

Board Meeting Agenda Item Executive Summary

Supt.'s Office Use Only

Board Meeting 2-5-08

Agenda Consent

Item No. G. 9.

Board Meeting Date:	February 5, 2008
Submitted By:	Ed Gable
Item Description:	SBAC R0703 – Prairie View Elementary School Roof Replacement Professional Services Fee

Purpose and Explanation:

CONSENT

On September 6, 2005, the Board approved A/R/C Associates, Inc., Orlando, Florida, as the district's roofing consultant. It is requested that the Board approve a negotiated professional services lump sum fee not-to-exceed \$38,870 on this project.

BUDGETARY IMPACT

Funding Source (Description): Two Mil **Amount:**

Staff Attorney Review & Approval <i>(For Contracts Only)</i>	Date: _____ Initial: _____	ADDITIONAL INFORMATION Yes: _____ No: _____
--	-------------------------------	--

Architecture
Roof Consulting
Construction Technology

AA C000932



A/R/C
Associates
Incorporated

601 North Fern Creek Avenue
Suite 100
Orlando, Florida 32803-4899
(407) 896-7875
FAX (407) 898-6043

November 16, 2007

Mr. William C. Warner, R.A.
Project Coordinator
School Board of Alachua County
3700 N.E. 53rd Avenue
Gainesville, Florida 32609

RE: Praireview Elementary Reroofing
Architectural Services Proposal
A/R/C Project No. 55555.55

Project SBAC R0703

Dear Will,

In response to your recent request, we have prepared the following Proposal for Architectural Services for the above referenced project.

We are identifying our Scope of Work as follows:

1. Removal of the existing built-up roof (BUR) system on the main building down to the existing lightweight insulating concrete, (approximately 60,000 SF).
2. Application of a vented base sheet and preliminary roof system, construct a new perimeter parapet wall, followed by a new cellular lightweight insulating concrete (LWIC) taper system.
3. Application of a new SBS modified bitumen, multi-ply roof membrane and flashing system.
4. Structural analysis on existing framing system to be performed by Amore Engineering.
5. Mechanical roof top equipment is existing, and shall remain in place (on six raised "pods").
6. Retain existing roof drain locations (except relocate one), replace existing drain assemblies with new, (except two). Drainage was redesigned and installed during the previous project.
7. Install standing seam metal roof panels on the sides of the seven raised "pods".
8. Provide a bid alternate to utilize a torched membrane roof system in lieu of the hot mopped asphalt system specified as the base bid.

Our firm's fee breakdown is as follows (see attached Man-Hour Estimate):

1. Site Investigation and Preliminary Design Phase (revisit site & design concept)	\$ 3,940.00
2. Construction Document Phase (update existing drawings & specifications)	\$ 8,700.00
3. Bidding and Negotiation (attend pre-bid meeting and bid opening)	\$ 3,560.00
4. Construction Administration/Observation Phase* (see note below)	\$ 19,870.00
5. Structural Analysis Fee (additional structural engineering not included)	\$ 2,800.00

Total Architectural / Engineering Professional Fee

\$ 38,870.00

- * Field Technician will visit the site weekly (up to 18 visits – 4 months), including pre-construction, substantial, and final completion inspections, with written reports to the Owner and Contractor for each site visit.

Reimbursable Expenses are as follows:

1. Reproduction Documents after (3-Phase II), (3-Phase III), and (8-Construction Phase).
2. Postage and courier charges (documents only)
3. The construction period is 120 calendar days to Substantial and 30 calendar days from Substantial to Final. Any additional services beyond the construction time will be billed on an hourly basis if the Contractor fails to complete the project on time.

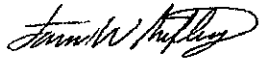
As for construction costs, we are estimating our budget as follows:

Roofing:

1. Hybrid BUR over new LWIC on preliminary roof (per 6-28-7 estimate) \$ 853,300
2. M/E – Included in above cost estimate – of a minor nature only
3. Structural – Budget after analysis has been completed.

If you have any questions or comments concerning the proposed Scope and Fees, please do not hesitate to contact us. We appreciate the opportunity to submit this proposal and anticipate a successful project.

Sincerely,
A/R/C Associates, Inc.



James W. Ripley, RRC
Project Architect

Attachments: Praireview Updated Man-Hour Estimate, dated November 15, 2007
 Email from Glenn Amore, dated November 14, 2007
 Praireview Updated Cost Estimate, dated November 16, 2007