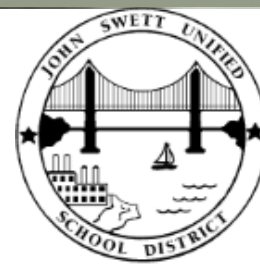


# MEASURES P & Q FACILITIES PROGRAM UPDATES

John Swett Unified School District  
Board of Education Meeting  
January 16, 2019





# AGENDA

## ■ Carquinez Project Updates

- ❑ Design & Approval status
  - Increment 1 & Increment 2
- ❑ Budget & Estimate Status
- ❑ Contractor/Developer Selection Update
- ❑ CEQA Update
- ❑ Project updates

## ■ State Funding Update

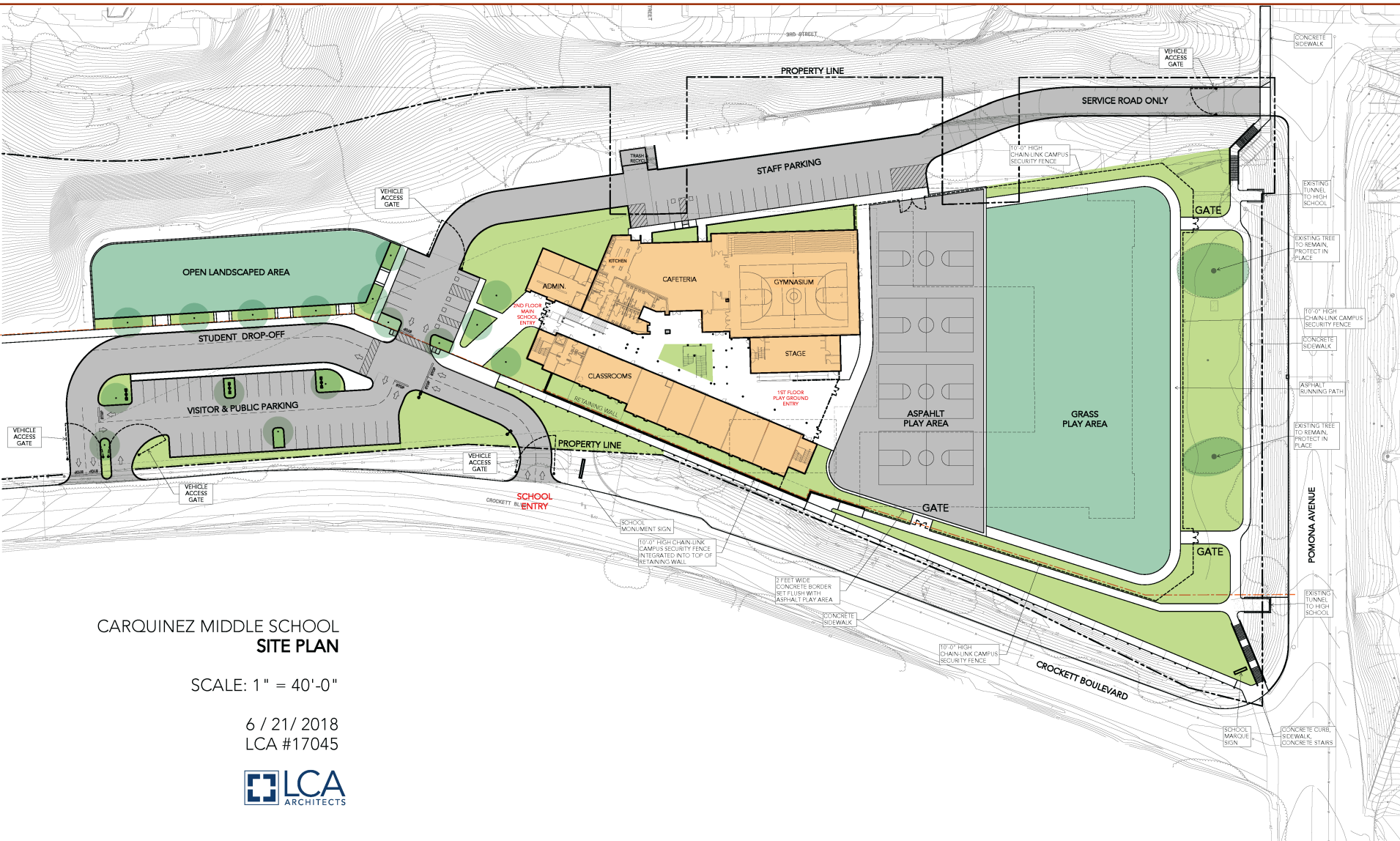
- ❑ CMS Seismic Mitigation
- ❑ JSHS Modernization

