

MEASURES P & Q FACILITIES PROGRAM UPDATES

John Swett Unified School District
Facilities Subcommittee of the Board
October 2, 2018





AGENDA

■ Carquinez Project Updates

- ❑ Design & Approval status
 - Increment 1 & Increment 2
- ❑ Updated Budget & Cost Estimate
- ❑ Lease-Leaseback Process
- ❑ CEQA Update
- ❑ Project updates

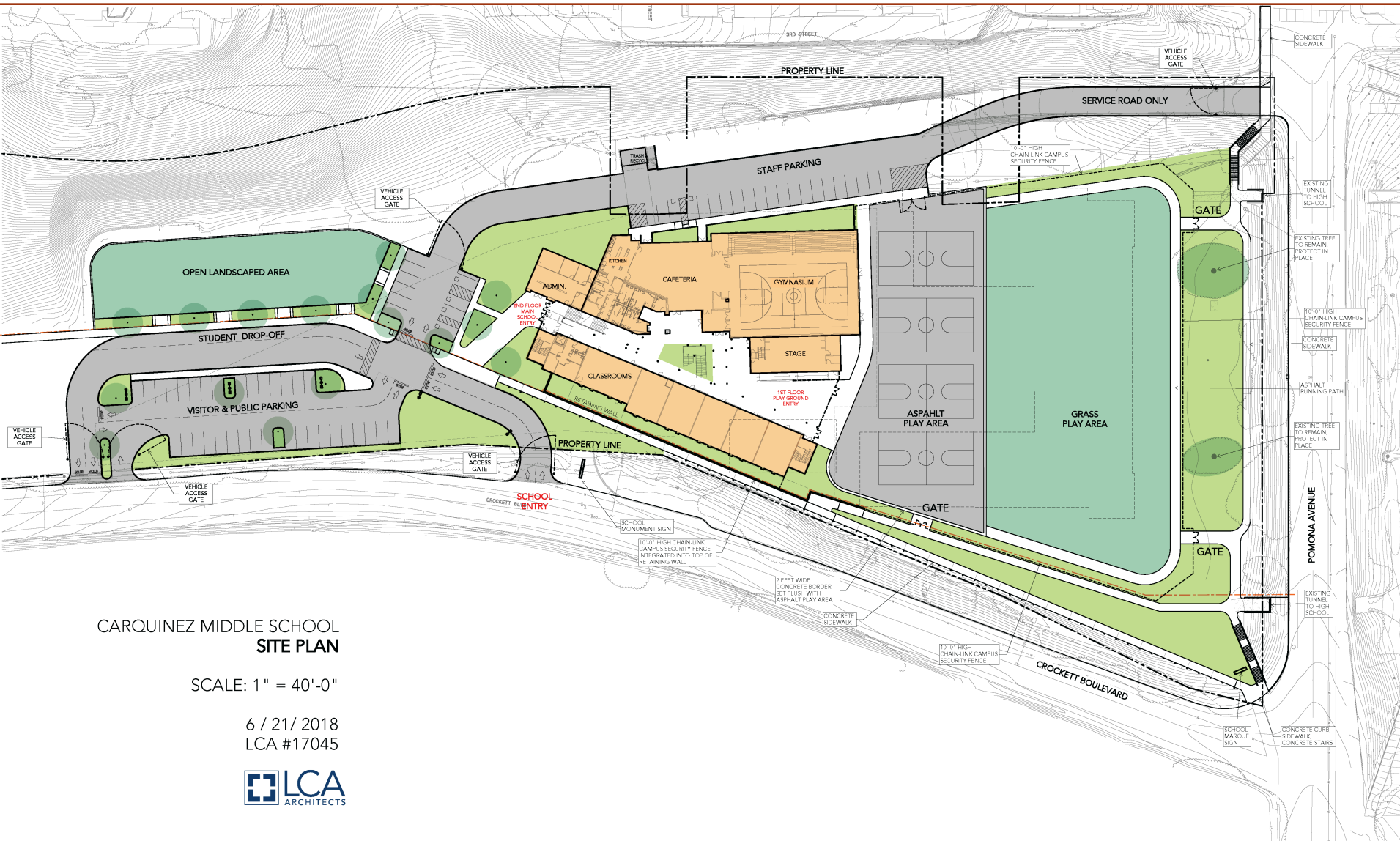
■ Program Schedule Update

■ JSHS Facilities Updates

- ❑ Phase I Project Update
 - Bids received for Classroom Wing project
 - Updated Construction schedule
- ❑ Phase II Gym/Shops Auditorium



