

December 14, 2017

Mike Braff
Director of Facilities
Santa Rosa City Schools

Re: Montgomery High School Two-Story Classroom Building
Proposal for Architectural and Engineering Services

Dear Mike:

We very much appreciate this opportunity to provide you with a proposal for the new 2-story classroom building at Montgomery High School.

Project Description:

This project will be a two-story classroom building of approximately 22,000 square feet. We anticipate that this will accommodate approximately 18-20 classrooms. These will be standard, general education classrooms. It will include student and faculty restrooms, janitors room, and mechanical room. The building will have an elevator and 2 stairways.

An important component of our scope of work is to further define the specifics of the project. We will explore 2 to 4 different building locations in the northern portion of the campus in order to explore the best location and building configuration, taking construction cost, disruption, and the cost of relocating existing structures into account. We will also explore options of site-built and modular construction.

For the purposes of this proposal we are assuming that the building will be located at the site of the proposed CTE in SRCS's 2016 Facilities Master Plan dated. Likewise, for the purposes of this proposal we will assume a building configuration similar to that shown in the master plan, specifically a double-loaded corridor configuration.

Construction Budget:

We have discussed the probable cost to construct this project with our cost estimator, Cromb Associates. They believe that the building cost will be between \$500 and \$550 per square foot. Using a midpoint figure of \$525 per square foot for a 22,000sf building results in a cost of \$11,550,000. Site work (including the cost to relocate as many as 4 relocatable buildings) is difficult to estimate, but we're using \$2M as a placeholder. Total estimated construction cost, therefore, is \$13,550,000. In addition, David Cromb (and other cost estimators) are currently advising all clients in the North Bay to anticipate an additional 20 percent surcharge to reflect anticipated increased costs resulting from the surge of construction resulting from the fires. This increases the cost of construction to \$16,260,000. This assumes the 4 relocatables will be located to the same vicinity, and that utilities are available in the immediate vicinity. These are current construction costs, and need to be escalated to the mid-point of construction. Escalation is currently projected at 4-7% per year. Assuming 5.5% for two years brings the \$16,260,000 figure to about \$18,000,000.

Site Built vs. Modular Construction:

Our services will include an evaluation of whether the building will be site built or modular construction. For the purpose of this proposal, site built construction is assumed; our fees will be adjusted if necessary if the decision is made to use modular construction.

Project Schedule:

We believe that if we can begin work in early January, a June 2019 construction start is achievable, assuming that all parties can commit to our preliminary project schedule, submitted separately. Please note that this project schedule is intended to serve as the basis for discussion, and will be adjusted to reflect the District's requirements.

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Services:

TLCD Architecture and its consultants will provide full architectural and engineering services, as follows:

- Explore 2 to 4 alternate site locations in order to determine site locations.
- Schematic design, including alternate building configuration.
- Exploration of site built vs. modular construction.
- Design Development
- Construction Documents
- Assistance with DSA and City of Santa Rosa approvals.
- Assistance with bidding process
- Construction administration
- DSA close-out
- Warrantee period services

Fee Proposal:

Architectural and engineering fees are shown in detail on the attached document. Fees were calculated according to anticipated time to preformed requested services, and total \$1,112,834. In addition, we will bill customary reimbursable expenses at 1.1 times actual cost. We propose entering into a SCLS form of agreement for these services.

Assumptions, Exclusions, and Additional Services

1. District to provide geotechnical investigation.
2. This proposal assumes building location as described, and that the building will be site built. Fees will need to be adjusted if those assumptions substantially change. We assume that new concrete flatwork and landscaping will be limited to the area immediately adjacent to the new building. We also assume that as many as 4 relocatable classrooms will be relocated to a single area with power hookups only, in order to accommodate the new building.
3. Cost guidance and fees assume that site utilities are adequately sized for extension to serve the new building without the need for new connections to the public system, or the need for a sewer lift station.
4. The survey does not include locating underground wet or dry utilities, other than utility castings such as valve boxes, inlets, cleanouts, and dry utility

vaults that may fall within the limits of the design survey, which is limited to the vicinity of the new building.

5. This proposal assumes that due to limited new impervious surfaces a SWPPP will not be required. For the same reasons, it is assumed that project will not require treatment of storm water runoff.
6. We have included two cost estimates. We suggest they be provided at the conclusion of Schematic Design and at 50% Construction Document phases.
7. Services related to LEED certification are excluded.
8. If State funding is pursued, we assume SRCS will retain the services of a funding consultant for preparing non-architectural documentation.
9. There will be plumbing at the restrooms, but not at the new classrooms.
10. It is assumed that ADA access to the new buildings does not require grading work beyond the general area where the new classrooms will be installed.
11. Any necessary preliminary reports, and studies (aside from the survey) will be provided by the District and are not included in our scope.
12. All permitting fees and other agency fees will be paid by the District.
13. Life cycle cost analysis is not included.
14. Additive and deductive alternate schemes are not included.
15. No CEQA will be required since this project is simply replacing existing classrooms.
16. Conduit and cable tray pathways and outlets will be provided for low-voltage wiring systems.
17. Telecommunication conduit stubs will be provided into accessible ceiling areas or homerun to the required telecom closet.
18. Design of a communications or telephone, analog, digital, or VoIP system is not included.
19. We will coordinate communications service with local service providers and allow for space needs, as based on pre-determined criteria.
20. It is assumed that any CATV/SATV provider will provide the active components (directional taps, or splitters and amplifiers) and balance the system, unless otherwise noted and stated in the scope of this proposal. It is assumed unless otherwise noted that the Contractor will only pull the cable and terminate the station side and telecom closet side of the cable and label cable ends.
21. It is assumed that we are connecting to existing systems for fire alarm, communications, networking, clocks, paging, etc. and that we will not provide any redesign of these systems should capabilities be beyond the current system abilities and limits.

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We are very excited about this opportunity, and look forward to working together at an important project at my alma mater. If this proposal is acceptable we will assist you in preparing a formal agreement. I am assuming the district will want to use a School and College Legal Services form of agreement. If that is the case, I'll be happy to draft an agreement for your review and approval.

Yours truly,



Don Tomasi, AIA, NCARB, LEED AP
Principal

Montgomery HS 2-Story Classroom

Fee Worksheet, 12/14/17

		<u>SD</u>	<u>DD</u>	<u>CD</u>	<u>Approval</u>	<u>Bid</u>	<u>CA</u>	<u>Total</u>
B&R	Civil	\$ 7,425	\$ 9,900	\$ 18,810	\$ 990	\$ 2,475	\$ 9,900	\$ 49,500
B&R	Survey	\$ 5,400						\$ 5,400
ZFA	Structural	\$ 15,000	\$ 30,000	\$ 55,000			\$ 25,000	\$ 125,000
G&B	MEP	\$ 41,362	\$ 54,233	\$ 105,766		\$ 7,173	\$ 58,580	\$ 267,114
Quadriga	Landscape	\$ 2,935	\$ 4,185	\$ 5,820	\$ 1,460	\$ 980	\$ 1,890	\$ 17,270
Sol-Data	Energy			\$ 4,750				\$ 4,750
Cromb	Cost	\$ 3,900		\$ 4,900				\$ 8,800
TBD	Acoustic		\$ 5,000					\$ 5,000
TLCD	Architectural	\$ 96,000	\$ 128,000	\$ 192,000	\$ 32,000	\$ 32,000	\$ 160,000	\$ 640,000
TOTAL		\$ 172,022	\$ 231,318	\$ 387,046	\$ 34,450	\$ 42,628	\$ 255,370	\$ 1,122,834