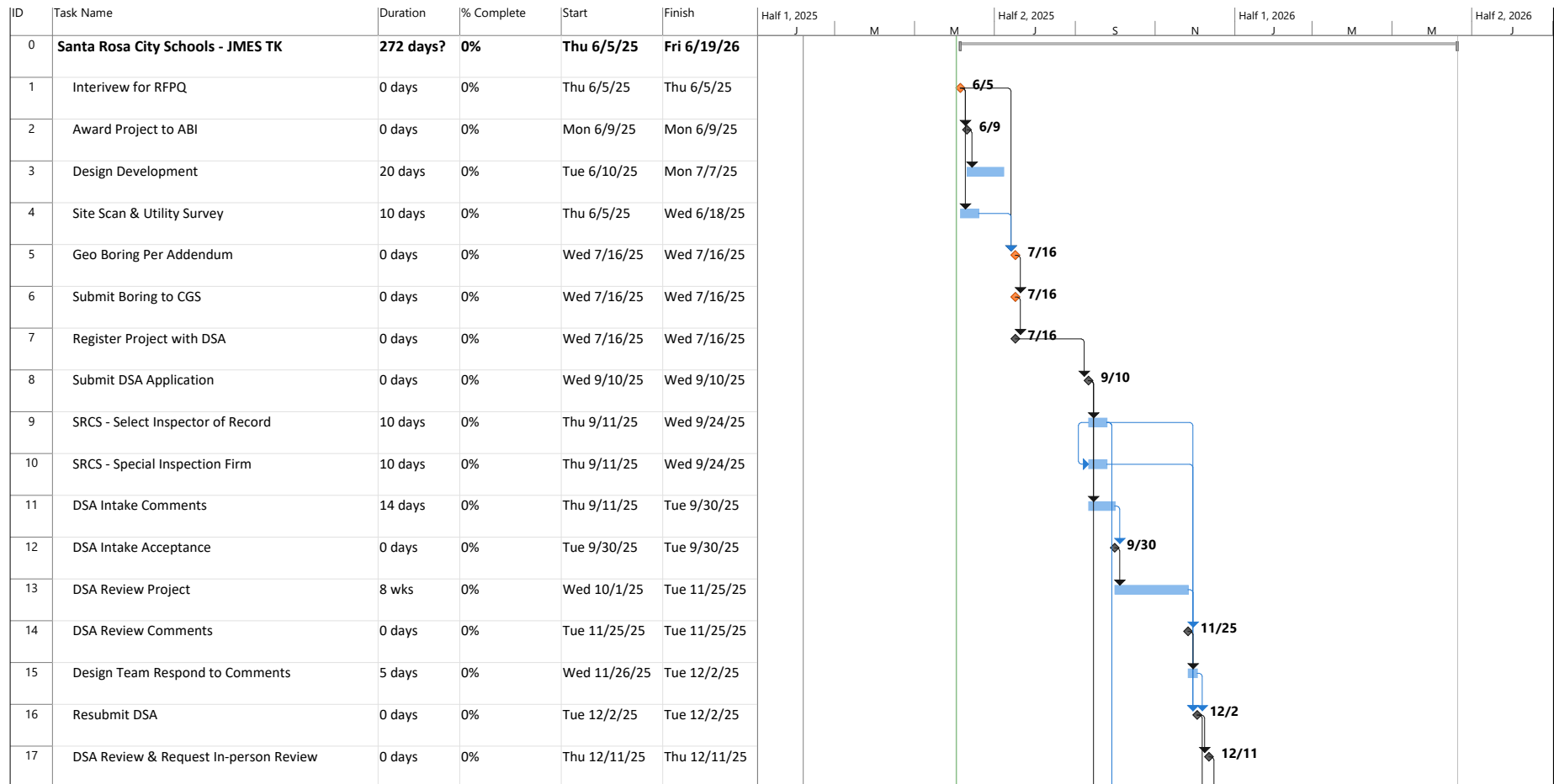
**Oceanside Unified School District**

- District Services Office
- North Terrace ES

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRELIMINARY SCHEDULE



Project: Santa Rosa City School Date: Mon 6/2/25	Task	Inactive Milestone	Start-only	Path Driving Predecessor Summary Task
	Split	Inactive Summary	Finish-only	Path Driving Predecessor Normal Task
	Milestone	Manual Task	External Tasks	Critical
	Summary	Duration-only	External Milestone	Critical Split
	Project Summary	Manual Summary Rollup	Deadline	Progress
	Inactive Task	Manual Summary	Path Driving Predecessor Milestone Task	Manual Progress

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRELIMINARY SCHEDULE CONT.

