



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

October 14, 2020

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

Dear Mr. Thompson:

Subject: CZ-19-0859-42 – Design Build Construction of Heating, Ventilation, and Air Conditioning (HVAC) at Multiple Sites – Package B (SDUSD Project # 93030071.1)

Notice to Proceed: No. 08R4– HVAC Construction at Challenger Middle School

This letter constitutes your *revised* notice to proceed with HVAC work at Challenger MS per your proposal with added cooling control panels sent to David Suydam dated September 17, 2020, for the not-to-exceed amount of \$20,806.95 for the total not-to-exceed amount of \$4,561,528.12.

NTP 08 Challenger MS Construction	\$4,418,829.00 <u>\$4,439,635.95</u>
NTP 08 Challenger MS Contingency	\$121,892.17

Work shall begin on September 26, 2019, and be completed by November 15, 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,


Graham Champion
Labor Compliance and Construction Contracts Supervisor

GC: cp

Attachment

C: D. Suydam, R. Musin, D. Nestor, PSA



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

CONTINGENCY ADJUSTMENT PROPOSAL

Attention: Mr. Dave Suydam **Date:** 9/17/2020

Project: SDUSD HVAC Design Build Projects **Contingency Adjustment Proposal No:** **Challenger MS CAP 010**

School: Challenger M.S.

Contract No: CZ-19-0859-42 **Subject:** Added Cooling Control Points

Reference: RFI #055

Description of work to be performed:
 This CAP is provided to compensate the Contractor for the provision and installation of additional controls points and programming. The requirement to add cooling points to the existing ALC controls in Building 900 was not known at bid time and is therefore considered and Unforeseen Condition.

Adjustment Total: \$ 20,806.95 **Additional Time To be Added to Contract** **0 Days** **Estimated Qty:** 1 LS

Please see attached breakdown of cost.

Approved:

SDUSD Construction 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

Subject: Bldg. 900 Existing Zone Damper Control

PAYMENT – EXTRA, ADDITIONAL, OR DELETED WORK	Extra/Credit
1. <u>General Contractor Material</u> a. Attach itemized quantity and unit cost plus sales tax b. Include information where derived, i.e., "Means Building Construction Cost Data" or other source mutually agreed to by all parties.	\$ -
2. <u>General Contractor Labor</u> Attach itemized hours and rates per certified payrolls and prevailing wage chart. Rates shall only include a maximum of 15% for payroll burden plus actual costs for Workers' Compensation Insurance. Payment for extra supervision will be paid when extra Work is done in a time period other than normal Working hours.	\$ -
3. Subtotal - (Item #1 plus Item #2)	\$ -
4. <u>General Contractor's overhead, profit, supervision, bond fees</u> A maximum aggregate total of 16% of Item #3. This item is not allowed on Extended Overhead	\$ -
5. Total General Contractor (Item #3 plus Item #4)	\$ -
6. <u>Subcontractor Material</u> a. Attach itemized quantity and unit cost plus sales tax b. Include information where derived, i.e., "Means Building Construction Cost Data" or other source mutually agreed to by all parties.	\$ 18,745.00
7. <u>Subcontractor Labor</u> Attach itemized hours and rates per certified payrolls and prevailing wage chart. Rates shall only include a maximum of 15% for payroll burden plus actual costs for Workers' Compensation Insurance. Payment for extra supervision will be paid when extra Work is done in a time period other than normal Working hours.	
8. Subtotal – (Items #6 and #7)	\$ 18,745.00
9. <u>General Contractors' overhead, supervision, bond fees and profit for Subcontractor Work</u> (maximum aggregate total of 11% of Item #8) This item is not allowed on Extended Overhead	\$ 2,061.95
10. <u>Subcontractor's Overhead and Profit</u> Maximum aggregate total of 15% of Item #8. Not to be included for Work provided by General Contractor. No Sub-Tier markups allowed. Attach signed Subcontractor documentation on Subcontractor letterhead. This item is not allowed on Extended Overhead	
11. Subtotal - (Items #9 & #10)	\$ 2,061.95
TOTAL (Item #5 plus Item #8 plus Item #11)	\$ 20,806.95

EXTRA OR CREDIT CHANGE ORDERS WILL NOT BE CONSIDERED UNLESS THIS EXHIBIT IS COMPLETELY FILLED IN WITH ALL ADDS AND DEDUCTS ACCOUNTED FOR ALONG WITH APPROPRIATE BACKUP DOCUMENTATION.