## ■ JSHS Facilities Updates

- ❑ Phase I Project Update
  - Construction Status
- ❑ Phase II Gym/Shops Auditorium



# New Carquinez Middle School Site Plan







# CARQUINEZ PROJECT UPDATE

- **Two project DSA Increments**
  - Incr. 1: Site Work and Utilities
  - Incr. 2: Main Building Construction
    - Including Demolition & Final Site work
- **Increment 1 DSA approved Oct. 4<sup>th</sup>**
- **Increment 2 in DSA**
- **Increment 2 DSA approval**
  - Anticipated: May 2019





# CARQUINEZ BUDGET UPDATE

## Project Budget: \$31,807,737

- ❑ Leaves us with 5% Contingency
  - \$1,346,009
- ❑ This will be included in the final Guaranteed Maximum Price (GMP)
- ❑ GMP negotiated with selected Contractor/Developer
- ❑ Based upon their Subcontractor bids
- ❑ Contractor will be on Board to assist in cost estimate update





# CONTRACTOR SELECTION UPDATE

Lease-Leaseback selection process

- Best Value Determination
  - After scoring five proposals
  - Interviewing four teams
- C. Overaa & Co. determined to be Best Value for District
- Approval of Site and Facilities Leases
  - On Board's agenda tonight
- Award Pre-Construction Services
  - \$74,5000 for estimating, constructability reviews, value engineering, logistics planning