ID	Task Name	Duration	% Complete	Start	Finish	Half 1, 2025			Half 2, 2025		Half 1, 2026			Half 2, 2026
						J	M	M	J	S	N	J	M	M
18	DSA Form 102	5 days	0%	Thu 9/25/25	Wed 10/1/25									
19	DSA Site Specific Safety Plan	5 days	0%	Thu 9/25/25	Wed 10/1/25									
20	Approve Project - DSA Box Open	0 days	0%	Thu 12/11/25	Thu 12/11/25									
21	Sub Bid Date	10 days	0%	Wed 12/3/25	Tue 12/16/25									
22	Subcontracts	8 days	0%	Wed 12/17/25	Fri 12/26/25									
23	DSA Approval	0 days	0%	Thu 12/11/25	Thu 12/11/25									
24	<b>James Monroe Elementary</b>	<b>192 days</b>	<b>0%</b>	<b>Thu 9/11/25</b>	<b>Fri 6/5/26</b>									
25	<b>Portable Relocation</b>	<b>82 days</b>	<b>0%</b>	<b>Thu 9/11/25</b>	<b>Fri 1/2/26</b>									
26	Over-Counter Plan Review	15 days	0%	Thu 9/11/25	Wed 10/1/25									
27	Site Prep Portable Relocation	15 days	0%	Thu 10/2/25	Wed 10/22/25									
28	Relocate Portables	5 days	0%	Mon 12/22/25	Fri 12/26/25									
29	Hook Up Existing Data/FA	3 days	0%	Mon 12/29/25	Wed 12/31/25									
30	Re-Install Existing Ramps	3 days	0%	Mon 12/29/25	Wed 12/31/25									
31	Site Patch Back	2 days	0%	Thu 1/1/26	Fri 1/2/26									
32	District Occupy EXISTING Portables	0 days	0%	Fri 1/2/26	Fri 1/2/26									
33	<b>JME- TK Construction Duration</b>	<b>115 days</b>	<b>0%</b>	<b>Fri 12/26/25</b>	<b>Fri 6/5/26</b>									
34	<b>Submittals &amp; Procurement</b>	<b>34 days</b>	<b>0%</b>	<b>Fri 12/26/25</b>	<b>Thu 2/12/26</b>									
43	<b>Procurement &amp; Off-Site</b>	<b>88 days</b>	<b>0%</b>	<b>Mon 12/29/25</b>	<b>Wed 4/29/26</b>									

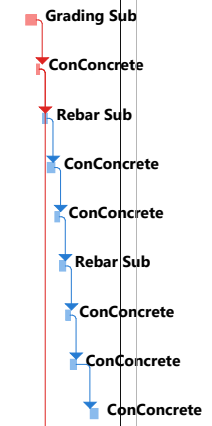
Project: Santa Rosa City School Date: Mon 6/2/25	Task	Inactive Milestone	Start-only	Path Driving Predecessor Summary Task
	Split	Inactive Summary	Finish-only	Path Driving Predecessor Normal Task
	Milestone	Manual Task	External Tasks	Critical
	Summary	Duration-only	External Milestone	Critical Split
	Project Summary	Manual Summary Rollup	Deadline	Progress
	Inactive Task	Manual Summary	Path Driving Predecessor Milestone Task	Manual Progress

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRELIMINARY SCHEDULE CONT.

ID	Task Name	Duration	% Complete	Start	Finish	Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
						J	M	M	J	S	N	J	M	M	J	
53	<b>TK PC Construction</b>	<b>110 days</b>	<b>0%</b>	<b>Mon 1/5/26</b>	<b>Fri 6/5/26</b>											
54	<b>Building 1</b>	<b>90 days</b>	<b>0%</b>	<b>Mon 1/5/26</b>	<b>Fri 5/8/26</b>											
100	<b>Building 2</b>	<b>90 days</b>	<b>0%</b>	<b>Mon 1/5/26</b>	<b>Fri 5/8/26</b>											
146	<b>Building 3</b>	<b>95 days</b>	<b>0%</b>	<b>Mon 1/5/26</b>	<b>Fri 5/15/26</b>											
192	<b>Site Work &amp; Site Utilities</b>	<b>110 days</b>	<b>0%</b>	<b>Mon 1/5/26</b>	<b>Fri 6/5/26</b>											
193	New Site Access	1 day	0%	Mon 1/5/26	Mon 1/5/26											
194	Mass Ex Bio Retention	5 days	0%	Thu 4/9/26	Wed 4/15/26											
195	Ecavate Footings	2 days	0%	Thu 4/16/26	Fri 4/17/26											
196	Bio Ftg Rebar	3 days	0%	Mon 4/20/26	Wed 4/22/26											
197	Pour Bio Footings	3 days	0%	Thu 4/23/26	Mon 4/27/26											
198	Form Bio Walls	3 days	0%	Tue 4/28/26	Thu 4/30/26											
199	Bio-Wall Rebar	2 days	0%	Fri 5/1/26	Mon 5/4/26											
200	Double Side Bio Walls	3 days	0%	Tue 5/5/26	Thu 5/7/26											
201	Pour Bio Wall	2 days	0%	Fri 5/8/26	Mon 5/11/26											
202	Strip & Backfill one side	3 days	0%	Thu 5/21/26	Mon 5/25/26											
203	Install Shade Structure Footings	5 days	0%	Mon 4/20/26	Fri 4/24/26											
204	Underground Storm Drain	6 days	0%	Mon 4/27/26	Mon 5/4/26											
205	Concrete Prep Site Work - Interior	4 days	0%	Tue 5/5/26	Fri 5/8/26											



