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PBK.com

July 15, 2020

VIA: EMAIL



Mr. Mike Braff
Director of Facilities
Santa Rosa City Schools
211 Ridgway Avenue
Santa Rosa, CA 95401

**Re: Fee Proposal – 2021 Roof & HVAC Replacement Packages
Santa Rosa City Schools**

Dear Mr. Braff:

Thank you for allowing PBK the opportunity to assist Santa Rosa City Schools (SRCS) with roof and HVAC consulting services at Steele Lane Elementary School, Lawrence Cook Middle School, and Piner High School (Phase II) in Santa Rosa. Based on our understanding of your needs, objectives and timing, and/or initial research and investigation, we submit the following proposal for your review and consideration.

I. PROPOSED SCOPE OF WORK

Working in concert with Santa Rosa City Schools, PBK proposes to produce construction documents for roof and HVAC replacement at each campus (reference 'Attachment A').

The general scope of services to be performed include, but are not limited to the following:

- Field investigative services by our team to determine conditions and scope.
- Develop initial project scope for District review and approval.
- Prepare budget cost estimates for work.
- Establish final detailed "Scope of Work" (Roof, HVAC, Skylight Systems, and Structural upgrades)
- Provide construction documents required to ensure the proper detailing and design. System design, code compliance, system guarantee, maintainability along with anticipated service life, will be the criteria used to determine the most cost-effective, long-term "Scope of Work".
- Prepare specification sections.
- Submit and obtain approval of documents through DSA, including all required DSA forms and paperwork
- Mechanical design and engineering.
- Structural engineering and design to reinforce existing structure to support new HVAC equipment.
- Electrical design and engineering.
- Bid assistance, including managing pre-proposal and proposal conferences, addendums and questions.
- Manage the evaluation and selection of contractor.
- Review and mark-up of submittals and shop drawings.

- Assist at pre-construction meeting and pre-installation meeting.
- Review work in construction for quality assurance during the course of construction. Performance under this phase provides extra insurance for specification compliance, quality workmanship, and long-term performance of specified roof system.
- Setup DSA Box and interface with DSA and project inspector during construction, and complete all required forms and paperwork.
- Periodic quality assurance inspections during roof related applications.
- Assist at job-site meetings.
- Review of proposed change order requests.
- Response to clarifications and creation of CPR's, CCD's, AEA's and change orders as required.
- Assist in progress payment reviews.
- Assist in final inspection and project close out.
- Assist with final DSA close out and certification.

II. WORKING ASSUMPTIONS & CLARIFICATIONS

1. PBK does not assume responsibility or liability for asbestos consulting and/or abatement services, which are the sole responsibility of the Client/Owner. PBK will assist SRCS with required coordination efforts with regard to re-roofing when impacted by asbestos consulting and/or abatement service needs.
2. Upon request, PBK will provide recommendations for a local, third-party Testing Lab Consultant to perform IAQ and Mold Testing, Asbestos Surveys, Ground Penetrating Radar, Environmental Studies, and Abatement services, as required.
3. Structural engineering does not include any structural rehabilitation or seismic upgrade design.
4. An upgrade of electrical service and equipment is not included.

III. COMPENSATION

1. PBK proposes to do these projects for a fixed fee equal to 8.5% of the estimated construction costs based on the cost identified on Attachment B, which equals \$27,600,000 x 8.5% for a grand total of a fee of Two Million Three Hundred Forty-Six Thousand dollars (\$2,346,000), based on the following scale:

Site	Construction Cost	Allowance Amount	A/E Fee Amount	Total Project Cost
Steele Lane ES	4,925,000	738,750	481,419	6,145,169
Lawrence Cook MS	11,150,000	1,672,500	1,089,913	13,912,413
Piner HS Phase II	10,570,000	1,585,500	1,033,218	13,188,718
Total	26,645,000	3,996,750	2,604,550	33,246,300

PBK A/E Fee Total	\$2,604,550
Reimbursable Allowance (printing, advertisement, etc.)	\$130,000

IV. REIMBURSABLES

1. The fees quoted above do not include the costs for the production of the final construction documents or for presentation-related materials (if applicable), such as printing, binding, shipping and/or delivery fees.
2. There will be no mark-up on reimbursable expenses.

V. PROFESSIONAL FEES FOR ADDITIONAL SERVICES

1. There will be no fees for additional services incurred or billed without prior written authorization from Santa Rosa City Schools.
2. See Attachment C for standard hourly rates.

