



San Diego Unified School District

PHYSICAL PLANT OPERATIONS CENTER ANNEX
4860 Ruffner Street, San Diego, CA 92111-1522

(858) 496-1902
Fax: (858) 496-1953

Graham Champion
Labor Compliance and
Construction Contracts Supervisor

December 5, 2019

Mr. Stephen Thompson
Solpac Construction, Inc.
dba Soltek Pacific Construction Company
2424 Congress Street
San Diego, CA 92110

Dear Mr. Thompson:

Subject: CZ-19-0673-42 – Design Build Construction of Heating, Ventilation, and Air Conditioning (HVAC) at Multiple Sites – Package A (SDUSD Project # 92790071.1)

Notice to Proceed: No. 12– HVAC Construction at Torrey Pines Elementary School

This letter constitutes your notice to proceed with HVAC work at Torrey Pines ES per your proposal with the scope of work breakdown to Ken Shroyer dated November 11, 2019, for the not-to-exceed amount of \$2,776,135.99.

NTP 12 Torrey Pines ES Construction	\$2,543,111.00
NTP 12 Torrey Pines ES Contingency	\$233,024.99

Work shall begin on December 23, 2019, and be completed by May 27, 2020.

Please refer to this NTP number on all your correspondence and invoices.

Original invoice should be sent to:

San Diego Unified School District
PPO Center, Attn: Catherine Bendixen
4860 Ruffner Street
San Diego, CA 92111

Please call your construction manager if you have any questions regarding this NTP. Invoicing inquiries should be directed to Catherine Bendixen at (858) 637-6246.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Champion".

Graham Champion
Labor Compliance and Construction Contracts Supervisor

GC: mf

Attachment

C: D. Nestor, L. Osterberger, K. Shroyer, PSA



www.soltekpacific.com
 2424 Congress Street • San Diego • CA 92110
 P 619.296.6247 | F 619.296.7109
 Contractor License #886641 | EOE

November 11, 2019

San Diego Unified School District
 Construction Office
 4860 Ruffner Street
 San Diego, CA 92111

Attention: Mr. Ken Shroyer, Project Manager
 Contract No. CZ-19-0673-42 HVAC Design Build Package A
 Reference: Torrey Pines Elementary School
 Subject: Notice to Proceed for Construction Pricing-Revised

Mr. Shroyer,

This correspondence is sent to formally request the Notice to Proceed (NTP) for Construction at Torrey Pines Elementary School. The NTP will allow Soltek Pacific Construction to commence construction activities at the referenced school site. The total construction cost for this project is \$2,776,135.99.

CONSTRUCTION - PHASE II	
General Requirements	\$ 199,622.00
Existing Conditions	\$ 121,000.00
Concrete	\$ 10,875.00
Metals	\$ -
Wood, plastics and Composites	\$ 189,000.00
Thermal and Moisture Protection	\$ 111,764.00
Openings	\$ -
Finishes	\$ 120,721.00
Specialties	
Equipment	
Furnishings	
Plumbing	\$ 154,540.00
Heating, Ventilating and Air Conditioning	\$ 652,530.00
Electrical	\$ 696,450.00
Earthwork	\$ 1,725.00
Exterior Improvements	\$ 4,500.00
Total Construction Costs	\$ 2,262,727.00
General Conditions	\$ 58,250.00
Overhead and Profit	\$ 168,102.00
Bonds and Insurance	\$ 30,018.00
Contractor Contingency	\$ 24,014.00
Screening of Existing Rooftop Equipment	
Subtotal	\$ 2,543,111.00
Contingency Adjustments	
HazMat Abatement/Repairs (see CAP 001)	\$ 233,024.99
TORREY PINES ES CONSTRUCTION NTP TOTAL:	\$ 2,776,135.99



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The cost and scope is based on the DSA approved Construction Documents, DSA approved CCDs and proposed CCDs and other documents provided under separate cover to, and reviewed and approved by the San Diego Unified School District Project Manager and its team of Criteria Architects and Engineers.

Additional Scope of Work requested or directed by the San Diego Unified School District, it's agents, employees and consultants is subject to the applicable provisions of the Contract.

Please do not hesitate to contact me with any questions or comments regarding this matter.

Best regards,

A handwritten signature in blue ink, appearing to read "Mark Hofmann", is positioned below the text "Best regards,".