# CEQA UPDATE

## ■ Focused Environmental Impact Report (EIR)

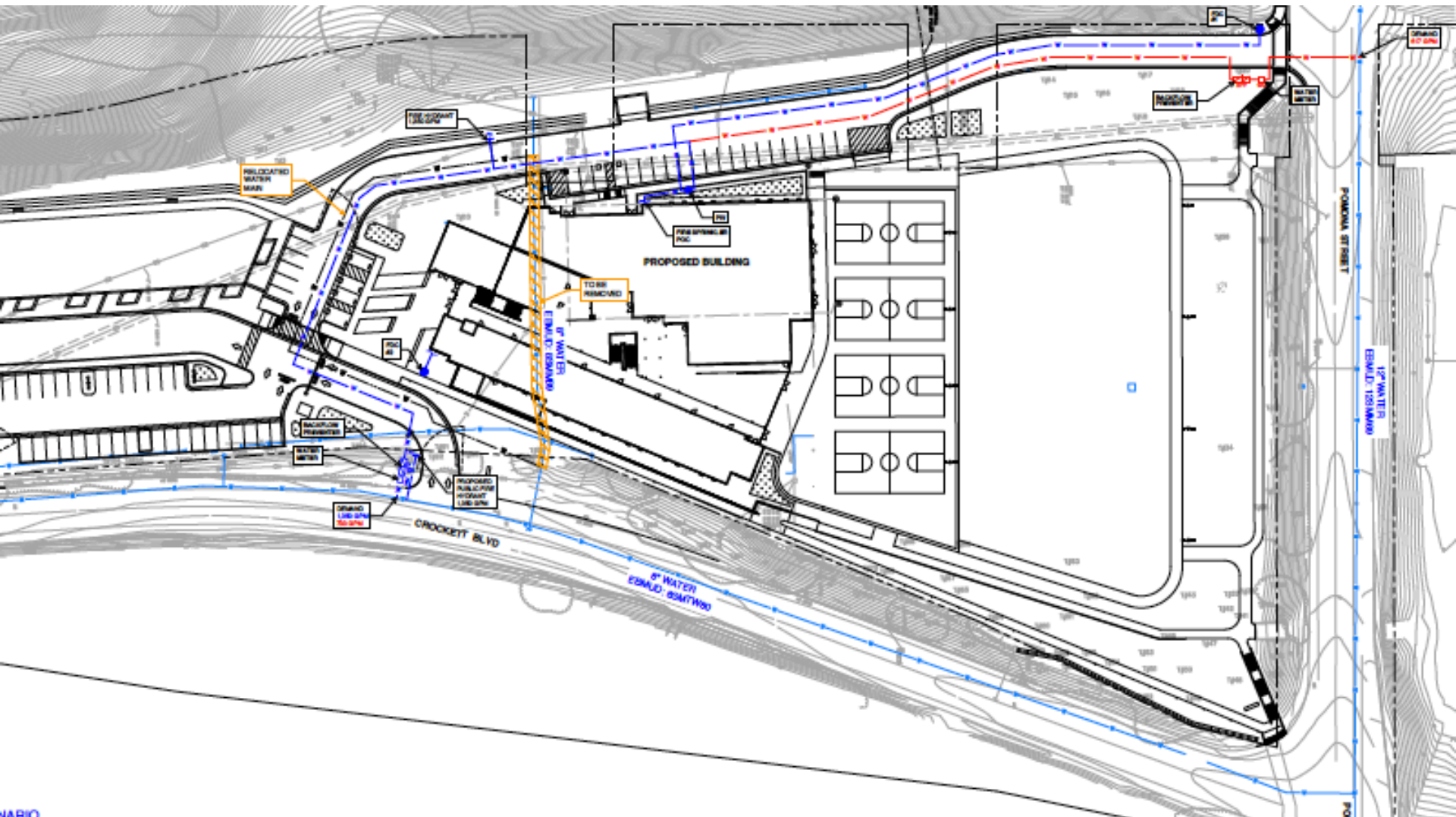
- ❑ Board certified the EIR at December meeting
- ❑ Notice of Determination filed
- ❑ Mitigation Monitoring and Reporting Plan (MMRP) will be incorporated into construction documents





# PROJECT UPDATES: EBMUD

EBMUD water service design update, pipeline relocation, schedule.







# CARQUINEZ PROJECT UPDATES

- **Culvert structural upgrades**
  - Are being incorporated into project
- **Environmental Review**
  - Ph. 1 Study identified areas of further action
  - Dept. of Toxic Substances Control (DTSC) meeting identified solution to clearing southern portion of site
  - District's environmental consultant will be conducting new round of sampling
    - Band Room, transformer, southern site area
  - Amendment to Ph.1 Study
  - Will move area of focus to north end of site—later phase of work





# STATE FUNDING UPDATE

## Carquinez Middle School

- Seismic Mitigation Program
  - District will seek replacement funding
  - Cost of work over 50% of replacement value
- District has completed first two steps of process
  - Eligibility Evaluation—approved by DSA
  - Evaluation & Design Criteria Report—completed, approved by DSA
- Application for funding may only be filed upon DSA approval of new building plans (Increment 2)