Cost summaries, breakdowns, back-up or requests shall not be based, in whole or in part, upon any methodology (such as "total cost", "modified total cost" or "Eichleay" formalitic methodologies) that purports to calculate or estimate additional costs of performance of the extra, additional or disputed work (including without limitation the additional costs of delay, disruption, interference, hindrance, unabsorbed overhead or other impacts) and the cumulative impact of each extra, additional or deleted work on other parts of the Work.

Contingency Allowance Request Estimate

SDUSD HVAC Design Build Projects

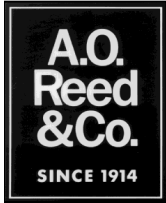
Contract No. CZ-19-0859-42

Challenger M.S.

Contingency Adjustment # Number:	Challenger MS CAP 010	Subject:	Bldg. 900 Existing Zone Damper Control	Date: 9/17/2020
-------------------------------------	--------------------------	----------	----------------------------------------	-----------------

Items of Work for Subcontractor	Quan	Unit	Material		Labor		Subcontract		Equipment	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total	Unit Cost	Total
Provide and Install Additional Cooling Points and Programming Required for Zone Control System for Building 900 Units. Excludes Waterproofing, Patching, Sealing, Backing, Framing, and Painting	1	LS	\$ -	\$ -	\$ -	\$ -		\$ 18,745.00		
Direct Subcontractor Totals			\$ -		\$ -			\$ 18,745.00		\$ -

Items of Work by General Contractor	Quan	Unit	Material		Labor		Equipment	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total
Foreman Labor		Hrs.			\$53.72	\$0.00		
Superintendent Labor		Hrs.			\$72.24	\$0.00		
Direct Prime Contractors Totals			\$ -		\$ -			\$ -



4777 RUFFNER STREET, SAN DIEGO, CA 92111
PHONE (858) 565-4131 FAX (858) 292-6958 www.aoreed.com

MECHANICAL CONTRACTOR Contractor's License No. 7731

To: **Soltek Pacific**

8/27/2020

CE-27

Attn: **Mark Hofmann**

Job Name: **Challenger MS Package B**

Subject: **Bldg 900 Existing Zone Damper Control**

Description: **Provide and Install Additional Cooling Points and Programming Required for Zone Control System for Building 900 Units
Excludes Waterproofing, Patching, Sealing, Backing, Framing, and Painting**

Materials and Equipment	\$0	
Sales Tax @ 7.75%	\$0	
Tools and Small Equipment Rentals	\$0	
Subtotal Materials		\$0
<hr/>		
Subtotal Labor Dollars		\$0

Total Materials and Labor		\$0
<hr/>		
Subtotal Subcontractors		\$18,745

Mark-up 15%		\$0
<hr/>		
TOTAL AOR SELL		\$18,745

Qualifications:

This estimate includes cost for labor, materials and equipment necessary to perform the referenced work. Any work not specifically referenced in the attached cost proposal is excluded.

The above referenced cost estimate represents only direct costs related to this change. We reserve the right to submit any additional costs incurred, resulting from the accumulated effect of multiple change orders and the extension of contract time.

Exclusion per contract.

We will proceed with the scope included in this change upon receipt of a confirming Change Order from Soltek.

Quotation is valid for 30 days.

-

Day Extension of Contract Time Required.

