



ROBERT ROBLES
ARCHITECTURE
INC

416 Ocean Drive, Oxnard, CA 93035
Tel 805.382.6700
info@robertroblesarch.com

January 19, 2016

Santa Barbara Unified School District
720 Santa Barbara Street
Santa Barbara, CA 93101

Attn: Mr. David Hetynok, Director of Facilities & Operations

Re: Architectural services proposal for the Project,
Franklin Elementary School 30s Building Exterior Rehabilitation
1111 E. Mason Street, Santa Barbara, CA 93103

Dear Mr. Hetynok,

Robert Robles Architecture, Inc. is pleased to offer professional services for the above noted project. The primary purpose of these services is to provide architectural services for the reroofing and exterior painting of the 30s Building located at Franklin Elementary School. This building is the original Franklin School Building, circa 1953. The reroofing area is nominally 10,860 square feet, consisting of both low-slope and clay tile roof areas. The approximate exterior wall painting area is 17,568 sf, and this area includes numerous doors, frames, louvers, and large windows. The future construction project will include abatement of the existing roofing membrane materials, mitigation of existing lead paint, and incidental mechanical and electrical work. Replacement of windows and doors is beyond the scope of this project.

The project will also include selective refurbishment and replacement of existing AC-paved outdoor classroom areas (the play areas bounded by the low patio walls adjacent to the classrooms). Data from TELACU report dated 01/19/16, indicates new AC paving at play areas adjacent to Classrooms 33-36, and refurbishment (resurfacing) of existing AC paving at play areas adjacent to Classrooms 31-32. The Civil Engineer that the Architect intends to hire as a sub-consultant for the paving design scope-of-work is *Flowers & Associates, Inc.* If a different Civil Engineering consultant is needed to conform to project schedules, we will obtain District prior-approval before substitution.

The amount recommended by the architect for the Owner's budget for the Cost-of-Work, i.e., construction cost, is \$772,902 (excluding "soft costs," such as the Architect's compensation, inspection, and printing of documents). This opinion of cost was derived from approximate labor and material unit-cost calculations attached to the end of this proposal.

Proposed Scope-of-Services

The following services and service-phases are proposed:

1. Field Work & Schematic Phase: During this phase, we will confirm the exterior construction of the building, existing roof areas, and locate all rooftop items and penetrations. Also during this phase, the Civil Engineer will assist the District in procuring the land survey work needed to start the pavement refurbishment design work. Then we will produce schematic-level plans and update the estimate of the Cost-of-Work for the District's approval.
2. Construction Documents Phase: Based upon the documents completed under the Schematic Phase and approved by the District, the Architect and his Civil Engineering consultant will produce Construction Documents for District's approval. The Construction Documents shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The documents will also include notes or details pertaining to incidental mechanical and electrical work made necessary by the reroofing work. At the end of this phase, the estimate of the Cost-of-Work will be updated.
3. Contract Procurement Phase and Construction Phase Services: Contract Procurement Phase Services will include following services as necessary: pre-bid job-walk, addenda, processing of RFIs, and assistance with price validation. Construction Phase Services will include project meetings, construction observation, submittal processing, processing of Contractor RFIs, contract modifications as necessary, payment application review, and project close-out inspections and related paperwork.

Exclusions

The following items and services are not included: 1. the cost of services not specifically mentioned above, 2. hazardous materials testing, onsite testing, land surveys, project inspections, and similar services typically provided by the Owner, and 3. printing of bid documents (printing of bid documents is a reimbursable expense). Excluded items and services may be added later as an Extra Service, if requested by the District.

Extra Services

Services not included in the above scope-of-services may be added at any time with the District's written authorization. Additional compensation to Architect for Extra Services can be completed on an hourly basis or negotiated on a fixed fee basis.

Suspension or Termination

With written notification to the Architect, District may suspend or terminate services, at any time, for the District's convenience and without cause. In the events of suspension and termination, the Architect shall be compensated for services provided prior to suspension and termination.

ROBERT ROBLES ARCHITECTURE INC

416 Ocean Drive Oxnard, CA 93035
Tel 805.382.6700 Fax 805.382.6765
E-mail info@robertroblesarch.com

Schedule

We will endeavor to meet the District's timeline for the planning and construction of this project. We understand that the District wishes to commence construction on this project at the beginning of the 2016 Summer period.