Soltek Pacific Construction
Mark Hofmann
Senior Project Manager

Cc: file

Attachment



2424 Congress Street
San Diego CA, 92110
P 619.296.6247 | F 619.296.7109
Contractor License #886641 | EOE

CONTINGENCY ADJUSTMENT PROPOSAL

Attention: Mr. Ken Shroyer **Date:** 11/5/2019

Project: SDUSD HVAC Design Build Projects **Contingency Adjustment Proposal No:** Torrey Pines ES 001r1
School: Torrey Pines Elementary School

Contract No: CZ-19-0673-42 **Subject:** Asbestos Abatement & Patchback

Reference: Asbestos Abatement

Description of work to be performed:

Abatement and disposal of Asbestos Containing Materials (ACM) required to perform the HVAC installation/modifications per Limited Asbestos and Lead Paint Sampling Report, dated 2/14/2000, prepared by JMR Environmental. This proposal includes the cost and time associated with the Abatement of ACMs and additional repairs and patchback associated with this added scope of work only, and specifically excludes cost and time associated with unforeseen or unknown conditions if encountered during the performance of this extra work.

Adjustment Total: \$ 233,024.99 **Additional Time** 0 DAYS **Estimated Qty:** 1 LS
To be Added to Contract

Please see attached breakdown of cost.

Approved:

SDUSD Project Manager Date

Please do not hesitate to contact me with any questions or comments regarding this matter.

Best regards,

Soltek Pacific Construction
 Mark Hofmann
 Sr. Project Manager

CC: File, Field, Subcontractor

SOLTEK PACIFIC

Subject: Asbestos Abatement & Patchback

Exhibit "A"- Payment- Extra, Additional, or Deleted Work

Payment- Extra, Additional, or Deleted work	Extra or Credit
<u>1. General Contractor Materials & Equipment</u>	
<u>2. General Contractor Labor</u> Attach itemized hours and rates per certified payrolls and prevailing wage chart.	\$ -
3. Subtotal- (Item 1 plus Item #2)	\$ -
4. General Contractor's overhead, profit, supervision, bond fees A maximum aggregate total of 15% of Item #3.	\$ -
5. Total General Contractor (Item #3 plus Item #4)	\$ -
<u>6. Subcontractor Material and Equipment</u> a. Attach itemized quantity and unit cost plus sales tax b. Include information where derived, i.e., "Means Building	\$ 196,622.98
<u>7. Subcontractor Labor</u> Attach itemized hours and rates per certified payrolls and prevailing wage chart.	\$ 15,217.92
8. Subtotal – (Items #6 and #7)	\$ 211,840.90
<u>9. General Contractors' overhead, supervision, bond fees and profit for</u>	\$ 21,184.09
<u>10. Subcontractor's Overhead and Profit</u> Maximum aggregate total of 15% of Item #8. Not to be included for Work	
11. Subtotal - (Items #9 & #10)	\$ 21,184.09
TOTAL (Item #5 plus Item #8 plus Item #11)	\$ 233,024.99

Contingency Allowance Request Estimate

Contract No. CZ-19-0673-42

**SDUSD HVAC Design Build Projects
Torrey Pines Elementary School**

Contingency Adjustment #	Torrey Pines ES 0011	Subject: Abatement & Patchback at Torrey Pines ES	Date: 11/5/2019
Number:			

Items of Work for Subcontractor	Quan	Unit	Material		Labor		Subcontract		Equipment	
			Unit Cost	Total Cost	Unit Cost	Total Cost	11/5/2019	Total	Unit Cost	Total
Abatement	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Patchback in Abated Areas			\$ -	\$ -	\$ -	\$ -	\$ 136,750.00	\$ 136,750.00		
Interior Plaster	295	SF	\$ -	\$ -	\$ -	\$ -	\$ 24.82	\$ 7,321.90		
Roofing	4275	SF	\$ -	\$ -	\$ -	\$ -	\$ 11.56	\$ 49,419.00		
Mastic at penetrations	2	EA	\$ -	\$ -	\$ -	\$ -	\$ 237.00	\$ 474.00		
Paint	296	SF	\$ -	\$ -	\$ -	\$ -	\$ 8.98	\$ 2,658.08	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Supervision	14	DAY	\$ -	\$ -	\$ 749.76	\$ 10,496.64		\$ -		
Misc Labor	8	DAY	\$ -	\$ -	\$ 590.16	\$ 4,721.28		\$ -		
			\$ -	\$ -	\$ -	\$ -		\$ -		
			\$ -	\$ -	\$ -	\$ -		\$ -		
			\$ -	\$ -	\$ -	\$ -		\$ -		
Direct Subcontractor Totals			\$ -	\$ -	\$ -	\$ 15,217.92		\$ 196,622.98	\$ -	\$ -