LABOR HOURS / DOLLARS

	MANHOURS	\$/MH	COST
Plumber/Fitter Journeyman:	0.00	0.00	0.00
Plumber/Fitter Journeyman OT:	0.00	0.00	0.00
Plumber/Fitter Foreman:	0.00	0.00	0.00
Plumber/Fitter Foreman OT:	0.00	0.00	0.00
Plumber/Fitter Detailer:	0.00	0.00	0.00
Plumber/Fitter Detailer OT:	0.00	0.00	0.00
Plumber/Fitter General Foreman:	0.00	0.00	0.00
Plumber/Fitter General Foreman OT:	0.00	0.00	0.00
Sheet Metal Journeyman:	0.00	78.23	0.00
Sheet Metal Journeyman OT:	0.00	0.00	0.00
Sheet Metal Foreman:	0.00	85.93	0.00
Sheet Metal Foreman OT:	0.00	0.00	0.00
Sheet Metal Detailer:	0.00	89.93	0.00
Sheet Metal Detailer OT:	0.00	0.00	0.00
Sheetmetal General Foreman:	0.00	0.00	0.00
Startup / Training	0.00	0.00	0.00
TOTAL LABOR DOLLARS			0.00

TOOLS AND SMALL EQUIPMENT RENTALS

	QUANTITY	UNIT \$	COST
Small Tools & Consumables			0.00
Scissor lift	0	1200	0.00
Fork lift	0	200	0.00
Wacker	0	0	0.00
Welder	0	0	0.00
	0	0	0.00
TOTAL TOOLS & SMALL EQUIP RENTALS			0.00

SUBCONTRACTS

			COST
Insulation			0.00
Firestopping			0.00
Test & Balance			0.00
Temperature Controls			18745.00
Rigging			0.00
			0.00
TOTAL SUBCONTRACTS			18745.00



Aug 26, 2020

Garrett Plate
A. O. Reed & Co.
4777 Ruffner St.
San Diego, CA 92111

Project: Package B - Challenger

Subject: Reattach Existing Controls

Garrett,

This proposal is to provide pricing for the work involved regarding reattaching the existing system to the new units on building 900 (02-07) at Challenger MS. Reattach the 17 year old system to the new air handlers. The existing system was heating only. Open points for cooling are still available on the existing module. Add cooling programming and points to existing system. Add new components that were demo'd within the old unit. Check out system.

There is no guarantee that this system will continue to operate. Any module failures will mean that particular piece of equipment will not operate within the system. There are no replacements for these modules. New modules are not compatible with the existing communication protocols. There is no warranty assumed for any of the existing wiring or parts.

VAV Air Handler Unit (4)

- Supply Fan - Stop/Start/Status (Run wire and attach)
- Exhaust Fan - Stop/Start/Status (Run wire and attach)
- Cool Staging (Run wire and attach)
- Heat Staging (Run wire and attach)
- Supply/Mixed/Return Air Temp Sensor (Provide part, run wire, and attach)
- Bypass Damper Control W/Feedback (Provide part, run wire, and attach)
- Economizer Damper Control W feedback (Provide part, run wire, and attach)
- Duct Static (Provide part, run wire, and attach)
- Smoke Detector Alarm (if still reading)
- Check out system on each unit.

VAV Box Control (18)

- VAV Box Control Module - Check out system operation to old sequence

GENERAL PROVISIONS AND CLARIFICATIONS:

- This Proposal is for the above scope only.
- This proposal is for Direct Digital Controls on the specified equipment listed above only
- Installation of all wells, flow meters (gas & water), DP Device piping, valves, and pipe insulation by others.
- All electrical work above 50V and/or work not associated with DDC Controls described in the above scope is excluded.
- All 3 phase motors will need a Mag/Combo Starter for control, devices shall be by others.
- All Fire Alarm System equipment, smoke detectors, fire/smoke dampers, hard wired shut downs and associated work is excluded. The DDC System does not interact with the FLS systems for sequence execution.
- No front end computer is required and is replaced by the extra coordination to place the programming on the District's servers.
- Any cutting, patching, painting, roofing, and parking is not included.
- Mechanical engineering work is not included in this proposal.
- This proposal is for HVAC controls work only – all mechanical work and air balancing is excluded.
- Any demolition, cutting, patching, painting, roofing or roof jacks, and parking is not included.
- Any underground trenching or piping is excluded.
- The removal of, handling of, or the transportation of any hazardous materials is not included.
- Proposal is valid 90 days from proposal date.
- Contract acceptance is subject to Sunbelt's standard terms and conditions.

PRICING:

The price for the above scope of work is: \$18,745.00



Breakout:

Engineering labor.....	\$2,800
Programming labor.....	\$3,200
Commissioning labor.....	\$6,700
Installation labor.....	\$5,700
Parts.....	\$3,500
Mark-Up.....	\$2,445
Credit.....	-\$5,600

If you have any questions or comments, please contact me at your convenience.

Sincerely,

Jon Rice
Cell: (619) 831-2996
E-mail: jrice@sunbeltcontrols.com



Request for Information

SAN DIEGO UNIFIED SCHOOL DISTRICT Facilities Planning & Construction / Physical Plant Operations

4860 Ruffner St San Diego, CA 92111-1522

Project:	Challenger MS HVAC Phase 2	Document:	055
Title:	Mechanical Controls	Sub Ref. No.:	011
Contract No.	CZ19-0859	Date:	09/03/2020
From:	Soltek Pacific	Required Date:	09/10/2020
To:	StudioWC	Response Date:	09/03/2020
Plan Ref:	M2.14, M2.15		

Question:

Sheet Note 1, 2 and 4 require the VVT and Bypass damper control wiring be connected to rooftop controller. Sheet Note 4 states to provide and install thermostats and control wiring for VVT system. The specified thermostat(s) are not compatible with the existing ALC system. The existing system was heat only, but there are open points on the existing module for the additional cooling points required. Provision of a new ALC system is not a requirement of the contract documents.

Proposed Solution:

Utilize existing ALC components and install new cooling points and connect as required. The system is 17 years old and cannot be warrantied.

Answer:

This building controls does not lend itself on standard controls that design team was to comply with and do not deviate from; therefore we agree with the proposed solution.
PMPE Consultants



SDUSD HVAC Design-Build Projects
 Multiple School Sites
 2424 Congress Street
 San Diego, CA. 92123
 619-296-6247 EOE
 Contractor License 886641
www.soltekpacific.com

REQUEST FOR INFORMATION

Architect of Record

Studio WC
 515 Encinitas Blvd, Ste 201
 Encinitas, CA 92024
 Telephone: 760-753-6800

Response Date:

RFI No.: 068
RFI Date: 8/31/2020

Project Name: Challenger MS
Project No.: 1081/E081
Subject: Mechanical Controls
Reference: Building 900
Drawing No.: M2.14, M2.15
Specification: N/A
Submitted by: Mark Hofmann

Question or Clarification

Sheet Note 1, 2 and 4 require the VVT and Bypass damper control wiring be connected to rooftop controller. Sheet Note 4 states to provide and install thermostats and control wiring for VVT system.
 The specified thermostat(s) are not compatible with the existing ALC system.
 The existing system was heat only, but there are open points on the existing module for the additional cooling points required.
 Provision of a new ALC system is not a requirement of the contract documents.

Proposed Solution / Recommendation

Utilize existing ALC components and install new cooling points and connect as required. The system is 17 years old and cannot be warrantied.

Potential Cost Impact Yes No

Potential Time Impact Yes No

Response:

This building controls does not lend itself on standard controls that design team was to comply with and do not deviate from; therefore we agree with the proposed solution

Response: PMPE Consultants
 Date: 9/1/2020