Carquinez Middle School Current Design Development Site Plan



Carquinez Middle School Main Floor Plan



CARQUINEZ MIDDLE SCHOOL
SCHEMATIC DESIGN

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

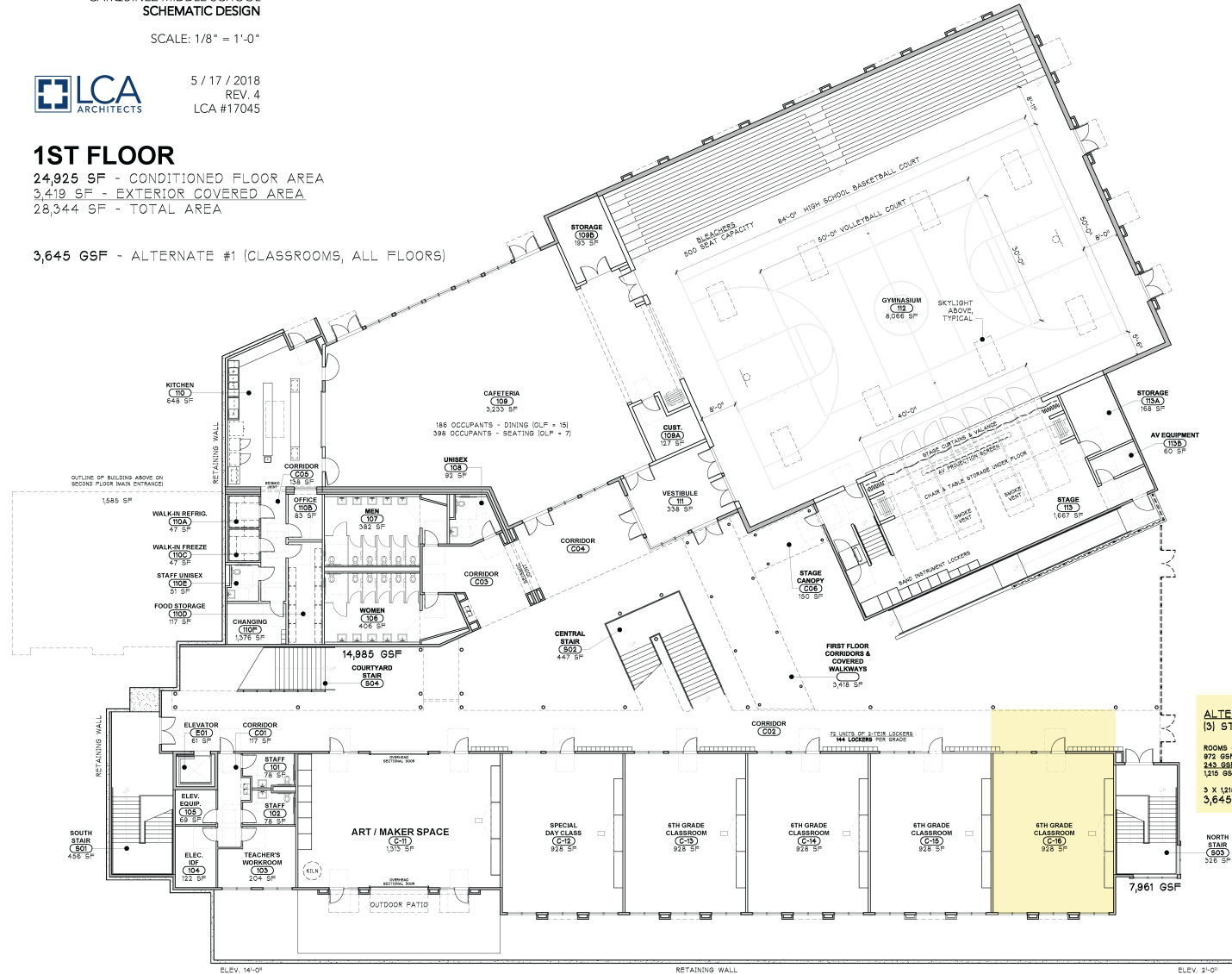


5 / 17 / 2018
REV. 4
LCA #17045

1ST FLOOR

24,925 SF - CONDITIONED FLOOR AREA
3,419 SF - EXTERIOR COVERED AREA
28,344 SF - TOTAL AREA

3,645 GSF - ALTERNATE #1 (CLASSROOMS, ALL FLOORS)





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**
 - Submitted July 19th
- **Increment 1 DSA approval**
 - Received Access & Fire/Life Safety comments
 - Anticipated: Nov. 1st
- **Increment 2 DSA submittal**
 - Anticipated: October 18th
- **Increment 2 DSA approval**
 - Anticipated: May 2019



Site plan for the proposed new school building. The plan shows the future building outline, existing electrical line, and existing school building to remain. The plan includes various grading notes and a dashed line indicating the future building outline.

