

Contract Number:

1



February 23, 2026

Mr. Erik Oden
Santa Rosa City Schools
110 Stony Point Road #210
Santa Rosa, CA 95401

**SUBJECT: REQUEST FOR PROPOSAL
LEAD INSPECTION OF THE EXTERIORS
OF ALL CAMPUS BUILDINGS
HIDDEN VALLEY ELEMENTARY SCHOOL**

Dear Mr. Oden:

Enclosed you will find NorBay Consulting – A Vista Environmental Consulting Company’s (NBC-V) proposal for conducting a lead inspection of the exteriors of all campus buildings in conjunction with the repainting project at Hidden Valley Elementary School.

NBC-V PROPOSAL

Our scope of work includes the following:

- Conduct a lead inspection of the exteriors of all campus buildings utilizing a SciAps X-550 direct reading lead based paint analyzer.
- Prepare a final report to include survey procedures, results, regulatory considerations/recommendations, CDPH Form 8552, and a spread sheet of all lead readings collected during the inspection.

NBC-V FEE SCHEDULE

• Lead Inspection	Flat Rate	\$ 750.00
• Final Report Generation	Flat Rate	\$ 200.00
• TOTAL PROPOSAL		\$ 950.00

NBC-V appreciates the opportunity to provide you with this proposal. If you have any questions regarding this proposal or if you require additional information, please do not hesitate to contact me.

Request for Proposal
Exterior Lead Inspection
Hidden Valley Elementary School

Sincerely,
NORBAY CONSULTING – *A Vista Environmental Consulting Company*

Mike Gerhold

Mike Gerhold
Project Manager

ACKNOWLEDGEMENT

The terms and conditions set forth in the above proposal are acceptable and within the approval authority of the undersigned. This acknowledgement shall have the force and effect of Notice to Proceed to provide the proposed services in accordance with stated rates.

Signed: _____ Date: _____

Print Name and Title: _____

Purchase Order or Other Work Identification: _____

Contract Number:

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February 23, 2026

Mr. Erik Oden
Santa Rosa City Schools
110 Stony Point Road #210
Santa Rosa, CA 95401

**SUBJECT: REQUEST FOR PROPOSAL
LEAD INSPECTION OF THE EXTERIORS
OF ALL CAMPUS BUILDINGS
CESAR CHAVEZ LANGUAGE ACADEMY**

Dear Mr. Oden:

Enclosed you will find NorBay Consulting – A Vista Environmental Consulting Company’s (NBC-V) proposal for conducting a lead inspection of the exteriors of all campus buildings in conjunction with the repainting project at Cesar Chavez Language Academy.

NBC-V PROPOSAL

Our scope of work includes the following:

- Conduct a lead inspection of the exteriors of all campus buildings utilizing a SciAps X-550 direct reading lead based paint analyzer.
- Prepare a final report to include survey procedures, results, regulatory considerations/recommendations, CDPH Form 8552, and a spread sheet of all lead readings collected during the inspection.

NBC-V FEE SCHEDULE

• Lead Inspection	Flat Rate	\$ 850.00
• Final Report Generation	Flat Rate	\$ 200.00
• TOTAL PROPOSAL		\$ 1,050.00

NBC-V appreciates the opportunity to provide you with this proposal. If you have any questions regarding this proposal or if you require additional information, please do not hesitate to contact me.

Request for Proposal
Exterior Lead Inspection
Cesar Chavez Language Academy

Sincerely,
NORBAY CONSULTING – *A Vista Environmental Consulting Company*

Mike Gerhold

Mike Gerhold
Project Manager

ACKNOWLEDGEMENT

The terms and conditions set forth in the above proposal are acceptable and within the approval authority of the undersigned. This acknowledgement shall have the force and effect of Notice to Proceed to provide the proposed services in accordance with stated rates.

