

# HVAC and Roofing Replacement at Saratoga High School

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Los Gatos Saratoga Union High School District  
Board Presentation



April 20, 2021

# Project Team

**Architect: McKim Design Group**

**CM: Greystone West Company**

**Consultants:**

Hohbach-Lewin – Structural Engineers

Cypress Engineering Group – Mechanical Engineers

Aurum Consulting Engineers – Electrical Engineers

**Team members:**

Todd Lee

Jamie Ferranti

# Scope of Work Overview

At Wings 000, 100, 300, and 600

## Architectural:

- New roofing systems (including replacement at Wing 900)
- Selected replacement of interior finishes
- Selected path of travel upgrades

## Mechanical & Plumbing:

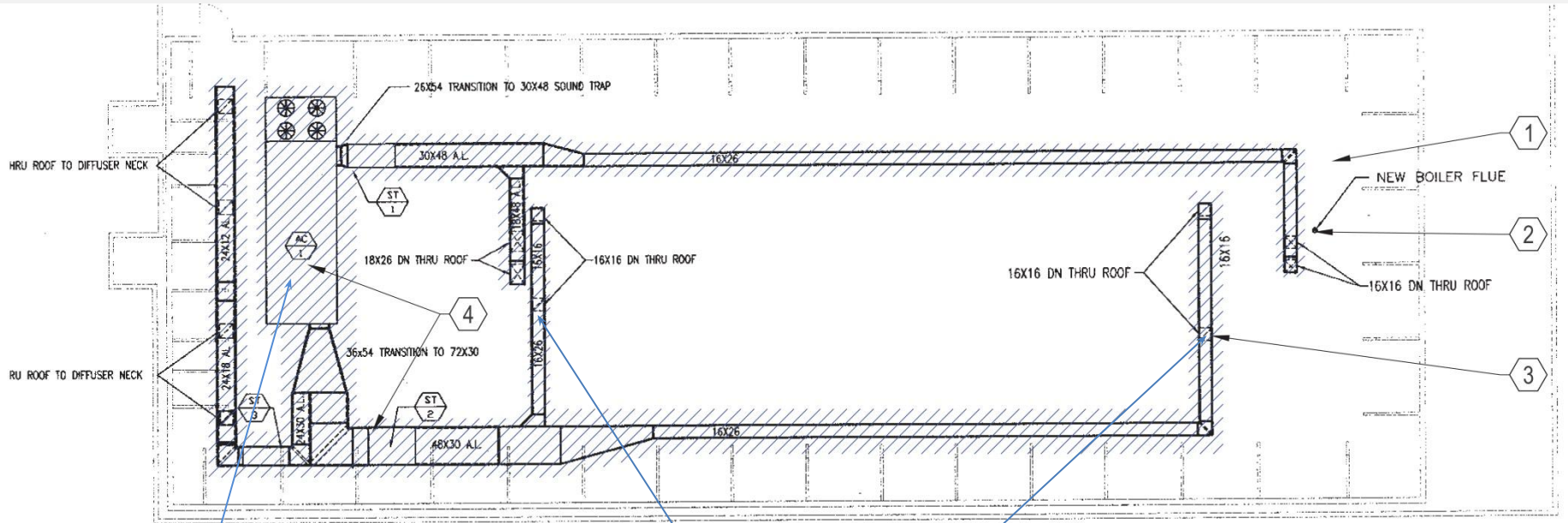
- New roof-mounted package units
- New ductwork in selected locations
- New HVAC controls
- New gas utility piping

## Electrical

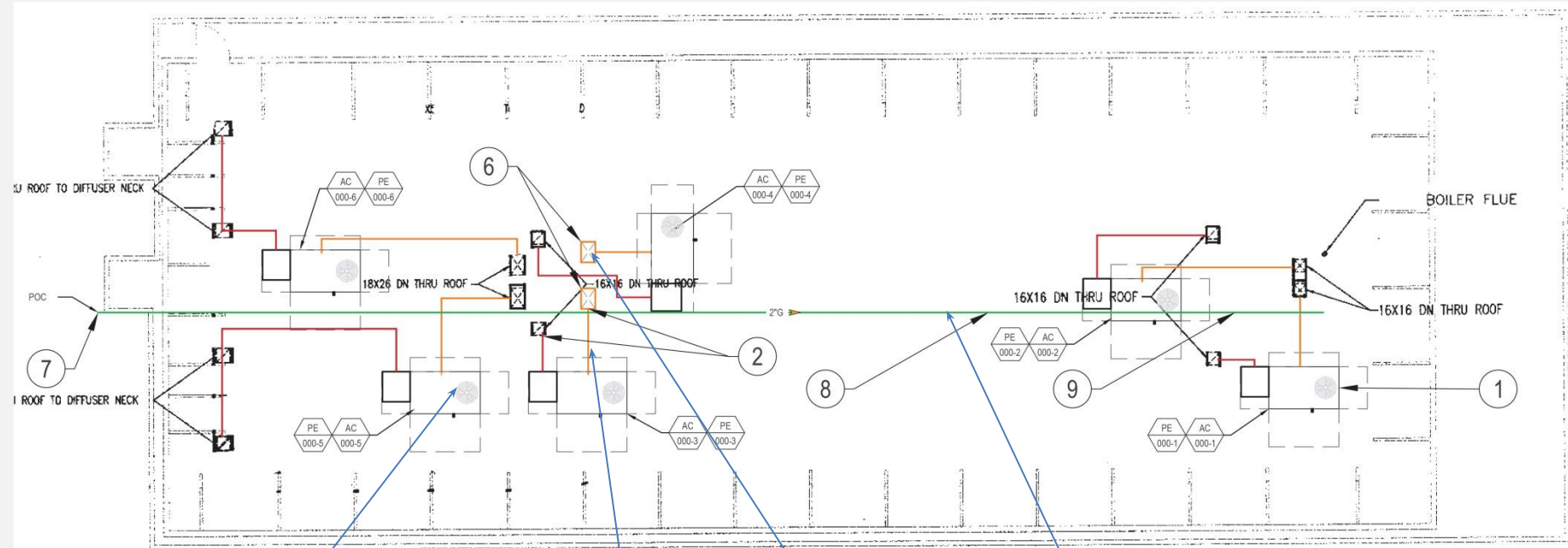
- New electrical utility piping
- Panel upgrades as needed
- CO<sub>2</sub> monitoring