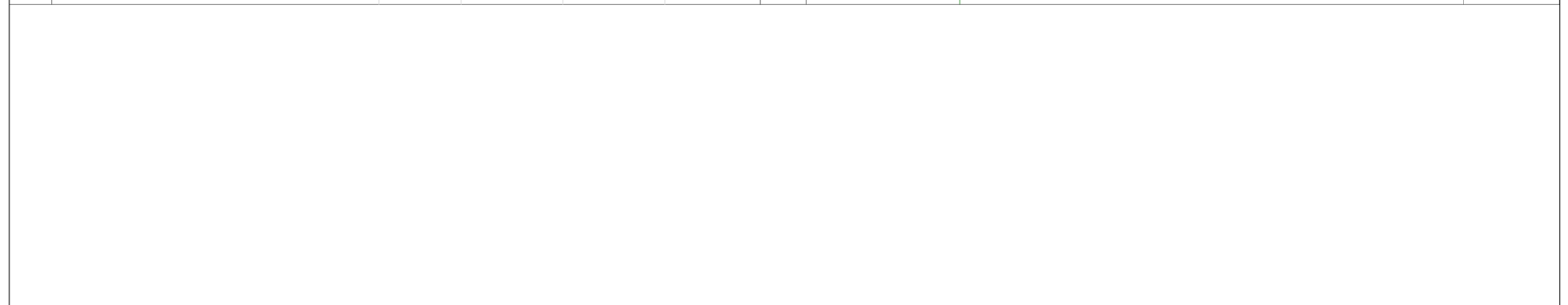
Project: Santa Rosa City School Date: Mon 6/2/25	Task	Inactive Milestone	Start-only	Path Driving Predecessor Summary Task
	Split	Inactive Summary	Finish-only	Path Driving Predecessor Normal Task
Milestone	Manual Task	External Tasks	Critical	Critical Split
Summary	Duration-only	External Milestone	Critical Split	Progress
Project Summary	Manual Summary Rollup	Deadline	Progress	Manual Progress
Inactive Task	Manual Summary	Path Driving Predecessor Milestone Task	Manual Progress	

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PRELIMINARY SCHEDULE CONT.

ID	Task Name	Duration	% Complete	Start	Finish	Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
						J	M	M	J	S	N	J	M	M	J	
206	Edge Form Interior Concrete	2 days	0%	Mon 5/11/26	Tue 5/12/26											
207	Rebar @ Concrete walks	2 days	0%	Wed 5/13/26	Thu 5/14/26											
208	Pour Concrete Walkways	1 day	0%	Fri 5/15/26	Fri 5/15/26											
209	Strip Edge Form	5 days	0%	Mon 5/18/26	Fri 5/22/26											
210	Install Playground Equipment	10 days	0%	Fri 5/15/26	Thu 5/28/26											
211	Install Playground Turf	5 days	0%	Fri 5/29/26	Thu 6/4/26											
212	Clean & Punch Site	1 day	0%	Fri 6/5/26	Fri 6/5/26											
213	<b>Closeouts</b>	<b>10 days?</b>	<b>0%</b>	<b>Mon 6/8/26</b>	<b>Fri 6/19/26</b>											
214	<b>Close Project</b>	<b>10 days?</b>	<b>0%</b>	<b>Mon 6/8/26</b>	<b>Fri 6/19/26</b>											
215	Close Out the Project Records	10 days	0%	Mon 6/8/26	Fri 6/19/26											
216		1 day?	0%	Mon 6/8/26	Mon 6/8/26											