Signed: _____ Date: _____

Print Name and Title: _____

Purchase Order or Other Work Identification: _____

Contract Number:

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PROJECT ASSIGNMENT #31

This Project Assignment (“Project Assignment”) is entered into as of March 11, 2026, (“Effective Date”) by and between Santa Rosa Elementary School District (“District”) and Greystone West Company (“Project Manager”) pursuant to the Project Management Services Agreement (“Agreement”) between the District and Project Manager dated March 29, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Albert Biella Elementary School Early Childhood Education Modernization Project

2. Services to be Provided.

Basic Services, including Construction Phase Services and General Conditions, if applicable, and general scope of work of services pursuant to the Agreement. Provide for the planning, development, design, engineering and completion of the projects, manage and supervise professional consultants contracted by the District for the full array of architectural and construction and other necessary services related to the projects and Perform other related duties as assigned by the Superintendent and/or Chief Business Officer.

3. Project Schedule and Project Term.

Project commences June 2026 with an anticipated substantial completion date of August 2026. Contract term is from March 2026 to November 2026.

4. Project Budget.

Not to Exceed: **Three Hundred Sixty-Five Thousand Nine Hundred Seventeen Dollars and Seventy Cents (\$365,917.70)**

5. Schedule of Fees (Compensation and Payment).

Payment for the Basic Services shall be in accordance with the rates set forth in Exhibits B-1 and B-2 to the Agreement and per attached fee schedule.

Payment for the Additional Services shall be as follows:

- This Project does not include any Additional Services.
- This Project includes Additional Services, the Fee Schedule for which is the same as that Fee Schedule set forth in Exhibit B-1.
- This Project includes Additional Services, the Fee Schedule for which is set forth below.

6. Special Conditions and/or Miscellaneous Provisions.

Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have executed this Project Assignment as of the Effective Date.

PROJECT MANAGER:

Greystone West Company

By: _____
Name: Damien Lee
Title: Chief Financial Officer

DISTRICT:

Santa Rosa Elementary School District

By: _____
Name: Lisa August Hulme
Title: Interim Superintendent



February 25, 2026

Erik Oden
Executive Director of Facilities, Maintenance & Operations
Santa Rosa City Schools
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401

Reference: Fee Proposal for Construction Management Services for the Albert Biella Elementary School Early Childhood Education Modernization Project

Mr. Oden:

Greystone West Company proposes to provide scheduling, budgeting, and construction management services for the Albert Biella Elementary School Early Childhood Education Modernization Project for a fee equal to 5.5% of the project construction budget. Services will include project management through completion of construction, including closeout, DSA certification (if applicable), and services through the one-year warranty period.

Should the duration of the project extend beyond the anticipated schedule, Greystone West Company's billing schedule will be extended accordingly; however, the overall fee will remain fixed based on the approved construction budget.

Albert Biella Elementary School Early Childhood Education Modernization Project	
Construction Management Fee	\$251,847.20
Contingency Reconciliation	\$45,384.90
Reimbursable Expenses	\$68,685.60
TOTAL FEE	\$365,917.70

Separate from the base Construction Management Fee are the 5.5% Contingency Reconciliation and 1.5% Reimbursable Expense categories. Reimbursable expenses will be billed at cost with no mark-up. Any unexpended amounts within these categories at the conclusion of the project will not be invoiced by Greystone West Company and will remain with the Santa Rosa City Schools District.

Sincerely,

Diana Garbuzov

Diana Garbuzov
Greystone West Company



FEE SCALE

Albert Biella Elementary School Early Childhood Education Modernization Project

Construction Budget: \$ 4,579,040.00

%	APPORTIONMENT	COST	FEE
5.50%	of Construction Budget	\$ 4,579,040.00	\$ 251,847.20
TOTALS:		\$ 4,579,040.00	\$ 251,847.20

45.00%	Preconstruction		\$ 113,331.24
50.00%	Construction		\$ 125,923.60
5.00%	Post Construction		\$ 12,592.36
			\$ 251,847.20