Compensation

The Architect's total fee for the scope-of-services is a stipulated sum of \$88,884. This fee is based upon 11.5% of the estimated Cost-of-Work (11.5% of \$772,902), in accordance with District standard for Measures Q & R projects. The fee will be invoiced monthly based upon percentage progress.

Authorization

Should you require additional information or wish to discuss this proposal further, please contact me at (805) 382-6700. If this proposal is satisfactory, then please return one copy with a purchase order at your earliest convenience. Thank you for the opportunity to be of service to the District.

Yours Sincerely,



Digitally signed by Robert Robles
DN: cn=Robert Robles, o=Robert
Robles Architecture, Inc., ou,
email=rr@robertroblesarch.com,
c=US
Date: 2016.01.19 12:10:17 -08'00'

ROBERT ROBLES ARCHITECTURE, INC.
Robert Robles, President

Encl. Preliminary Opinion of Probable Costs

Franklin Elementary 30s Building
EXTERIOR REHABILITATION

OPINION OF COST
DATE: 01/19/2016

| ITEM NO. | DESCRIPTION | EST. QTY | UNIT | UNIT COST | TOTAL COST |
|----------|-------------|----------|------|-----------|------------|
|----------|-------------|----------|------|-----------|------------|

| | | |
|----------------------------|--------|---------------------------|
| PRELIMINARY ESTIMATED COST | 28,428 | SF PAINTING/ ROOFING AREA |
|----------------------------|--------|---------------------------|

| | | | | |
|------|--|--|------|---------|
| 1.0 | DEMOLITION & PROTECTION (NOT USED) | | | |
| 2.0 | SITEWORK (NOT USED) | | | |
| 3.0 | CONCRETE (NOT USED) | | | |
| 4.0 | MASONRY (NOT USED) | | | |
| 5.0 | METALWORK (NOT USED) | | | |
| 6.0 | WOOD & PLASTIC | | 1.32 | 37,462 |
| 7.0 | THERMAL & MOISTURE PROTECTION | | 8.25 | 234,552 |
| 8.0 | DOORS & WINDOWS (NOT USED) | | | |
| 9.0 | FINISHES | | 7.88 | 223,934 |
| 10.0 | SPECIALTIES (NOT USED) | | | |
| 11.0 | EQUIPMENT (NOT USED) | | | |
| 12.0 | FURNISHINGS (NOT USED) | | | |
| 13.0 | SPECIAL CONSTRUCTION (NOT USED) | | | |
| 14.0 | CONVEYING SYSTEMS (NOT USED) | | | |
| 15.1 | MECHANICAL- PLUMBING & HVAC | | 0.42 | 12,000 |
| 15.2 | MECHANICAL- FIRE PROTECTION (NOT USED) | | | |
| 16.0 | ELECTRICAL | | 0.11 | 3,000 |

SUBCONTRACTOR'S COST

17.97 510,948

PRORATES:

| | | | |
|---------------------------------|--------|------|--------|
| GENERAL CONDITIONS | 8.50% | 1.53 | 43,431 |
| PRE-DESIGN ESTIMATE CONTINGENCY | 13.00% | 2.54 | 72,069 |

SUBTOTAL

22.04 626,448

| | | | |
|------------------|-------|------|--------|
| INSURANCE | 1.00% | 0.22 | 6,264 |
| CONTRACTOR'S FEE | 6.50% | 1.45 | 41,126 |

**SUBTOTAL ESTIMATED CONSTRUCTION COST
(PAINTING AND REROOFING WORK ONLY)**

23.70 673,838

**ADD PER ADDITIONAL HARD-COSTS PER TELACU
DATA DATED 01/19/16, INCLUDING ASPHALT PAVING
REFURBISHMENT**

3.48 99,064

TOTAL ESTIMATED CONSTRUCTION COST

27.19 772,902

Franklin Elementary 30s Building
EXTERIOR REHABILITATION

OPINION OF COST
DATE: 01/19/2016

| ITEM NO. | DESCRIPTION | EST. QTY | UNIT | UNIT COST | TOTAL COST |
|----------|-------------|----------|------|-----------|------------|
|----------|-------------|----------|------|-----------|------------|