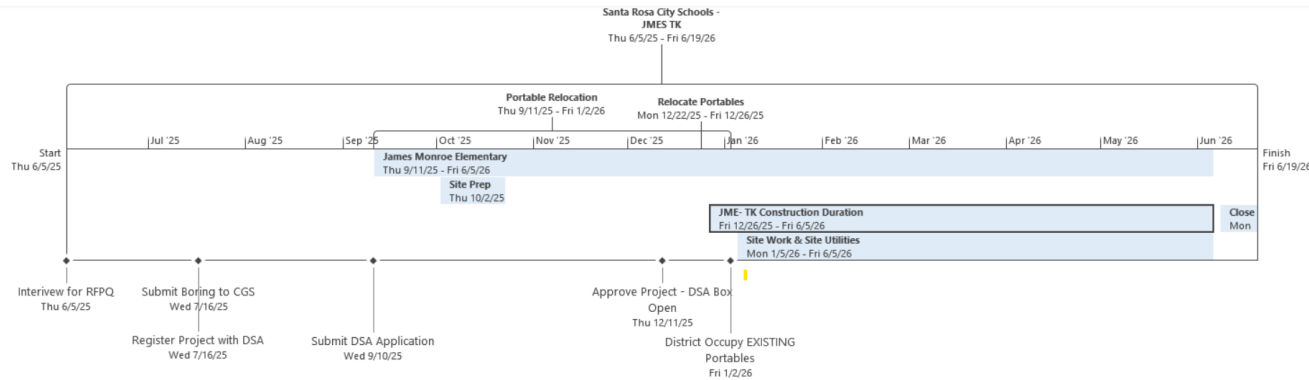
Project: Santa Rosa City School Date: Mon 6/2/25	Task		Inactive Milestone		Start-only		Path Driving Predecessor Summary Task	
	Split		Inactive Summary		Finish-only		Path Driving Predecessor Normal Task	
	Milestone		Manual Task		External Tasks		Critical	
	Summary		Duration-only		External Milestone		Critical Split	
	Project Summary		Manual Summary Rollup		Deadline		Progress	
	Inactive Task		Manual Summary		Path Driving Predecessor Milestone Task		Manual Progress	

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

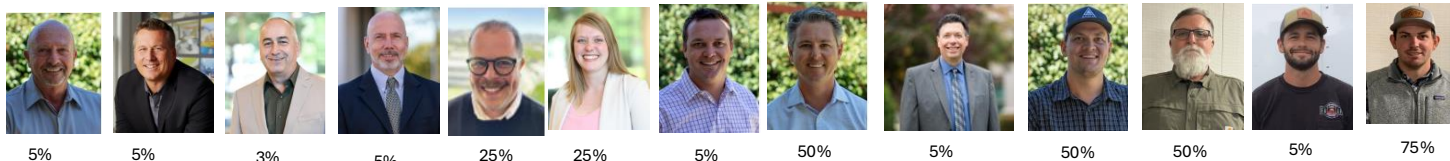
## ASSIGNMENTS OF TASKS/RESPONSIBILITIES

### Construction Team Pre-Construction & Construction Management - Assignment of Tasks/Responsibilities



During design development leading off the RFP process, the team you have been meeting with and that has been meeting behind the scenes will continue to allocate the approximate % of given work week to ensure the further development of the plans including:

- Weekly Design Team meeting to evaluate constructability and budget. Review details for scope gaps and ensure the design team is meeting schedule deadlines for DSA submission.
- The construction team and design Project Managers will perform site investigations and identify any clarifying information that will come up during the design process to ensure full development of process.

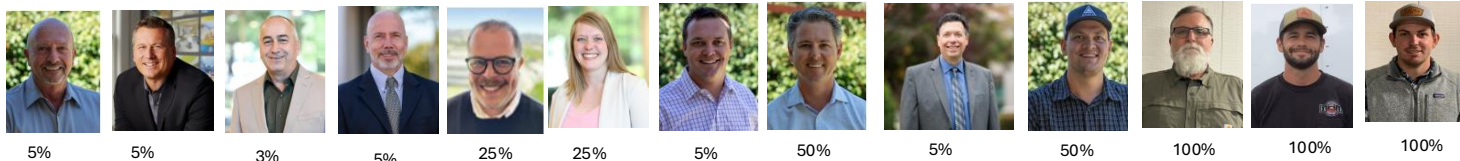
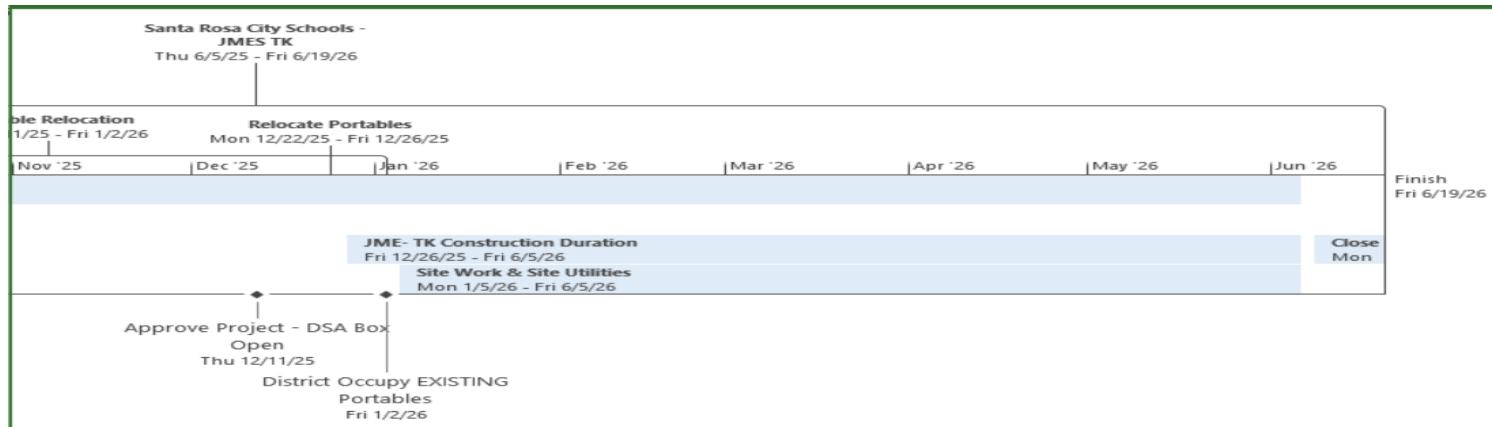