Items of Work for Prime Contractor	Quan	Unit	Material		Labor		Equipment	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total
Direct Prime Contractors Totals			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

LOCATION: Torrey Pines ES--Asbestos Abatement
 DATE: 7/2/19
 CONTRACTOR: Soltek Pacific
 PM: Mark Hofmann
 SUBCONTRACTOR: Watkins Environmental

Building	Activity	QTY	Unit	11/5/2019	roof	Mastic Removal	Paint
Areas of Abatement Requiring Patchback				Total Square Footage for Categories			
01-01							
	a. Interior Drywall	125	SF	125			
	b.		SF				
	c. return ducts trough roof	50	SF		50		
	d. Roof Mastics	0	EA			0	
	e. Roof Abatement in Excess	650	SF		650		
01-02							
	a. Interior Drywall	130	SF	130			
	b. Roof Mastics	1	EA			1	
	c. Roof Abatement in Excess	1200	SF		1200		
01-03							
	a. Interior Drywall		SF				
	b. Roof Mastics	1	EA			1	
	c. Roof Abatement in Excess	1600	SF		1600		
01-04							
	a. Interior Drywall		SF				
	b. Roof Mastics	0	EA			0	
	c. Roof Abatement ini Excess	775	SF		775		
02-05							
	a. Interior Drywall	20	SF	20			
	b. Plaster Patch	20	SF	20			
	c.		SF				
	d. Roof Mastics		EA			0	
	e. Roof Abatement		EA				
			Total Square Footage	295	4275	2	0



July 31, 2019

Quote #Q-5530PB

Mr. Mark Hoffman
Soltek Pacific Construction
2424 Congress Street
San Diego, CA 92110

Phone: (619) 296-6247
Fax: (619) 296-4314
E-mail: MHoffman@soltekpacific.com

Project: Torrey Pines Elementary School IDIQ Phase 2
Subject: Asbestos Abatement

Dear Mr. Hoffman,

Watkins Environmental is pleased to provide you with the following quote for work on your project. Our quote is based on the following Work to be Performed, Items Included in Quote, Items Excluded from Quote, and General Conditions of Quote.

Work to be Performed

Cut, remove, and dispose of the impacted asbestos trace drywall and asbestos roofing material as marked out in Attachment A. More specifically, only as needed from buildings 01-01, 01-02, 01-03, 01-04, and 02-05.

Any work not shown in Attachment A will need to be done on a man-day basis or a new lump sum price will need to be submitted for the additional work.

2 man crew minimum per additional mobilization of work not in scope. Price for 2 man crew will be \$2,400.00 per day with each additional laborer being \$1,100.00 per day.

Our Price for this Work
\$136,750.00

This quote is valid for 30 days from the date of the quote. If you do not notify Watkins Environmental, Inc. with a notice of intent to award or issue a contract within the 30-day period, we retain the right to revise our price and re-submit. This quote is subject to any regulatory cost changes and industry cost increases that would require a modification to the quote. All work will be performed in strict compliance with all Federal, State and Local regulations.

We appreciate the opportunity to quote on your project. If I can be of any further assistance, please do not hesitate to call me at (858) 268-1500.

Sincerely,

Pierce Barone



**Inclusions, Exclusions, and General Conditions
of Quote Q-5530PB, dated July 31, 2019**

Items Included in Quote:

- Only the specific scope of work identified under Work to be Performed.
- Prevailing wages.
- All required hazardous material notifications to proper agencies prior to our start of work.

Items Excluded from Quote:

- GENERAL EXCLUSIONS: Any work not specifically identified under Work to be Performed, including, but not limited to: providing water or power, shoring/bracing, toilets, fencing, traffic control, security, scaffolding, work outside of normal business hours, payment or performance bonds, retention, de-nailing, weather protection, mark out, disconnecting, cutting, capping, redirecting, or removal of any utilities, commencement of any extra work without a mutually agreed upon lump sum price, permits of any kind, prevailing wages, removal of more than one layer of material, SWPPP requirements of any kind, removal of any items to be salvaged, saved, or stored, removal or the moving of any furniture, equipment, or other items required to access Watkins' work areas, layout of any kind, preparation of any kind for any new work, repair or replacement of any items or surfaces removed or damaged by a result of our work, including damaged paint, walls, doors, surfaces, ceilings, blinds, wallpaper, scratches to surfaces, scrapes, holes, chips, or discoloration, any third party air clearances, reports, inspections, air monitoring/sampling, wipe sampling, or bulk sampling, infectious control, responsibility of any new items not adhering to surfaces as a result of any materials, chemicals, or means and methods used by Watkins to complete their work.

