

Musin Radik

Subject: RE: Clark 30 Design Docs

From: Early Joel

Sent: Wednesday, March 17, 2021 6:41 AM

To: Craig Mesenbrink <Craig.Mesenbrink@se.com>; Randy Biegenzahn <rbiegenzahn@plattwhitelaw.com>; Ali Khoyloo <akhoyloo@4steleng.com>; Brian Pottenger <Brian.Pottenger@se.com>; Daniel Harsadi <dharsadi@4steleng.com>; Kessler Richard <rkessler@sandi.net>; Kristin Holbrook <kholbrook@plattwhitelaw.com>; mseta@4steleng.com; Hawkins Sydney <shawkins@sandi.net>; Musin Radik <rmusin@sandi.net>; Sandy Gramley <sgramley@plattwhitelaw.com>; Troy Graham <Troy.Graham@se.com>

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Craig,

The district PM team has received the information provided regarding fluctuating material prices and the potential impact to Schneider's construction costs. As you indicate in that information, it is unclear what impact the concerns you raised will have on the actual cost of the projects as prices may change in the months ahead and the designs are not completed.

Unfortunately, we have not received the required detailed estimates that would enable us to better understand the probable cost of construction and the drivers behind those costs. For example, it is not apparent what impact the inability to provide 420w panels is having on the structure size and subsequent material costs. While we understand that you have budgeted for anticipated scope such as landscaping, ADA path-of-travel, etc., there is insufficient detail in the design and insufficient quantification and unit pricing in your estimates to demonstrate whether the amounts budgeted are likely to be accurate. With these facts in mind, our team is providing extensive comments on the 30% design submittals so as to support your team's design efforts. We anticipate receiving complete submittals at the 60% stage with sufficient detail to allow us to better understand Schneider's intended scope and associated costs.

It is the district's expectation that Schneider will honor the Guaranteed Maximum Price for construction established in Schneider's proposal to the district and subsequent clarification letters which formed the basis for the amounts included in the agreement. Your assertion that the total agreement amount is synonymous with your GMP is erroneous. Please be mindful that the district controlled contingency amount included in the agreement is there to facilitate potential project cost increases resulting from specific circumstances such as 1) unforeseeable unknown conditions at the site that result in increased scope (i.e.; subsurface conditions), 2) district scope added for our convenience, and 3) force majeure events impacting costs. District controlled contingency is not intended to make up shortfalls to the contractor that result from contractor project management decisions.

We do not anticipate changing the scope, criteria, or schedule for these projects from what was presented in the Request for Proposal. Our expectation is that your team will be proactive and diligent in the design and management of these projects and will be able to honor the Guaranteed Maximum Price for construction that was offered and accepted. Hopefully market conditions will improve as immunizations increase and the impacts of the pandemic subside. Once your designs are complete and you have firmed up your construction schedule and costs, we will be able to evaluate the situation and determine how best to proceed.

In the interest of moving these projects forward, the District team is committed to working with you to complete the design effort on schedule. Please don't hesitate to let them know if you have questions or need other support.

Regards,

Joel Early

Building Systems – Project Coordinator
SDUSD – Facilities Planning & Construction
4860 Ruffner Street – Annex 10
San Diego, CA 92111
Mobile: (619) 850-1288
Email: jearly@sandi.net

From: Craig Mesenbrink <Craig.Mesenbrink@se.com>

Sent: Tuesday, March 16, 2021 4:48 PM

To: Randy Biegenzahn <rbiegenzahn@plattwhitelaw.com>; Ali Khoyloo <akhoyloo@4steleng.com>; Brian Pottenger <Brian.Pottenger@se.com>; Daniel Harsadi <dharsadi@4steleng.com>; Kessler Richard <rkessler@sandi.net>; Kristin Holbrook <kholbrook@plattwhitelaw.com>; mseta@4steleng.com; Musin Radik <rmusin@sandi.net>; Sandy Gramley <sgramley@plattwhitelaw.com>; Troy Graham <Troy.Graham@se.com>

Cc: Early Joel <jearly@sandi.net>

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Thanks Randy.

Any word or feedback on our material cost summary report? Maybe from Joel?

Craig

From: Randy Biegenzahn <rbiegenzahn@plattwhitelaw.com>

Sent: Tuesday, March 16, 2021 4:41 PM

To: Ali Khoyloo <akhoyloo@4steleng.com>; Brian Pottenger <Brian.Pottenger@se.com>; Craig Mesenbrink <Craig.Mesenbrink@se.com>; Daniel Harsadi <dharsadi@4steleng.com>; rkessler@sandi.net; Kristin Holbrook <kholbrook@plattwhitelaw.com>; mseta@4steleng.com; Musin Radik <rmusin@sandi.net>; Randy Biegenzahn <rbiegenzahn@plattwhitelaw.com>; Sandy Gramley <sgramley@plattwhitelaw.com>; Troy Graham <Troy.Graham@se.com>

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[External email: Use caution with links and attachments]

Brian and Craig, Et al

The 30% Reviewed Design Documents are attached for your reference and convenience. They are also archived on AERO under "Design Comments", you will also be provided with a Bluebeam Invite, that will provide access to the Shared documents. Please review and provide responses in BLUE, adjacent to the ones provided by the Criteria Team. The more difficult and complicated comments will be discussed at the Over the Screen Meeting on Thursdays at 1 PM.

Citrix Attachments

Expires September 12, 2021

BB 031621-30_CLARK_BAFO_MEMO_02.05.21.pdf	101.2 KB
BB 031621-30_CLARK_COST_EST_03.08.21.pdf	214.1 KB
BB 031621-30_CLARK_DWGS_01.22.21.pdf	50.5 MB
BB 031621-30_CLARK_DWGS_01.22.21_Co...ary.pdf	4.3 MB
BB 031621-30_CLARK_EQUIP_INFO_01.22.21.pdf	16.8 MB
BB 031621-30_CLARK_INTERCONNECT_01.22.21.pdf	29.3 MB
BB 031621-30_CLARK_MAT_COST_INC_02.05.21.pdf	3 MB
BB 031621-30_CLARK_PV-SIM_01.22.21.pdf	1.6 MB

[Download Attachments](#)

Randy Biegenzahn uses Citrix Files to share documents securely.

If you have any questions, please let us know.

Randy Biegenzahn

Cell - 619-867-4951

Project Architect / Manager

rbiegenzahn@plattwhitelaw.com

PLATT/WHITELAW ARCHITECTS, INC

4034 30th Street, San Diego, CA 92104

Phone: 619-546-4326 / www.plattwhitelaw.com

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