- As project develops, ABI management, including Brian Proteau, Dave Arntz, JP Van Zee & Sam Arntz will review sub bids, masterscheduling and work with Jake Hankins on ensure the schedule and procurement logs are collaborative to the project needs.
- PBK and Management team will allocate the design development to the Project Management Team and help support the swift and thorough review of submittals for conformance with design.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## ASSIGNMENTS OF TASKS/RESPONSIBILITIES CONT.



- Nick Ivashkevich, Phil Burleson – Site Specific Safety Plan, Pre-Construction Photos & Progress Photos, Daily Logs, Weekly Sub Coordination Meetings, RFI Development, Short Interval Schedules & Safety Meetings. Jake Hankins & Nick Ivashkevich – Time Keeping & Submission, RFI Distribution
- Sam Arntz, David Arntz – Owner Requested Change Order Pricing & Review, Contingency Draw Review and Issuance. Brian Proteau & JP VanZee – Monthly Design Team Meetings to Review, Design Progress, Agency Approvals and Construction Administration
- Blas Torres, Julie Arntz – Payroll & AP's with Elisa Roman – Project Accounting & Lien Releases
- Sam Arntz, Nick Ivashkevich, Samantha Toscanelli – Monthly Pencil Draft & Progress Billings
- Samantha Toscanelli – CPR Review & Submission, Collection of Insurance Certs.
- Phil Burleson & Nick Ivashkevich – QA/QC, Inspection Logs & Inspection Requests
- Jake Hankins, Samantha Toscanelli – Development of Closeout Log, Identification of Deliverables/Attic Stock, Manufacturer & Contractor Warranties, Training Schedules and Administration, Warranty Log & Walks.
- David Arntz – Management of DSA Box – Submission of Forms
- Samantha Toscanelli & Entire Team – Bi-Monthly Team Meetings for Overall Project Review and Task Prioritization. Agenda & Minutes Distribution

## DESIGN PROFESSIONALS



Arboga Elementary School Lease Leaseback (PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PROJECT DIRECTORY

### PROJECT DIRECTORY

<b>Project</b>		
<b>JMES TK Classroom Building</b> 2567 Marlow Rd, Santa Rosa, CA 95403		
<b>Owner</b>		
<b>Santa Rosa High School District</b> 110 Stony Point Road, Suite 210 Santa Rosa, CA 95401	Owner-School District	District Representative: Erik Oden Executive Director of Facilities, Maintenance & Operations <a href="mailto:eoden@srcs.k12.ca.us">eoden@srcs.k12.ca.us</a>
<b>Bond Program Manager</b>		
VPCS	Bond Program Manager	Contact: <a href="mailto:brian@vpcsonline.com">brian@vpcsonline.com</a>
<b>Design-Builder</b>		
Arntz Builders, Inc.	Design-Builder	Contact: JP Van Zee jp@arntzbuilders.com
<b>Design-Builder Project Team – Subcontractors/Consultants</b>		
PBK Architect	Architect	Contact: Lance Kutz lance.kutz@pbk.com
Mathewson & Associates	Structural Engineer	Contact: Tim Mathewson tim@mathewson-assoc.com
Adobe Associates, Inc.	Civil Engineer	Contact: Tim Schram tschram@adobeinc.com
Weston & Associates	Mechanical Engineer	Contact: David Weston dweston@weston-me.com
The Engineering Enterprise	Electrical Engineer	Contact: Danny McKeivitt dmckeivitt@engent.com
Edgeland Group	Landscape Architect	Contact: Kevin Belair kevin.belair@edgelandgroup.com
Gary Gery Architect	PC Architect	Contact: Gary Gery gary@garyjgeryarchitect.com

## DVBE PROGRAM PARTICIPATION DOCUMENTATION



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DVBE PARTICIPATION DOCUMENTATION

CONTRACTOR'S CERTIFICATE REGARDING  
PARTICIPATION OF  
DISABLED VETERAN BUSINESS ENTERPRISES

In accordance with Education Code Section 17076.11, the District has a participation goal for Disabled Veteran Business Enterprises of at least three percent (3%) per year of the overall dollar amount of funds allocated by the District by the State Allocation Board pursuant to the Leroy F. Greene School Facilities Act of 1998 for construction or modernization of school buildings and expended each year by the District. At the time of execution of the contract, the Contractor will provide a statement to the District of anticipated participation of Disabled Veteran Business Enterprises in the contract. Prior to, and as a condition precedent for final payment under the contract, the Contractor will provide appropriate documentation to the District identifying the amount paid to Disabled Veteran Business Enterprises pursuant to the contract, so that the District can assess its success at meeting this goal.