# STATE FUNDING UPDATE

## John Swett High School

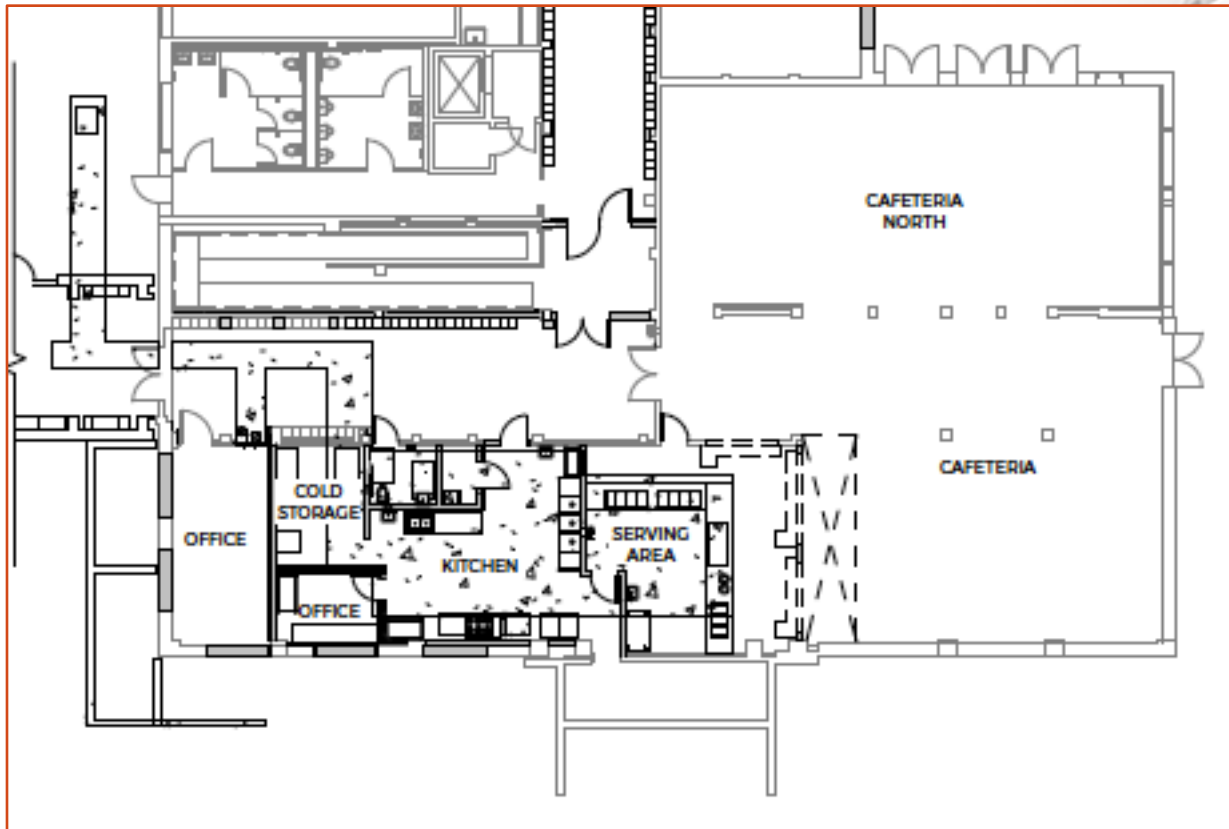
- Modernization Funding
- Eligibility has been updated with Office of Public School Construction (OPSC)
- 2018 Eligibility: **\$2,691,197**
- CA Dept. of Education approval required
  - In process, Preliminary approval received—additional documents filed
- DSA has approved plans
- OPSC funding application will be filed upon CDE approval