Thank you once again for considering PBK to assist with your roofing and HVAC consulting needs. Our team stands poised and ready to roll up our sleeves to assist SRCS with this significant and high-priority roofing projects. In the interim, if you have any questions or would like to further discuss, please do not hesitate to contact me at (916) 682-9494.

Sincerely,



Shawn LeCrone, RRO, REWO, CD
Vice-President, BEAM Professionals, a PBK Company

cc: *Harold Stephens, BEAM Professionals*
Gary Gery, PBK
Betty Chapman, PBK

ATTACHMENT A
School Campus List

Roof and HVAC Replacement Package(s):

No.	Facility Name	Facility Address
01	Steele Lane ES	301 Steele Lane
02	Lawrence Cook MS	2480 Sebastopol Road
03	Piner HS	1700 Fulton Road

Steele Lane Elementary School

Santa Rosa City Schools

7/15/2020

PBK Project # TBD

2020 Project Cost Estimate

1. Base Proposal Scope: "Re-Roof Roof Areas"	1,750,000
<i>(57,454 sf total Low Slope roof area) (14,399 sf total portable overlay)</i>	
<ul style="list-style-type: none"> • Remove existing roof membrane complete • Tear-off all curb and roof penetration flashing • Repair/Replace all damaged wood nailers and decking • Mechanically Fasten 2" Insulation and 1/2" recovery board (structural slope) • Mechanically fasten Tapered insulation (1/4" per foot) and 1/2" Recovery Board (Structure Flat) • Install new wood blocking to match new roof elevation • Install roof system per roof area replacement • Replace all associated sheet metal with pre-finished metal flashing 	
2. Base Proposal Scope - "HVAC Equipment Replacement Scope"	2,500,000
<i>(39 total rooftop units replacement)</i>	
<ul style="list-style-type: none"> • Remove and replace Rooftop Units with like kind • Remove existing boiler system, tie into new Rooftop units • Raise existing conduit and gas lines for new units • Install new Thermostats and BMS Controls for entire campus • reroute exterior ductwork into interior space and restore ceiling for installation 	
3. Base Proposal Scope - "Structural Upgrades"	200,000
<ul style="list-style-type: none"> • Structural improvements to support new HVAC units • Interior and exterior finish removal and patching for improvements 	
4. Base Proposal Scope - "Skylight Replacement"	100,000
<i>(800sf total skylight area)</i>	
<ul style="list-style-type: none"> • Remove and replace existing Skylight with Polycarbonate system 	
5. Base Proposal Scope - "Building Envelope Waterproofing"	100,000
<ul style="list-style-type: none"> • Install new Thru-wall Receiver to allow proper base flashing height 	
6. Base Proposal Scope - "DSA Required Improvement"	275,000
<ul style="list-style-type: none"> • DSA Required SSS & FLS Improvements up to 10% of Construction Cost 	
Project Construction Cost Sub-Total: \$	
	4,925,000

Project Allowance:

Owners Contingency Allowance	492,500
Unit Price Allowance	246,250
Sub-Total \$	
	738,750