I certify that I have read the above and will comply with the anticipated participation of Disabled Veteran Business Enterprises in this contract.



Signature

Brian Proteau

Typed or Printed Name

President

Title

Arntz Builders, Inc.

Company

brian@arntzbuilders.com

Email

Santa Rosa High School District/  
Santa Rosa Elementary School District  
DVBE Program Participation Documentation  
Design Build

## IRAN CONTRACTING ACT CERTIFICATION



American Canyon Middle School Design Build (Arntz, PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## IRAN CONTRACTING ACT CERTIFICATION

### **CONTRACTOR CERTIFICATION REGARDING IRAN CONTRACTING**

**(Public Contract Code sections 2200 – 2208)**

PROJECT/CONTRACT NO.: **JMES TK Classroom Buildings** between Santa Rosa Elementary School District (“District”) and Arntz Builders, Inc. (“Design-Builder” or “Bidder”).

Prior to bidding on or submitting a proposal for a contract for goods or services for a project of one million dollars (\$1,000,000) or more to the District, the Bidder must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services (“DGS”) pursuant to Public Contract Code section 2203(b); does not provide goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including providing oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California Law establishes penalties for providing false certifications, including civil penalties equal to the greater of two hundred fifty thousand dollars (\$250,000) or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205.)

**[Remainder of page intentionally left blank]**


# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## IRAN CONTRACTING ACT CERTIFICATION CONT.

### **OPTION #1 – CERTIFICATION**

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS; does not provide goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including providing oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

Vendor Name/Financial Institution (Printed)	Federal ID Number (or n/a)
Arntz Builders, Inc.	68-0591927
By (Authorized Signature)	
Printed Name and Title of Person Signing	
Brian Proteau, President	
Date Executed	Executed in
June 2, 2025	Petaluma, CA

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## IRAN CONTRACTING ACT CERTIFICATION CONT.

**OPTION #2 - EXEMPTION**                      N/A

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or to enter into or renew, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

Vendor Name/Financial Institution (Printed)	Federal ID Number (or n/a)
By (Authorized Signature)	
Printed Name and Title of Person Signing	
Date Executed	Executed in

## DRUG FREE WORKPLACE CERTIFICATION



Santa Rosa High School Agricultural Facility (Arntz, PBK)

### DRUG-FREE WORKPLACE CERTIFICATION

#### **DRUG-FREE WORKPLACE CERTIFICATION**

This Drug-Free Workplace Certification form is required from all successful bidders pursuant to the requirements mandated by Government Code Sections 8350 et seq., the Drug-Free Workplace Act of 1990. The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for the procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by performing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination of the contract or grant, and the Trade Contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code Section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug-free workplace by doing all of the following:

1. Publishing a statement, notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person’s or organization’s workplace and specifying actions that will be taken against employees for violations of the prohibition.
2. Establishing a drug-free awareness program to inform employees about all of the following:
  - a. The dangers of drug abuse in the workplace;
  - b. The person’s or organization’s policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations;
3. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by Government Code Section 8355 and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of Government Code Section 8355 listed above and will (a) publish a statement notifying employees concerning the prohibition of controlled substance at the workplace, (b) establish a drug-free awareness program, and (c) require each employee engaged in the performance of the contract be given a copy of the statement required by Section 8355(a) and require such employee agree to abide by the terms of that statement.

I also understand that if the Santa Rosa High School District/City of Santa Rosa Elementary School District determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of Section 8355, that the contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of Sections 8350 et seq.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DRUG-FREE WORKPLACE CERTIFICATION CONT.

I acknowledge that I am aware of the provisions of Government Code Sections 8350 et seq. and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

Date: June 2, 2025

Proper Name of Contractor: Arntz Builders, Inc.

Signature of Authorized Person: *Brian Proteau*

Print Name: Brian Proteau

Title: President

# CERTIFICATION OF CONTRACTOR & DIVISION OF INDUSTRIAL RELATIONS REGISTRATION



Ridgeviw Middle School Lease Leaseback (PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DIR REGISTRATION

### **CERTIFICATION OF CONTRACTOR AND SUBCONTRACTOR** **DEPARTMENT OF INDUSTRIAL RELATIONS REGISTRATION**

I am the President of Arntz Builders, Inc.  
 (“Bidder”) (Title) (Bidder Name)

Submitting the accompanying Bid Proposal for the Work described as JMES TK Buildings Design Build.