- ASBESTOS EXCLUSIONS: Unless otherwise stated, the removal of any in-wall or inaccessible asbestos materials, removal of any non-visible asbestos containing materials, removal of any drywall that is not taped and/or textured, all friable/non-friable asbestos waste being transported and disposed of to any landfill not chosen by Watkins, and any items identified as "assumed" to be asbestos in the survey are excluded.

General Conditions of Quote:

- GENERAL TERMS AND CONDITIONS: All required parking for Watkins employees and work vehicles shall be provided by Owner/Client. Watkins will not accept any back charges for damages as a result of their work. Owner/Client hereby acknowledges that the nature of the work being performed requires destructive means and methods. Owner/Client acknowledges damage to surfaces and items left behind may occur. Owner/Client acknowledges they have been advised that all furniture and furnishings shall be completely removed from the work area by Owner/Client prior to Watkins arrival and will not hold Watkins responsible for any damage to any items left in the work area. Access to work areas shall be provided as described at time of bid. Watkins shall retain all rights to any salvage materials/items relating to its work. In the event Owner/Client has Watkins proceed with work in any manner without a mutually signed contract, Owner/Client hereby agrees that this Quote shall be a binding contract.

- Owner/Client agrees that payment is due 100% net 30 days of invoice date. An interest rate of 15% per annum, or the maximum amount allowed by law, shall be charged on all past due amounts. Owner/Client hereby agrees that Watkins shall have the right to offset from any amount payable hereunder any amount that Owner/Client owes to Watkins.



AUTHORIZATION TO PROCEED

By signing this Authorization to Proceed, you agree that you have read the attached description of the **Work to be Performed** and you understand the **Items Included in Quote**, **Items Excluded from Quote**, and **General Conditions of Quote** for **Quote #Q-5530PB**, dated **July 31, 2019**. You are authorizing Watkins Environmental, Inc. to proceed. If you are not the Owner/Client, you warrant that you are duly authorized to sign on behalf of the Owner/Client listed. You agree to the quote amount and the payment terms. Any discrepancy or claim arising out of or relating to this project shall be settled in the County of San Diego by arbitration in accordance with construction industry arbitration rules of the American Arbitration Association. Prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorney's fees incurred in enforcing its agreement. If this Quote Price is greater than \$25,000, then this Authorization to Proceed must be signed by a corporate officer of Watkins Environmental, Inc.

Soltek Pacific Construction ("Owner/Client")