Architectural & Consultant Fees

Architectural & Engineering Fees	8.5%	481,419
Reimbursable Allowance	\$ 30,000	

Total 2020 Project Cost Estimate: \$ 6,145,169

Lawrence Cook Middle School

Santa Rosa City Schools

7/15/2020

PBK Project # TBD

2020 Project Cost Estimate

1. Base Proposal Scope: "Re-Roof Roof Areas"	4,750,000
<i>(115,032 sf total Low Slope roof area) (21,126 sf total portable overlay)(2,400 Standing Seam Roof)</i>	
<ul style="list-style-type: none"> • Remove existing roof membrane complete • Tear-off all curb and roof penetration flashing • Repair/Replace all damaged wood nailers and decking • Mechanically Fasten 2" Insulation and 1/2" recovery board (structural slope) • Mechanically fasten Tapered insulation (1/4" per foot) and 1/2" Recovery Board (Structure Flat) • Install new wood blocking to match new roof elevation • Install roof system per roof area replacement • Replace all associated sheet metal with pre-finished metal flashing 	
2. Base Proposal Scope - "HVAC Equipment Replacement Scope"	4,000,000
<i>(64 total rooftop units replacement)</i>	
<ul style="list-style-type: none"> • Remove and replace Rooftop Units with like kind • Remove existing boiler system, tie into new Rooftop units • Raise existing conduit and gas lines for new units • Install new Thermostats and BMS Controls for entire campus • reroute exterior ductwork into interior space and restore ceiling for installation 	
3. Base Proposal Scope - "Structural Upgrades"	325,000
<ul style="list-style-type: none"> • Structural improvements to support new HVAC units • Interior and exterior finish removal and patching for improvements 	
4. Base Proposal Scope - "Daylighting Replacement"	175,000
<i>(28 total Double-domed Skylights)(550lf Window System Replacement)</i>	
<ul style="list-style-type: none"> • Remove and replace existing double-domed skylight units • Raise window fenestration systems 	
5. Base Proposal Scope - "Building Envelope Waterproofing"	225,000
<ul style="list-style-type: none"> • Install new Thru-wall Receiver to allow proper base flashing height • Cut back existing wall panels install new receiver to allow proper base flashing height 	
6. Base Proposal Scope - "Solar Panel Scope of Work"	1,200,000
<i>(17,990 total Solar Panel area)</i>	
<ul style="list-style-type: none"> • Remove and Reinstall existing solar panels to allow roofing scope of work to be performed 	
7. Base Proposal Scope - "DSA Required Improvement"	475,000
<ul style="list-style-type: none"> • DSA Required SSS & FLS Improvements up to 10% of Construction Cost 	

Project Construction Cost Sub-Total: \$ 11,150,000

Project Allowance:

Owners Contingency Allowance	1,115,000
Unit Price Allowance	557,500
Sub-Total	\$ 1,672,500

Architectural & Consultant Fees

Architectural & Engineering Fees	8.5%	1,089,913
Reimbursable Allowance	\$ 50,000	

Total 2020 Project Cost Estimate: \$ 13,912,413

Piner High School - Phase 2

Santa Rosa City Schools

7/15/2020

PBK Project # TBD

2020 Project Cost Estimate

1. Base Proposal Scope: "Re-Roof Roof Areas"	4,500,000
<i>(151,197 sf total Low Slope roof area) (8,765 sf total portable overlay) (6,610 sf Standing Seam Metal roof area)</i>	
<ul style="list-style-type: none"> • Remove existing roof membrane complete • Tear-off all curb and roof penetration flashing • Repair/Replace all damaged wood nailers and decking • Mechanically Fasten 3" Insulation and 1/2" recovery board (structural slope) • Mechanically fasten Tapered insulation (1/4" per foot) and 1/2" Recovery Board (Structure Flat) • Install new wood blocking to match new roof elevation • Install roof system per roof area replacement • Replace all associated sheet metal with pre-finished metal flashing 	
2. Base Proposal Scope - "HVAC Equipment Replacement Scope"	4,250,000
<i>(78 total rooftop units replacement)</i>	
<ul style="list-style-type: none"> • Remove and replace Rooftop Units with like kind • Remove existing boiler system, tie into new Rooftop units • Raise existing conduit and gas lines for new units • Install new Thermostats and BMS Controls for entire campus 	
3. Base Proposal Scope - "Structural Upgrades"	400,000
<ul style="list-style-type: none"> • Structural improvements to support new HVAC units • Interior and exterior finish removal and patching for improvements 	
4. Base Proposal Scope - "Skylight Replacement"	475,000
<i>(2,200 total skylight area) (27 total Double-domed Skylights) (955 total wall-lite area)</i>	
<ul style="list-style-type: none"> • Remove and replace existing Skylight with Polycarbonate system • Remove and replace existing double-domed skylight units • Remove and replace existing wall-lite panels with new Polycarbonate system 	
5. Base Proposal Scope - "Building Envelope Waterproofing"	420,000
<ul style="list-style-type: none"> • Install new Thru-wall Receiver to allow proper base flashing height • Cut back existing wall panels install new receiver to allow proper base flashing height 	
6. Base Proposal Scope - "DSA Required Improvement"	525,000
<ul style="list-style-type: none"> • DSA Required SSS & FLS Improvements up to 10% of Construction Cost 	
Project Construction Cost Sub-Total: \$ 10,570,000	

Project Allowance:

Owners Contingency Allowance	1,057,000
Unit Price Allowance	528,500
Sub-Total \$ 1,585,500	

Architectural & Consultant Fees

Architectural & Engineering Fees	8.5%	1,033,218
Reimbursable Allowance	\$ 25,000	

Total 2020 Project Cost Estimate: \$ 13,188,718