1. The Bidder is currently registered as a contractor with the Department of Industrial Relations (“DIR”).
2. The Bidder’s DIR Registration Number is: 1000003147. The expiration date of the Bidder’s DIR Registration is June 30, 2025.
3. If the Bidder is awarded the Contract for the Work and the expiration date of the Bidder’s DIR Registration will occur: (i) prior to the expiration of the Contract Time for the Work; or (ii) prior to the Bidder completing all obligations under the Contract for the Work, the Bidder will take all measures necessary to renew the Bidder’s DIR Registration so that there is no lapse in the Bidder’s DIR Registration while performing Work under the Contract.
4. The Bidder, if awarded the Contract for the Work shall remain a DIR registered contractor for the entire duration of the Work.
5. The Bidder has independently verified that each Subcontractor identified in the Expanded List of Subcontractors submitted with the Bidder’s Bid Proposal is currently a DIR registered contractor.
6. The Bidder has provided the DIR Registration Number for each subcontractor identified in the Bidder’s Expanded List of Subcontractors, or within twenty-four (24) hours of the opening of Bid Proposals for the Work the Bidder will provide the District with the DIR Registration Number for each subcontractor identified in the Bidder’s Expanded List of Subcontractors.
7. The Bidder’s solicitation of subcontractor bids included notice to prospective subcontractors that: (i) all sub-tier subcontractors must be DIR registered contractors at all times during performance of Work; and (ii) prospective subcontractors may only solicit sub-bids from and contract with lower-tier subcontractors who are DIR Registered contractors.

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## DIR REGISTRATION CONT.

8. If any of the statements herein are false or omit material facts rendering a statement to be false or misleading, the Bidder’s Bid Proposal is subject to rejection for non-responsiveness.
9. I have personal first-hand knowledge of all of the foregoing.

I declare under penalty of perjury under California law that the foregoing is true and correct.

Executed this 2nd day of June, 2025 at \_\_\_\_\_ (City and State)



\_\_\_\_\_  
Signature

Brian Proteau, President  
Name, typed or printed

# ASBESTOS-FREE MATERIALS CERTIFICATION



# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## ASBESTOS-FREE MATERIALS CERTIFICATION

### ASBESTOS-FREE MATERIALS CERTIFICATION

I Brian Proteau President  
(name) please print or type (title)

of Arntz Builders, Inc., do hereby declare that to  
(company name)

the best of my knowledge, information, and belief that in completing the work of JMES TK Classroom Buildings for the Santa Rosa Elementary School District, no manufactured material assembly/device or item of construction will contain, or in itself be composed of, any materials listed (by the federal or state EPA or federal or state health agencies) as a hazardous material.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



\_\_\_\_\_  
Name

\_\_\_\_\_  
President

\_\_\_\_\_  
Title

\_\_\_\_\_  
June 2, 2025

\_\_\_\_\_  
Date

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative ("Progressive") Design Build Contract Documents for the Construction of JMES TK Classroom Building

## ASBESTOS-FREE MATERIALS CERTIFICATION CONT.

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF SONOMA )ss

On June 2, 2025 before me, Kelsey Godfrey, Notary Public  
(insert name and title of the officer)

personally appeared Brian Proteau, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Kelsey Godfrey

(Seal)

## NON-COLLUSION DECLARATION



Middletown Middle School Design Build (Arntz, PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## NON-COLLUSION DECLARATION

### NON-COLLUSION DECLARATION TO BE EXECUTED BY PROPOSER AND SUBMITTED WITH PROPOSAL

The undersigned declares:

I am the President of Arntz Builders, Inc., the party making the foregoing proposal.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or sham. The proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal. The proposer has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or to refrain from proposing. The proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposal. All statements contained in the proposal are true. The proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, to effectuate a collusive or sham proposal, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a proposer that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the proposer.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on June 2, 2025 [**Insert Date**], at Petaluma [**Insert City**], CA [**Insert State**].

Arntz Builders, Inc.

Name of the Design-Builder

By: Brian Proteau

Signature

Brian Proteau

Print Name

President

Title

June 2, 2025

Date

## WORKERS COMPENSATION CERTIFICATION



Cali Calmecac TK Lease Leaseback (Arntz PC)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## WORKERS’ COMPENSATION CERTIFICATE

### WORKERS’ COMPENSATION CERTIFICATE

Labor Code section 3700:

“Every employer except the state shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.