Authorized Signatory

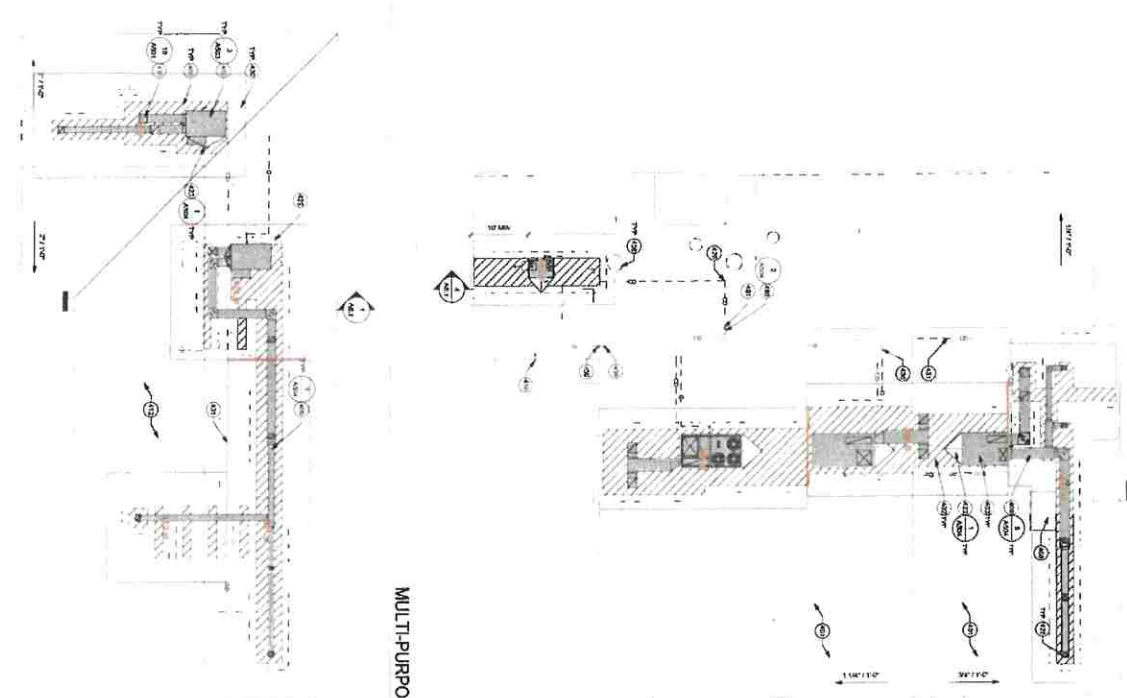
Print Authorized Signatory

Date

Watkins Environmental Inc. ("Watkins")

Authorized Corporate Signatory

Date

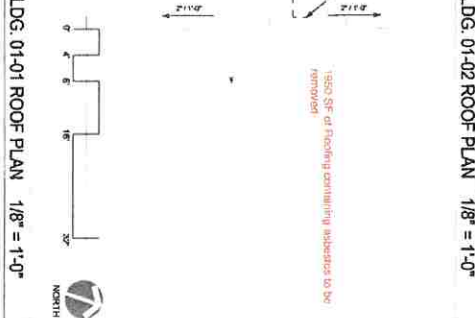


MULTI-PURPOSE BLDG. 01-02 ROOF PLAN 1/8" = 1'-0"

ADMIN. BLDG. 01-01 ROOF PLAN 1/8" = 1'-0"

- ### ROOF PLAN KEYNOTES
- 1. SEE ALL DETAILS FOR ROOF SYSTEM AND MATERIALS.
 - 2. VERIFY ALL ROOF SYSTEMS AND MATERIALS WITH THE ARCHITECT.
 - 3. VERIFY ALL ROOF SYSTEMS AND MATERIALS WITH THE ARCHITECT.
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- ### ROOF PLAN GENERAL NOTES
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BLDG 01-01 & 01-02 ROOF PLANS