1 DEMOLITION & PROTECTION (NOT USED)

2 SITEWORK (NOT USED)

3 CONCRETE (NOT USED)

4 MASONRY (NOT USED)

5 METALS (NOT USED)

6 WOOD & PLASTICS

CARPENTRY

| | | | | |
|---|-----|----|----------|--------|
| MISCELLANEOUS ROOF SHTG REPLACEMENT (ALLOW.) | 1 | LS | 7,000.00 | 7,000 |
| REMOVE & REPLACE STARTER BOARDS | 716 | LF | 12.00 | 8,592 |
| REMOVE & REPLACE FASCIA BOARDS, BACK-PRIMED & PTD | 810 | LF | 27.00 | 21,870 |

SUBTOTAL 6

37,462

7 THERMAL & MOISTURE PROTECTION

ROOF REPLACEMENT & RELATED WORK

| | | | | |
|--|--------|----|----------|--------|
| TEAR-OFF EXISTING ROOFING MEMBRANE & ASSOCIATED ELEMENTS (INCL ABATEMENT) | 10,860 | SF | 6.00 | 65,160 |
| REMOVE & REINSTALL FLAT SHINGLE CLAY TILE ROOFING W/ NEW S/S STRAP & WIRE TIE SYSTEM | 5,835 | SF | 7.00 | 40,845 |
| BUILT-UP ROOFING UNDERLAYMENT (FOR TILE AREAS) | 5,835 | SF | 8.00 | 46,680 |
| BUILT-UP ROOFING W/ AGGREGATE SURFACING (LOW-SLOPE ROOFING AREAS) | 5,025 | SF | 12.00 | 60,300 |
| REMOVE & REPLACE COPPER FLASHING | 819 | LF | 12.00 | 9,828 |
| MISC FLASHING & SEALANTS | 1 | LS | 1,500.00 | 1,500 |
| REMOVE & REINSTALL EXG COPPER GUTTERS W/ MISC REPAIRS ONLY | 716 | LF | 14.30 | 10,239 |

SUBTOTAL 7

234,552

8 DOORS & WINDOWS (NOT USED)

9 FINISHES

EXTERIOR FINISHES (COSTS INCLUDE DOOR & WDW PAINTING)

| | | | | |
|---|--------|----|----------|---------|
| MISC CEMENT PLASTER REPAIRS (ALLOWANCE) | 1 | LS | 2,500.00 | 2,500 |
| WALL PAINTING (INCLUDING ABATEMENT, MISC REPAIRS) | 10,634 | SF | 10.00 | 106,340 |

Franklin Elementary 30s Building
EXTERIOR REHABILITATION

OPINION OF COST
DATE: 01/19/2016

| ITEM NO. | DESCRIPTION | EST. QTY | UNIT | UNIT COST | TOTAL COST |
|----------|-------------|----------|------|-----------|------------|
|----------|-------------|----------|------|-----------|------------|

9 FINISHES (CONTINUED)

| | | | | |
|---|-------|----|----------|--------|
| SOFFIT PAINTING (INCLUDING ABATEMENT, MISC REPAIRS) | 5,566 | SF | 10.00 | 55,660 |
| PAINT/ ABATE CMU PATIO WALLS (4' HT) | 1,368 | SF | 8.00 | 10,944 |
| PAINT COLUMNS | 46 | EA | 65.00 | 2,990 |
| PAINT BEAMS | 500 | LF | 85.00 | 42,500 |
| MISC PAINTING (ALLOWANCE) | 1 | LS | 3,000.00 | 3,000 |

SUBTOTAL 9

223,934

10 SPECIALTIES (NOT USED)

11 EQUIPMENT (NOT USED)

12 FURNISHINGS (NOT USED)

13 SPECIAL CONSTRUCTION (NOT USED)

14 CONVEYING SYSTEMS (NOT USED)

15.1 MECHANICAL- PLUMBING & HVAC

| | | | | |
|---------------------------------|---|----|-----------|--------|
| MECHANICAL & PLUMBING WORK | 1 | LS | 12,000.00 | 12,000 |
| INCIDENTAL PLUMBING & HVAC WORK | | | | |

SUBTOTAL 15.1

12,000

15.2 MECHANICAL- FIRE PROTECTION (NOT USED)

16 ELECTRICAL

| | | | | |
|----------------------------|---|----|----------|-------|
| ELECTRICAL WORK | 1 | LS | 3,000.00 | 3,000 |
| INCIDENTAL ELECTRICAL WORK | | | | |

SUBTOTAL 16

3,000