

SCOPE OF WORK / APPROACH

The Davidson Middle School – 10 Wing Roof Replacement requires onsite analysis and observation. Our firm has completed hundreds of building evaluations/assessments for public entities and private firms; we strive to surpass client expectations. We have a successful track record of reliable, concise reporting and assessments, as well as cost-effective design services. Our specialized knowledge and expertise in the investigation and repair of construction defects, water intrusion, and building failures – plus historic structures reports – will benefit your project. We can ensure the facilities are code compliant and watertight, with reduced maintenance costs.

We will work diligently to prepare the 10 Wing Roof Replacement for present and future needs, and work closely with San Rafael City Schools to make sure we meet the requirements of the school plus local and state codes and governing agencies.

Exterior roofing elements will be observed and assessed and representative areas will be viewed in order to characterize weather-resistance. Waterproofing failures, where observed, will be meticulously studied and contributing causes recorded and photographed.

Visible structural elements and roof supports will be reviewed by our structural engineer. Structural irregularities will be recorded by field notes and photography. Rooftop drainage systems will be evaluated for capacity, irregularities, and signs of blockage. Energy saving improvements will be evaluated for energy savings potential and cost effectiveness. For the comprehensive assessment, the project team will focus on the following:

- Graphic Recording of Existing Buildings and Site: Measuring of existing roof of property, culminating in the production of site and roof plans. This will be the starting point, and existing conditions drawings will be the backgrounds for the assessment, and a starting point for future work planned by San Rafael City Schools during this process.
- Structural Evaluation and Code Analysis: Interactive Resources will analyze the structural systems, indicate items that are out of compliance with current building codes, and outline ways that these deficiencies can be addressed. Once the mitigation of the deficiencies is determined, costs for the tasks required will be compiled and priorities established.
- Roofing at 10 Wing: Our services will include investigation and analysis of the condition of the roofs, including flashing, and penetrations of equipment. Once the field condition is determined, recommendations will be made that address any deficiencies.
- Plumbing Systems: Evaluate age, condition, adequacy of capacity and status of maintenance of roof drainage systems. Methods and sequence of repair and/or replacement of these systems will be recommended.
- Hazardous Materials: It is our understanding that San Rafael City Schools will provide specifications for abatement of asbestos, lead containment and mold services that could be required.
- Considering the site specific conditions, there are details that the team will endeavor to provide that are predictive (but not determinant of) existing conditions and their expected solutions based on our extensive experience. It is our understanding that destructive investigation and testing will be conducted during the construction phase as part of demolition. Therefore unknown conditions will be addressed as discovered. If the District chooses the option of conducting testing and investigation during the schematic design phase, we will be happy to issue an adjustment to our proposal.

SECTION 2 – FEE PROPOSAL

- Mechanical Systems: Other than maintenance of the existing systems, there is no mechanical scope of work included in the RFP. Accordingly, there is no mechanical engineering within the scope of this proposal other than coordinating the maintenance of the existing mechanical system with the installation of the new roof.
- Drawings will be stamped and signed by the architect or engineer in responsible control of each portion of the work.

Exclusions

- Seismic Analysis
- Structural Engineering services during Construction Administration
- Hazardous Materials assessment and abatement (including Asbestos, LBP, and mold)
- Architectural design services related to discovered conditions after submission of Building Application.

\$ 55,250 DS

We are proposing a base fee of \$59,750 to include the following:

Contract Document Phase: Scope of work for this phase will include the following: Site reconnaissance, drawings, specifications, cost estimate, peer review.

Expedited Contract Document Phase: Due to time constraints required in order to complete the design process with adequate time to bid and construct before the start of the 2017-2018 school year, we plan to expedite the design process. We anticipate two primary submittals: 50% for presentation and review of our proposed roof replacement solution and 100% as the final design.

Cost Estimate: Our fee includes the services of our independent cost estimator, Javier Silva of Silva Cost Consulting. An estimate will be prepared at 50% and 100% submittals.

Additional Team Members: Although the primary scope of work for this project is for the removal and replacement of the roofing system, we anticipate the support of additional members of our consultant team to ensure that issues arising relative to the systems they specialize in are appropriately addressed. This group includes the following systems: structural engineering (Interactive Resources), mechanical and plumbing (Lefler Engineering), electrical engineering (OMM) and peer review (Intertek).

Bidding and Construction Administration Phase Services: We anticipate assisting San Rafael City Schools during bidding by attending the Bid Walk and responding to Bidder Requests for Information. Construction Administration Services include attending the kick-off meeting, reviewing submittals, responding to the Contractor's Requests for Information, site visits to observe construction (in progress and final), and the preparation of Record Drawings.