# JOHN SWETT HIGH SCHOOL PROJECT

## ■ Phase I Project



Ground Floor: Kitchen, Serving Renovations

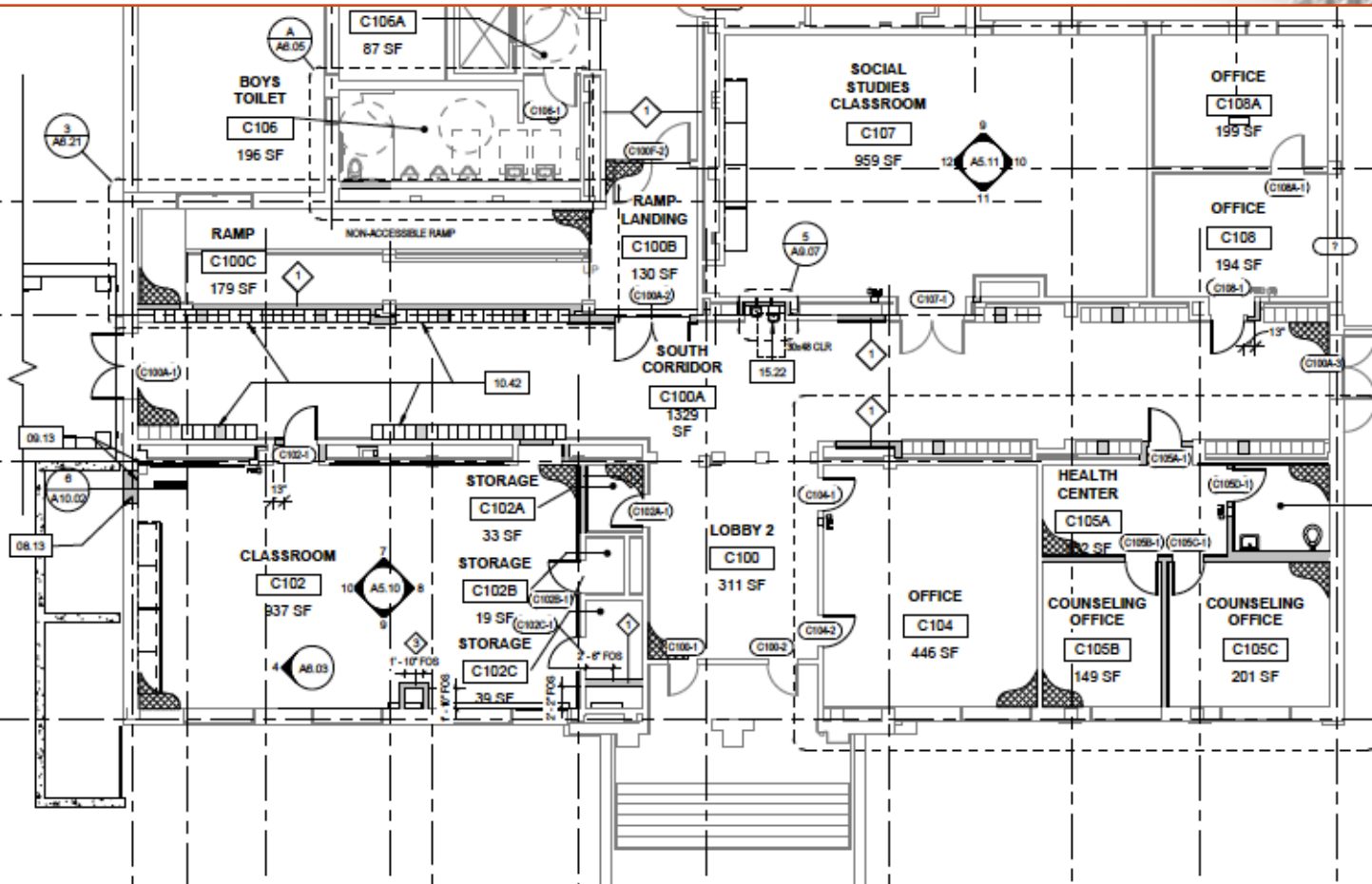