TORREY PINES ELEMENTARY SCHOOL

HVAC 2000 PHASE 2
EDUCATIONAL SUPPORT SPACES


8350 CLIFFRIDGE AVE., LA JOLLA, CA 92037

BOARD OF EDUCATION
SAN DIEGO UNIFIED SCHOOL DISTRICT
SAN DIEGO, CALIFORNIA

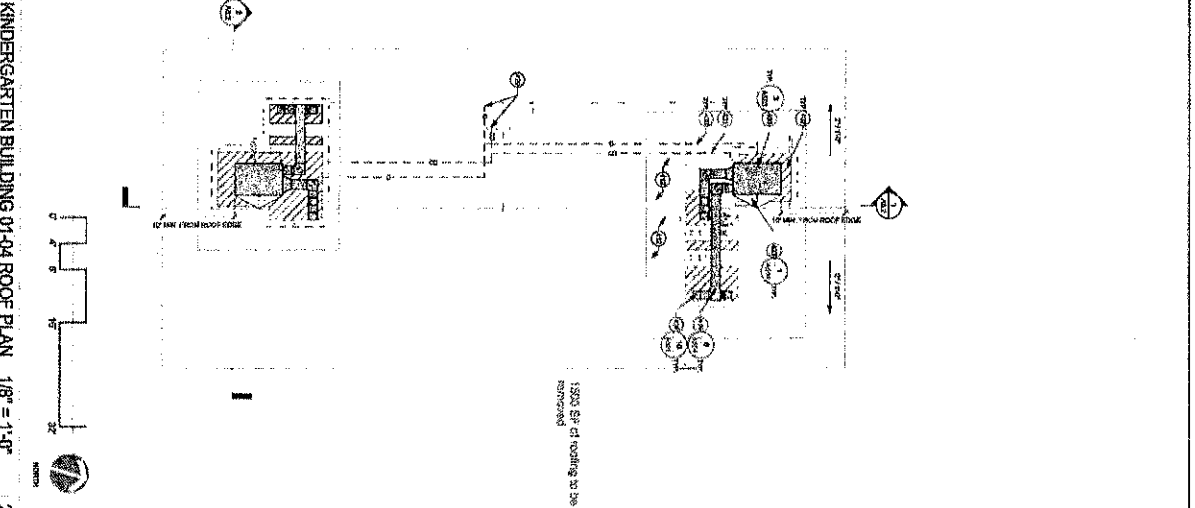
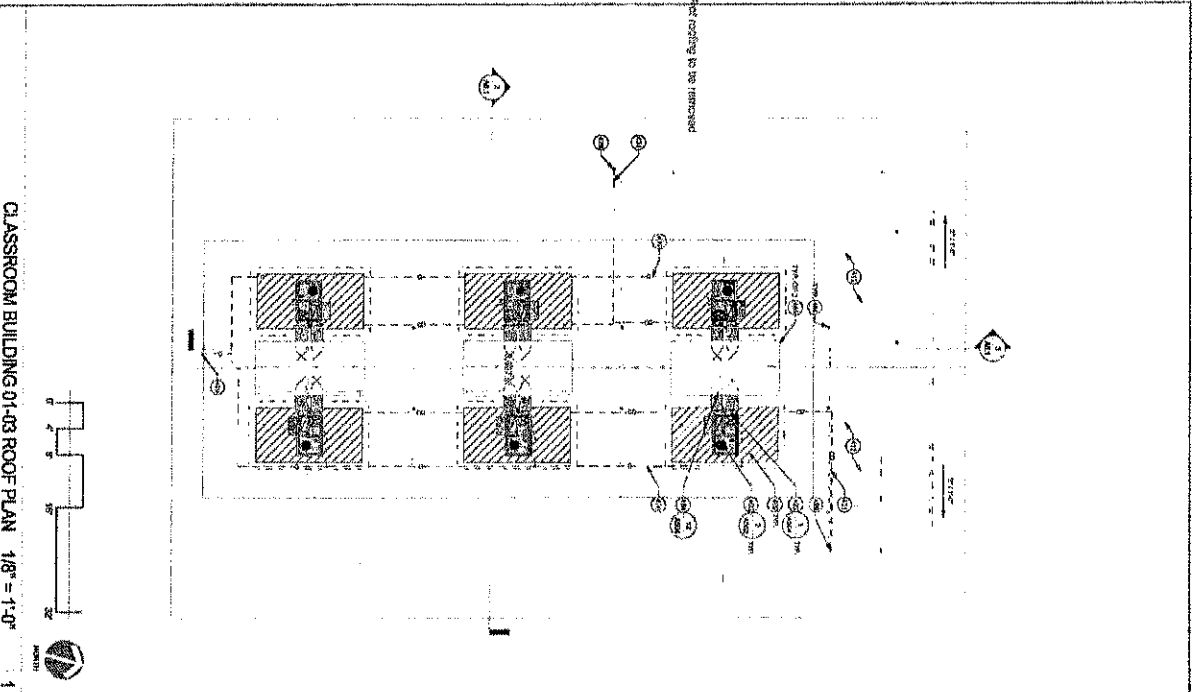


WC-AE

ARCHITECT



AA.1



ROOF PLAN KENNOTES

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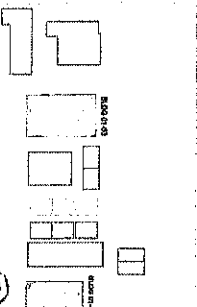
ROOF PLAN GENERAL NOTES

- 1. ALL ROOF PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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ROOF PLAN LEGEND