Billings

April	Preconstruction		\$ 56,665.62
May	Preconstruction		\$ 56,665.62
June	Construction		\$ 41,974.53
July	Construction		\$ 41,974.53
August	Construction		\$ 41,974.53
September	Post Construction		\$ 4,197.45
October	Post Construction		\$ 4,197.45
November	Post Construction		\$ 4,197.45
			\$ 251,847.20

Contingency Reconciliation

5.50%	of Contingency & Allowance Budget	\$ 825,180.00	\$ 45,384.90
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Reimbursable Expenses

1.50%	of Budget	\$ 4,579,040.00	\$ 68,685.60
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TOTAL PROPOSAL COST		\$ 365,917.70
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Contract Number:

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A TENCATE COMPANY 

Proposal Date: 02/27/2026

Attn: Administrator – Santa Rosa City Schools

RE: Santa Rosa City Schools – Synthetic Turf Field Replacements at 5 Requested High Schools

We are pleased to submit the following CMAS proposal (**CMAS Contract Number 4-23-05-1021**) for the removal and replacement of 5 existing synthetic turf fields (Elsie Allen HS, Maria Carillo HS, Montgomery HS, Piner HS & Santa Rosa HS) for Santa Rosa City Schools in Santa Rosa, CA.

All pricing includes all prevailing wage labor, materials, taxes, tools, and equipment:

BASE SCOPE TURF SYSTEM(S) INCLUDES THE FOLLOWING:

1. (1) Mobilization/Demobilization per field is included in proposed pricing. Additional moves will incur additional costs.
2. **NOTE: CMAS/TIPS Fees and Performance/Payment Bonding are included in this proposal's pricing.**
3. Remove and dispose of existing synthetic turf and associated pad as requested at the following 5 High Schools:
 - Elsie Allen HS: 83,195 SF, Maria Carillo HS: 86,120 SF, Montgomery HS: 89,311 SF, Piner HS: 78,220 SF, Santa Rosa HS: 81,325 SF – **Total SF = 418,171 SF over 5 sites**
4. Adjust/append to existing Nailer board at field edges to accommodate edge elevations required for new turf system.
5. Assessment of existing subbase material will be performed once demolition/removals are completed. Upon assessment completion, minimal reworking of the existing subbase material to ensure proper planarity to manufacturer's standards required to install new turf system will be performed.
 - **NOTE:** Proposal assumes good, solid existing material with no import material needed to achieve proper planarity.
 - **NOTE:** No work or changes to existing subgrade drainage system has been included in this proposal.
6. Typical heavy construction activity should be expected for the duration of this project, and while access to the field can be limited to one point of ingress and egress to the site, **VPG** is not responsible for damage due to typical construction traffic ingress/egress to the construction site.
7. Supply & install approximately 418,171 SF (over the 5 schools listed above) of new **SOTERIA 20mm** shock pad.
8. Supply & install approximately 418,171 SF (over the 5 schools listed above) of TenCate's **PIVOT® Performance Turf 100 oz.** blended fiber (parallel XPS, monofilament, thatch) synthetic turf system with the noted installation options listed below.
 - Supply football, soccer, boys and girls lacrosse markings as required to replace existing fields' current layouts.
 - Supply & install new logo(s) in center of field(s) as required to replace existing fields' current logos.
 - Supply & install Endzone letters as required to replace existing fields' current endzone lettering.
 - Supply & install PivotCool™ Cooling Agent on all 5 replacement fields.
9. Proposal assumes schools have existing maintenance equipment, but if tow-behind sweepers are needed, please add \$13,000 per field.
10. Supply an operation and maintenance orientation for care for all 5 fields upon project completion.
11. Supply GMAX testing and standard **12-year** Manufacturer Warranties on all 5 fields upon project completion.