(b) By securing from the Director of Industrial Relations a certificate of consent to self-insure either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

(c) For any county, city, city and county, municipal corporation, public district, public agency, or any political subdivision of the state, including each member of a pooling arrangement under a joint exercise of powers agreement (but not the state itself), by securing from the Director of Industrial Relations a certificate of consent to self-insure against workers’ compensation claims, which certificate may be given upon furnishing proof satisfactory to the director of ability to administer workers’ compensation claims properly, and to pay workers’ compensation claims that may become due to its employees. On or before March 31, 1979, a political subdivision of the state which, on December 31, 1978, was uninsured for its liability to pay compensation, shall file a properly completed and executed application for a certificate of consent to self-insure against workers’ compensation claims. The certificate shall be issued and be subject to the provisions of Section 3702.”

### CERTIFICATE

I am aware of the provisions of Labor Code section 3700 which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance on the Work of this Contract.

Arntz Builders, Inc.

\_\_\_\_\_  
Name of the Design-Builder

By: 

\_\_\_\_\_  
Signature

Brian Proteau

\_\_\_\_\_  
Print Name

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## WORKERS’ COMPENSATION CERTIFICATE CONT.

\_\_\_\_\_  
President

Title

\_\_\_\_\_  
June 2, 2025

Date

**In accordance with Article 5 [commencing at section 1860], Chapter 1, Part 7, Division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any work under the contract.**

## ALCOHOL & TOBACCO-FREE WORKPLACE CERTIFICATION



John Barrett Middle School Lease Leaseback (PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative (“Progressive”) Design Build Contract Documents for the Construction of JMES TK Classroom Building

## ALCOHOL & TOBACCO FREE WORKPLACE CERT.

### **CONTRACTOR'S CERTIFICATE REGARDING ALCOHOLIC BEVERAGE and TOBACCO-FREE CAMPUS POLICY**

This Drug-Free Workplace Certification form is part of the Contract made by and between the Santa Rosa Elementary School District (hereinafter referred to as the “District”) and Arntz Builders, Inc. \_\_\_\_\_ (hereinafter referred to as the “Design Builder”) for JMES TK Classroom Buildings.

The Design Builder agrees that it will abide by and implement the District's Alcoholic Beverage and Tobacco-Free Campus Policy, which prohibits the use of alcoholic beverages and tobacco products, at any time, on District-owned or leased buildings, on District property and in District vehicles. The Design Builder shall procure signs stating "ALCOHOLIC BEVERAGE AND TOBACCO USE IS PROHIBITED" and shall ensure that these signs are prominently displayed in all entrances to school property at all times.

DATE: June 2, 2025  
\_\_\_\_\_  
Arntz Builders, Inc.  
\_\_\_\_\_  
Design Builder

By:   
\_\_\_\_\_  
Signature

Santa Rosa High School District/  
Santa Rosa Elementary School District  
Alcoholic Beverage and Tobacco-free Campus Certificate  
Design Build

## PROJECT STABILIZATION AGREEMENT



Santa Rosa High School Agricultural Facility (Arntz, PBK)

# ARNTZ BUILDERS & PBK ARCHITECTS- SANTA ROSA HIGH SCHOOL DISTRICT

Request for Proposals (RFP): Alternative ("Progressive") Design Build Contract Documents for the Construction of JMES TK Classroom Building

## PROJECT STABILIZATION AGREEMENT

### ADDENDUM A

#### PROJECT STABILIZATION AGREEMENT

for the

#### SANTA ROSA CITY SCHOOLS CONTRACTOR AGREEMENT TO BE BOUND

The undersigned, as a Contractor or Subcontractor (CONTRACTOR) on the JMES TK Buildings Project, (hereinafter PROJECT), for and in consideration of the award to it of a contract to perform work on said PROJECT, and in further consideration of the mutual promises made in the "Project Stabilization for the Santa Rosa City Schools" (hereinafter AGREEMENT), a copy of which was received and is acknowledged, hereby:

- (1) Accepts and agrees to be bound by the terms and conditions of the AGREEMENT, together with any and all amendments and supplements now existing or which are later made thereto;
- (2) The CONTRACTOR agrees to be bound by the legally established local trust agreements as set forth in Article 16 of this AGREEMENT.
- (3) The CONTRACTOR authorizes the parties to such local trust agreements to appoint trustees and successor trustees to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the CONTRACTOR;
- (4) Certifies that it has no commitments or agreements which would preclude its full and complete compliance with the terms and conditions of said AGREEMENT.
- (5) Agrees to secure from any CONTRACTOR(S) (as defined in said AGREEMENT) which is or becomes a Subcontractor (of any tier) to it, a duly executed Agreement to be Bound in form identical to this document.

This letter shall constitute a subscription agreement, to the extent of the terms of the letter.

CONTRACTOR/SUBCONTRACTOR: Arntz Builders, Inc.

California Contractor State License No. or Motor Carrier (CA) Permit No.: 856393

Name of Authorized Person (print): Brian Proteau

Signature of Authorized Person: 

Title of Authorized Person: President

Telephone Number of Authorized Person: 707-835-2900

Address of Authorized Person: 431 Payran Street, Petaluma, CA 94952

State Public Works Registration Number: 1000003147