# JOHN SWETT HIGH SCHOOL PROJECT

## ■ Phase I Project



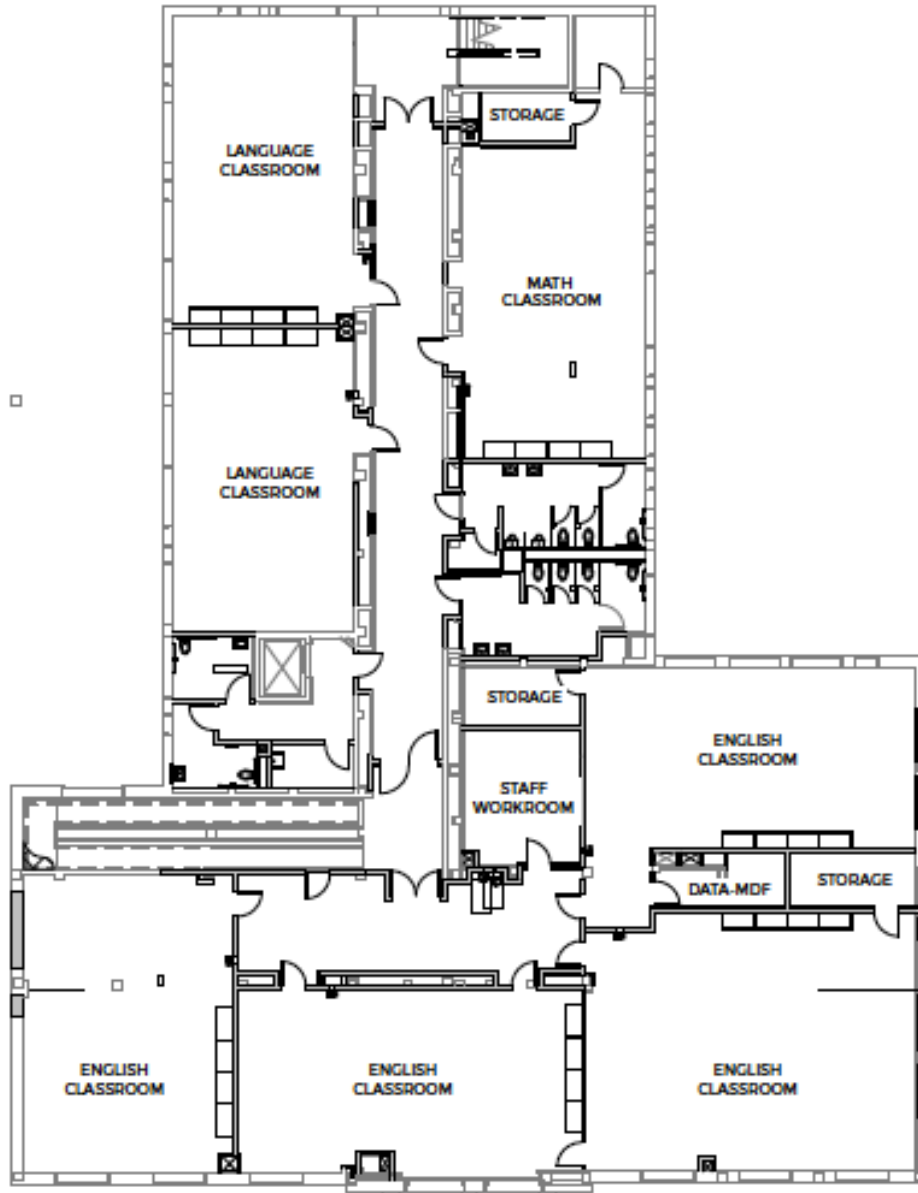
First Floor: Renovations Board Room, Office Areas, showing new location of Health Center