- ROOF PENETRATION FOR MECHANICAL, PLUMBING, ELECTRICAL, AND TELECOMMUNICATIONS

KEY PLAN



BLDG 01-03 & 01-04 ROOF PLANS

TORREY PINES ELEMENTARY SCHOOL

HVAC 2000 PHASE 2
EDUCATIONAL SUPPORT SPACES
8550 CLIFFRIDGE AVE., LA JOLLA, CA 92037

BOARD OF EDUCATION
SAN DIEGO UNIFIED SCHOOL DISTRICT
SAN DIEGO, CALIFORNIA

WC-AE
WHEELER CONSULTING & DESIGN INC.
3150 LA JOLLA VILLAGE DRIVE, SUITE 100
LA JOLLA, CA 92037

SAN DIEGO UNIFIED SCHOOL DISTRICT

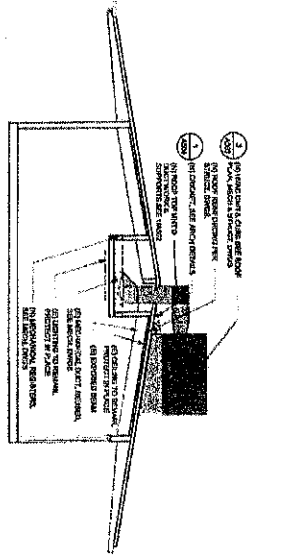
DATE: 10/15/10

PROJECT: HVAC 2000 PHASE 2

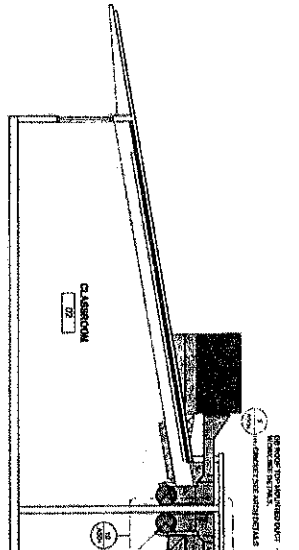
DESIGNER: WHEELER CONSULTING & DESIGN INC.

SCALE: 1/8" = 1'-0"

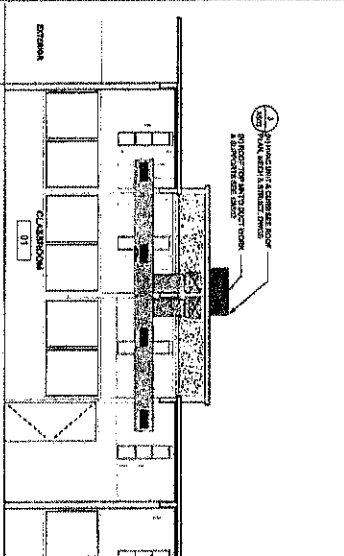
AA-2



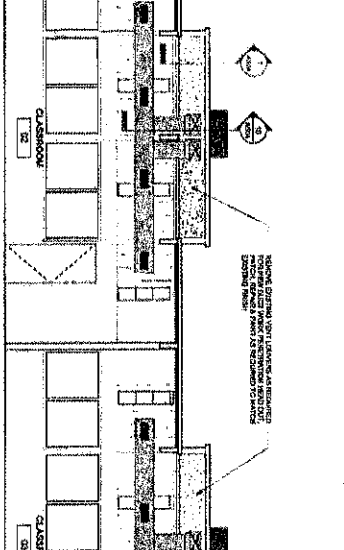
ADMIN. BLDG. 01-01 CROSS SECTION 1/4" = 1'-0"



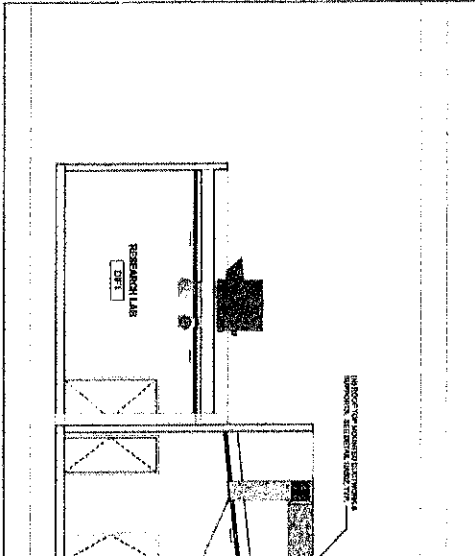
ADMIN. BLDG. 01-03 CROSS SECTION 1/4" = 1'-0"



MULTI-PURPOSE BLDG. 01-02 CROSS SECTION 1/4" = 1'-0"



MULTI-PURPOSE BLDG. 01-03 CROSS SECTION 1/4" = 1'-0"



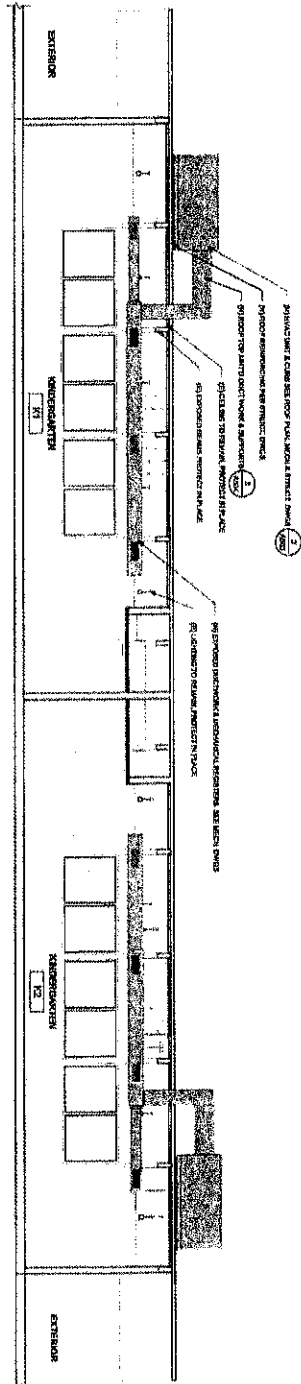
MULTI-PURPOSE BLDG. 01-02 CROSS SECTION 1/4" = 1'-0"