Base Scope Turf System(s) Pricing (Pivot® 100oz): **\$5,425,324.00**

ALTERNATE SCOPE A TURF SYSTEM(S) (MATRIX HELIX & ECOTHERM) INCLUDES THE FOLLOWING:

1. Remove lines 4, 8 and 11 of above base scope.
2. Supply & install approximately 418,171 SF (over the 5 schools listed above) of Hellas' **matrix HELIX 46 oz.** 100% polyethylene twisted monofilament with Shape Memory Technology synthetic turf system with the noted installation options listed below.
 - Supply football, soccer, boys and girls lacrosse markings as required to replace existing fields' current layouts.
 - Supply & install new logo(s) in center of field(s) as required to replace existing fields' current logos.
 - Supply & install Endzone letters as required to replace existing fields' current endzone lettering.
 - Ecotherm (1.8 lb/sf) and sand (4.5 lb/sf) infill per manufacturer's requirements.
3. Supply GMAX testing and standard 8-year Manufacturer Warranties on all 5 fields upon project completion.

Alternate Scope A Turf System Pricing (Matrix Helix & Ecotherm): **\$5,359,174.00**

ALTERNATE SCOPE B TURF SYSTEM(S) (MATRIX HELIX & CORK) INCLUDES THE FOLLOWING:

1. Remove lines 4, 8 and 11 of above base scope.
2. Supply & install approximately 418,171 SF (over the 5 schools listed above) of Hellas' **matrix HELIX 46 oz.** 100% polyethylene twisted monofilament with Shape Memory Technology synthetic turf system with the noted installation options listed below.
 - Supply football, soccer, boys and girls lacrosse markings as required to replace existing fields' current layouts.
 - Supply & install new logo(s) in center of field(s) as required to replace existing fields' current logos.
 - Supply & install Endzone letters as required to replace existing fields' current endzone lettering.
 - Cork (1 lb/sf) and sand (4 lb/sf) infill per manufacturer's requirements.
3. Supply GMAX testing and standard 8-year Manufacturer Warranties on all 5 fields upon project completion.

Alternate Scope B Turf System Pricing (Matrix Helix & Cork): \$4,897,159.00

Alternate Pricing – Replacement Nailer Board for Non-Pivot® Options (5 Fields, 6,270' Total): \$72,105.00

EXCLUSIONS:

- Any/All Access Compliance and/or ADA Path of Travel Upgrades are excluded from this proposal.
- This proposal has been submitted without approved DSA drawings and may need to be revised pending DSA review.
- Any work, demolition, materials or labor not directly included and/or stated above.
- Any permitting, engineering, fees, QA/QC, testing, survey, traffic control, dewatering, or landscaping restoration.
- **Any surface or subbase/subgrade drainage modifications whatsoever.**
- Any soil stabilization or subgrade remediation whatsoever.
- Any geotechnical engineering or soil testing of any kind.
- Any field graphics, logos or sports line packages *not listed above*.
- Any sports event, goals, sports netting, or any other athletic equipment installation or supply whatsoever.
- Any asphalt or concrete work including supply, installation, patching, replacement, or repair whatsoever.
- (1) mobilization and de-mobilizations per field are included. Any additional mobilization/demobilization costs will incur additional costs and can be provided and accepted prior.
- SWPPP measures, permitting, reporting, or egress/handling of stormwater of any kind.
- **ANY WORK, LABOR OR MATERIALS NOT DIRECTLY INCLUDED IN ABOVE SCOPE.**

Thank you again for this opportunity! We certainly do look forward to working with you to get this project complete as quickly and as efficiently as possible. We are available at any time to answer any questions or review this proposal.

Please note that this CMAS proposal is valid for a period of no more than 60 days from the date listed above.

Sincerely,



Jeff Wasson – Lead Estimator, TenCate West

M: 725-377-1979 | E: j.wasson@tencategrass.com | CSLB #: 783244 | DIR Reg. #: 1000002356

Pivot Turf System	\$5,425,324
Tow Behind Sweeper	\$ 13,000
Owner Contingency	\$ 500,000
Allowance - Temp Fencing	\$ 20,000
TOTAL	\$5,958,324