# JOHN SWETT HIGH SCHOOL PROJECT

## ■ Phase I Project



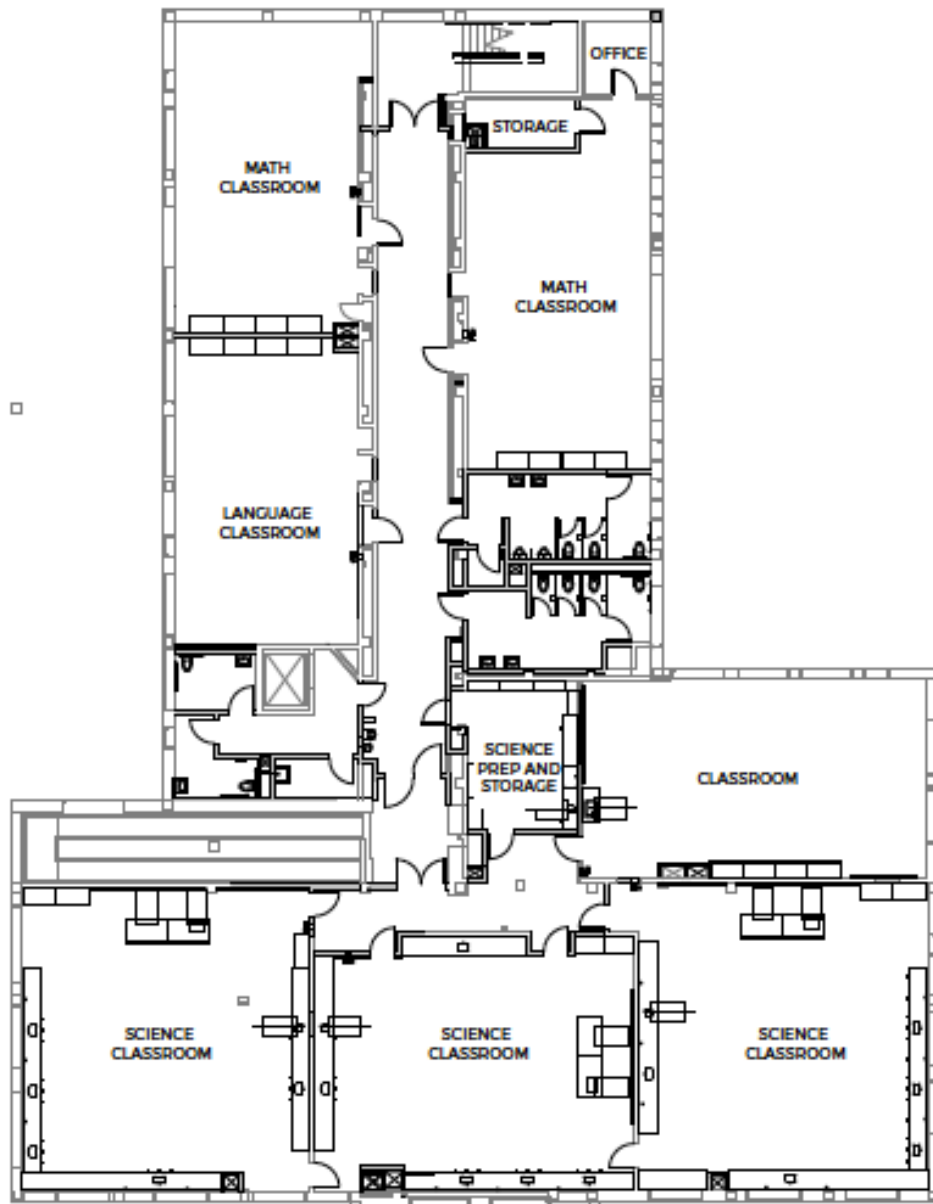
Second Floor:  
Classroom  
renovations &  
reconfigurations,  
Restrooms





# JOHN SWETT HIGH SCHOOL PROJECT

## ■ Phase I Project



Third Floor: Science Labs, Classroom renovations & reconfigurations, Restrooms





# JOHN SWETT HIGH SCHOOL PROJECT



Interior abatement and demolition complete,  
framing and structural work is underway.  
New interior classroom walls for  
reconfigured teaching spaces.







# JOHN SWETT HIGH SCHOOL PROJECT

- Phase 1 Project Update
- Construction Budget for JSHS
  - \$15,580,500 including escalation for all phases
    - \$30,549 spent to date on Temporary Housing from main Construction budget
  - Budget balance for Construction:  
\$15,552,451
  - Phase 1 Cost               \$ 8,774,000
  - **Budget balance**       **\$ 6,778,451**
    - For Phase 2—Gym/Shops, Auditorium, West Cloister





# JOHN SWETT HIGH SCHOOL PROJECT

## ■ Schedule: Ph. I Academic Wing

- Staggered work by floor
- October 2018-May 2020

## ■ Schedule: Ph. II Gym/Shops

- Staggered work by area
- Gym, Elevator: June 2019-May 2020
- Shops: April 2020-Oct. 2020
- West Cloister: June 2020-Mar. 2021
- Auditorium: April 2020-Oct. 2020





# JOHN SWETT HIGH SCHOOL PROJECT

- **Phase II Project update**
- **Construction Documents Phase**
  - ❑ Project submitted to DSA
  - ❑ All DSA comments have been received
  - ❑ Back-check scheduled Feb. 14<sup>th</sup>
  - ❑ Completing Constructability Review completed
- **Phase II Project**
  - ❑ Gym/Shops Wing
  - ❑ Reconstruction of the West Cloister
  - ❑ Auditorium renovations
  - ❑ Site Work