BLDGS 01-01, 01-02 & 01-03 SECTIONS
TORREY PINES ELEMENTARY SCHOOL
 HVAC 2000 PHASE 2
 EDUCATIONAL SUPPORT SPACES
 6360 CLIFFRIDGE AVE., LA JOLLA, CA 92037

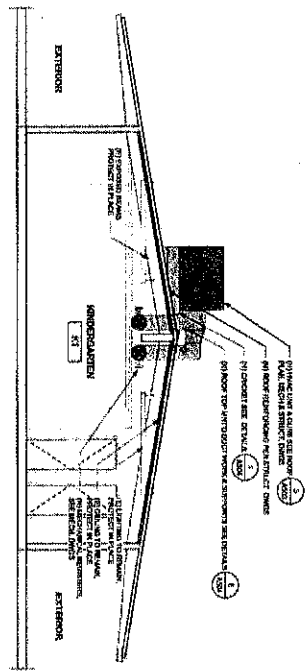
BOARD OF EDUCATION
 SAN DIEGO UNIFIED SCHOOL DISTRICT
 SAN DIEGO, CALIFORNIA

WCAE
 WEST COAST ARCHITECTURE & ENGINEERING
 1000 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100
 LA JOLLA, CA 92037

A6.1



KINDERGARTEN BUILDING 01-04 SECTION 1/4" = 1'-0"



KINDERGARTEN BUILDING 01-04 CROSS SECTION 1/4" = 1'-0"

BOARD OF EDUCATION
 SAN DIEGO UNIFIED SCHOOL DISTRICT
 SAN DIEGO, CALIFORNIA

PROJECT: **W-C-A-E**
 W-1000 CLIFF AVENUE & PHASE 2
 6550 CLIFFRIDGE AVE., LA JOLLA, CA 92037

BLDG 01-04 SECTIONS
TORREY PINES ELEMENTARY SCHOOL
 HVAC 2000 PHASE 2
 EDUCATIONAL SUPPORT SPACES
 6550 CLIFFRIDGE AVE., LA JOLLA, CA 92037

ARCHITECT: **W-C-A-E**
 1000 CLIFF AVENUE, SUITE 100
 SAN DIEGO, CA 92161
 TEL: 619-594-1100
 FAX: 619-594-1101
 WWW.WCAE.COM

DATE: 11/11/11
 DRAWING NO: 2000-01-04-01
 SHEET NO: 2
 TOTAL SHEETS: 2

A62

Flores Mayra

From: Shroyer Kenneth
Sent: Tuesday, November 12, 2019 8:06 AM
To: Osterberger Les
Cc: Sandera Sean
Subject: RE: Torrey Pines Revised NTP Proposal Letter - Without Screening
Attachments: Torrey Pines ES NTP Request R2 11112019.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Les,

The cost proposal for Torrey Pines ES includes HAZMAT abatement scope of work and cost. We have also reviewed the overall scope of work and it appears to be in line with their proposal and is within our budget. Please expedite a Construction NTP as soon as possible.

From: Osterberger Les <losterberger@sandi.net>
Sent: Monday, November 11, 2019 2:18 PM
To: Shroyer Kenneth <kshroyer@sandi.net>
Cc: Sandera Sean <:ssandera@sandi.net>
Subject: Torrey Pines Revised NTP Proposal Letter - Without Screening

Ken,

Attached please find Soltek's revised Torrey Pines NTP proposal letter which now excludes all costs for screening.

Please let me know if this proposal meets with your approval and if so, I will process the NTP.

Thanks



Les Osterberger

Construction Manager Region 3

Facilities Planning and Construction

4860 Ruffner Street San Diego, CA 92111

(619) 916-8684 Losterberger@sandi.net