Removal of all existing roof top units and ductwork, reuse of existing roof penetrations where possible



New rooftop packaged units and ductwork to existing penetrations, new gas piping



(E) ROOFING SYSTEM CONDITION  
to be removed and replaced



(E) BOILER SYSTEM  
to be demolished



(E) UNITS & DUCTWORK  
To be demolished

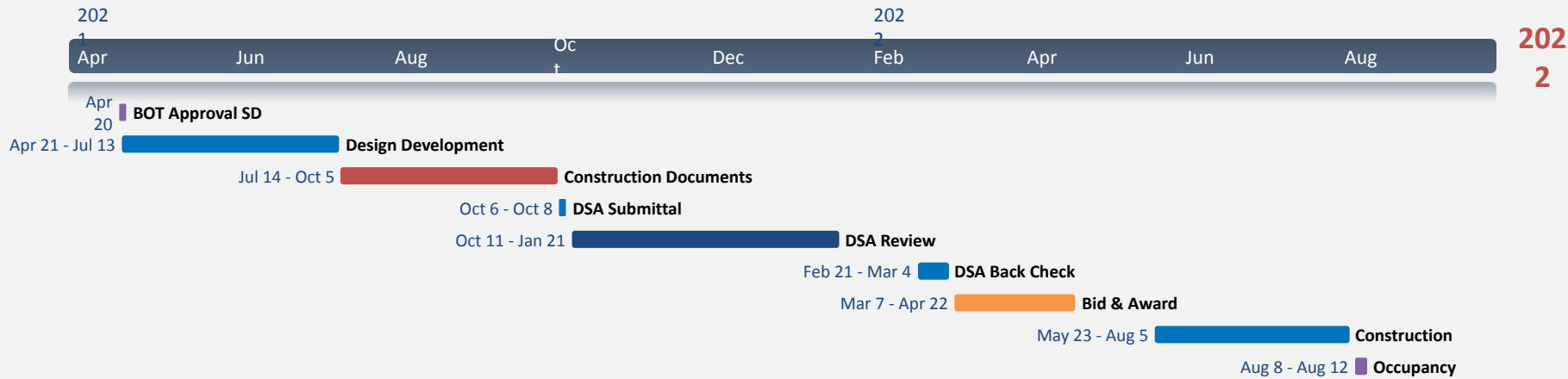


NEW TRANE or CARRIER PACKAGED UNITS



Temperature and Carbon-Dioxide

NEW PELICAN CONTROLS



## Saratoga High School HVAC Replacement Schematic Design Estimate Budget Comparison

Base Bid	\$	3,569,846.00
Added Roofs and HVAC	\$	1,101,000.00
<b>Total Schematic Design Estimate</b>	<b>\$</b>	<b>4,670,846.00</b>
Preliminary Budget	\$	3,809,000.00
HVAC Only	\$	2,827,000.00
Roofing Portion	\$	1,403,000.00
Bldg 900 Wing Roof	\$	207,000.00
Added HVAC	\$	223,000.00
<b>Total Estimate</b>	<b>\$</b>	<b>4,877,846.00</b>



## SHS HVAC REPLACEMENT PROJECT COST

Description	Quantity	Unit	Unit Cost	Subtotal
Construction Budget	1	ls		\$ 3,203,222.03
Design Contingency	10	%		\$ 320,322.20
Construction Contingency	10	%		\$ 320,322.20
Architect Fees	10.8	%	\$ 3,203,222	\$ 347,837.88
Architect Contingency	10.8	%	\$ 640,644	\$ 69,189.60
Architect Reimbursable Expenses	1	ls	\$ 11,000	\$ 11,000.00
Haz-Mat Consultant	1	ls	\$ 5,000	\$ 5,000.00
Topographic Survey	1	ls	\$ 5,000.00	\$ 5,000.00
Soils Report & Testing	0.5	%		\$ 16,016.11
CM Fees	1	ls	5.50%	\$ 176,177.21
DSA Inspector Shared	4	mos	\$ 20,000.00	\$ 80,000.00
Testing Laboratory	1	%		\$ 32,032.22
Bid Advertisements	1	ls	\$ 2,500.00	\$ 2,500.00
DSA Fees	1.2	%	\$ 3,843,866	\$ 46,126.40
CGS Fees	1	ls	\$ 3,600.00	\$ 3,600.00
CEQA (Cat-Ex)	1	ls	\$ 2,500.00	\$ 2,500.00
Legal	1	ls	\$ 10,000.00	\$ 10,000.00
Moving Expenses	1	alw	\$ 10,000.00	\$ 10,000.00
Misc. Expenses	1	ls	\$ 10,000.00	\$ 10,000.00
<b>Total Estimated Project Cost</b>				<b>\$ 4,670,846</b>
<b>Building 900 Reroof</b>				<b>\$207,000</b>
<b>Total Project Cost</b>				<b>\$ 4,877,846</b>

# Q&A

