



November 30, 2023

Erik Oden, of Maintenance & Operations
Santa Rosa City Schools
211 Ridgeway Avenue
Santa Rosa, CA 95401

Reference: Proposal for Roofing and HVAC Improvements at Helen Lehman Elementary, Luther Burbank Elementary & Rincon Valley Middle Schools

Erik:

Greystone West Company proposes to perform scheduling and budgeting as well as construction management for the **Roofing and HVAC Improvements at Helen Lehman Elementary, Luther Burbank Elementary & Rincon Valley Middle Schools Project(s)** for a fee of 4.5% of the project construction budgets. Services include facilitation of the bid process (*inclusive of bid documents, site walks, bid opening, preparation of award recommendations*) and project management through completion of construction (*inclusive of closeout, DSA certification, if applicable, through 1-year warranty period*). Should the schedule for the work extend out, so would our billing schedule. Our fee, however, will remain fixed.

Project No.	Project Title	CM Fee for HLES	CM Fee for LBES	CM Fee for RVMS	Total Fee
TBD	Roofing and HVAC Improvements at Helen Lehman Elementary, Luther Burbank Elementary & Rincon Valley Middle Schools	\$250,443.72	\$350,938.74	\$804,849.18	\$1,406,231.64

Included in the fee for each campus is a 1.5% charge (at cost, no mark-up) for reimbursable expenses, held by the District. Any amount remaining at the conclusion of the project will not be billed and retained by the District.

Best Regards,

Theresa Novotny
Accounting Dept.

FEE SCALE

CM Fee Proposal

Helen Lehman Elementary School HVAC & Roofing Project

Construction Budget \$ 4,174,062.00

%	APPORTIONMENT	COST	FEE
4.50%	of Budget	\$ 4,174,062.00	\$ 187,832.79
TOTALS:		\$ 4,174,062	\$ 187,833

45.00%	Pre-Construction		\$ 84,524.76
50.00%	Construction		\$ 93,916.40
5.00%	Post Construction		\$ 9,391.64
			\$ 187,832.79

Billings

Jan-24	Preconstruction		\$ 16,904.95
February	Preconstruction		\$ 16,904.95
March	Preconstruction		\$ 16,904.95
April	Preconstruction		\$ 16,904.95
May	Preconstruction		\$ 16,904.95
June	Construction		\$ 31,305.47
July	Construction		\$ 31,305.47
August	Construction		\$ 31,305.47
September	Post Construction		\$ 3,130.55
October	Post Construction		\$ 3,130.55
November	Post Construction		\$ 3,130.55
			\$ 187,832.79

Reimbursable Expenses

1.50%	of Budget	\$ 4,174,062.00	\$ 62,610.93
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TOTAL PROPOSAL COST		\$ 250,443.72
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FEE SCALE

CM Fee Proposal

Luther Burbank Elementary School HVAC & Roofing Project

Construction Budget \$ 5,848,979.00

%	APPORTIONMENT	COST	FEE
4.50%	of Budget	\$ 5,848,979.00	\$ 263,204.06
TOTALS:		\$ 5,848,979	\$ 263,204

45.00%	Pre-Construction		\$ 118,441.82
50.00%	Construction		\$ 131,602.03
5.00%	Post Construction		\$ 13,160.20
			\$ 263,204.06

Billings

Jan-24	Preconstruction		\$ 23,688.36
February	Preconstruction		\$ 23,688.36
March	Preconstruction		\$ 23,688.36
April	Preconstruction		\$ 23,688.36
May	Preconstruction		\$ 23,688.36
June	Construction		\$ 43,867.34
July	Construction		\$ 43,867.34
August	Construction		\$ 43,867.34
September	Post Construction		\$ 4,386.73
October	Post Construction		\$ 4,386.73
November	Post Construction		\$ 4,386.73
			\$ 263,204.06

Reimbursable Expenses

1.50%	of Budget	\$ 5,848,979.00	\$87,734.69
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TOTAL PROPOSAL COST		\$ 350,938.74
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FEE SCALE

CM Fee Proposal

Rincon Valley Middle School HVAC & Roofing Project

Construction Budget \$ 13,414,153.00

%	APPORTIONMENT	COST	FEE
4.50%	of Budget	\$ 13,414,153.00	\$ 603,636.89
TOTALS:		\$ 13,414,153	\$ 603,637

45.00%	Pre-Construction		\$ 271,636.60
50.00%	Construction		\$ 301,818.44
5.00%	Post Construction		\$ 30,181.84
			\$ 603,636.89

Billings

Jan-24	Preconstruction		\$ 54,327.32
February	Preconstruction		\$ 54,327.32
March	Preconstruction		\$ 54,327.32
April	Preconstruction		\$ 54,327.32
May	Preconstruction		\$ 54,327.32
June	Construction		\$ 100,606.15
July	Construction		\$ 100,606.15
August	Construction		\$ 100,606.15
September	Post Construction		\$ 10,060.61
October	Post Construction		\$ 10,060.61
November	Post Construction		\$ 10,060.61
			\$ 603,636.89

Reimbursable Expenses

1.50%	of Budget	\$ 13,414,153.00	\$201,212.30
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TOTAL PROPOSAL COST		\$ 804,849.18
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