EXISTING ELECTRICAL LINE, SEE DEMOLITION PLAN

FUTURE BUILDING OUTLINE FOR REFERENCE ONLY, SEE ROUGH GRADING NOTE 4

EXISTING SCHOOL BUILDING TO REMAIN

South end of site fully dedicated to construction, including utilities, staging, layout, parking. Contractor access off of Crockett Blvd.



CARQUINEZ BUDGET UPDATE

Updated Budget

- Include 5% of Construction Contingency
 - Leaving 5% Contingency or \$1,346,009
 - Consistent with status of completion
 - Consistent with New Construction project
- Lease-Leaseback contract amount will include 5% contingency

District's Updated Construction Budget

Construction Contract:	\$27,370,179
Cost Escalation:	\$ 3,015,619
5% Contingency:	\$ 1,346,009
Total Construction Budget:	\$31,807,737



CARQUINEZ ESTIMATE UPDATE

- LCA's Cost Consultant has completed updated estimate
 - Per contract using 50% CD's

50% Construction Documents Cost Estimate

Increment 1 (Unchanged from Design Development):

Cost of Construction – Site Development	\$ 1,009,000.00
Escalation to Midpoint of Construction (Sept. 2019)	<u>\$ 76,000.00</u>
Construction Cost – Increment 1	\$ 1,085,000.00

Increment 2:

Cost of Construction – Middle School	\$ 23,031,000.00
Cost of Construction – Site Development	<u>\$ 5,529,000.00</u>
Total Construction Cost at Award	\$ 28,560,000.00
Escalation to Midpoint of Construction (Sept. 2019)	<u>\$ 2,142,000.00</u>
Construction Cost – Increment 2	\$ 30,702,000.00
Total Construction Cost (Increments 1 & 2)	<u>\$ 31,787,000.00</u>



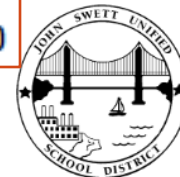


CARQUINEZ ESTIMATE UPDATE

- Updated cost estimate includes
 - Revised pro-rates
 - Contractor markups adjusted
 - Design contingency updated
 - Bonds and Insurance updated
- Three Alternates estimated in addition to base cost
 - Stage has been included in base updated cost estimate

Alternates:

Alternate #1 – 3 Stacked Classrooms	\$1,087,000.00
Alternate #2 – Stage Area	Currently included with Base Bid
Alternate #3 – Community Grass Area	\$ 151,000.00
Alternate #4 – Willow High Access Path	\$ 21,600.00





LEASE-LEASEBACK PROCESS

- First step in selection of a developer for Carquinez
- Board approved a Resolution adopting Lease-Leaseback project delivery
- An approved Evaluation Criteria
 - Best-Value Methodology
 - Used for the Contractor/Developer selection process
- Currently preparing the Request for Qualifications and Proposals





LEASE-LEASEBACK PROCESS

Best Value Methodology: Evaluation Criteria

CRITERIA ITEM	DESCRIPTION	MAXIMUM POINTS
Price Points	Price and Price Points Awarded	100 points
Technical Expertise	Technical Expertise and experience with like-Projects, including past performance, work on occupied school campuses.	40 points
Safety	Safety record.	10 points
Collaborative Project Experience	Past experience with alternative project delivery methods and collaboration with design and owner teams.	30 points
Project Team & Project Understanding	Presentation of the specific team and demonstrated project understanding in response and, as applicable, at Interview.	25 points
Subcontractors	Availability and quality of Subcontractor pool.	20 points
Schedule	Experience with accelerated Project Schedules and early Delivery Dates.	20 points
Staffing	Management and Staffing Approach.	20 points
		MAXIMUM POINTS: <u>265</u>





LEASE-LEASEBACK PROCESS

Price Components

- No Guaranteed Maximum Price (GMP) without DSA approval
- We will ask for elements of pricing in specific ways to evaluate proposals
 - Pre-Construction Services
 - General Conditions
 - Fee (Overhead and Profit)
 - Financing Fee





CEQA UPDATE

- **Focused Environmental Impact Report (EIR)**
 - ❑ Draft EIR is available for review--
"Draft Focused EIR for the Carquinez Middle School Replacement"
 - ❑ 45 Days for Public Review
 - Additional opportunity to comment
 - ❑ Final EIR with Mitigation Monitoring and Reporting Plan (MMRP)
 - Ready Late December
 - Board action anticipated in January





CARQUINEZ PROJECT UPDATES

■ Pre-Qualification of Contractors

- ❑ Process is complete
- ❑ 48 Contractors—GC's + MEP's

■ Culvert condition and structural analysis

- ❑ Initial survey work is complete
- ❑ Awaiting report from engineer

■ Environmental Review

- ❑ Phase I Environmental Study
- ❑ Submitted to Dept. of Toxic Substances Control
- ❑ Initial review is complete
- ❑ Requesting further analysis





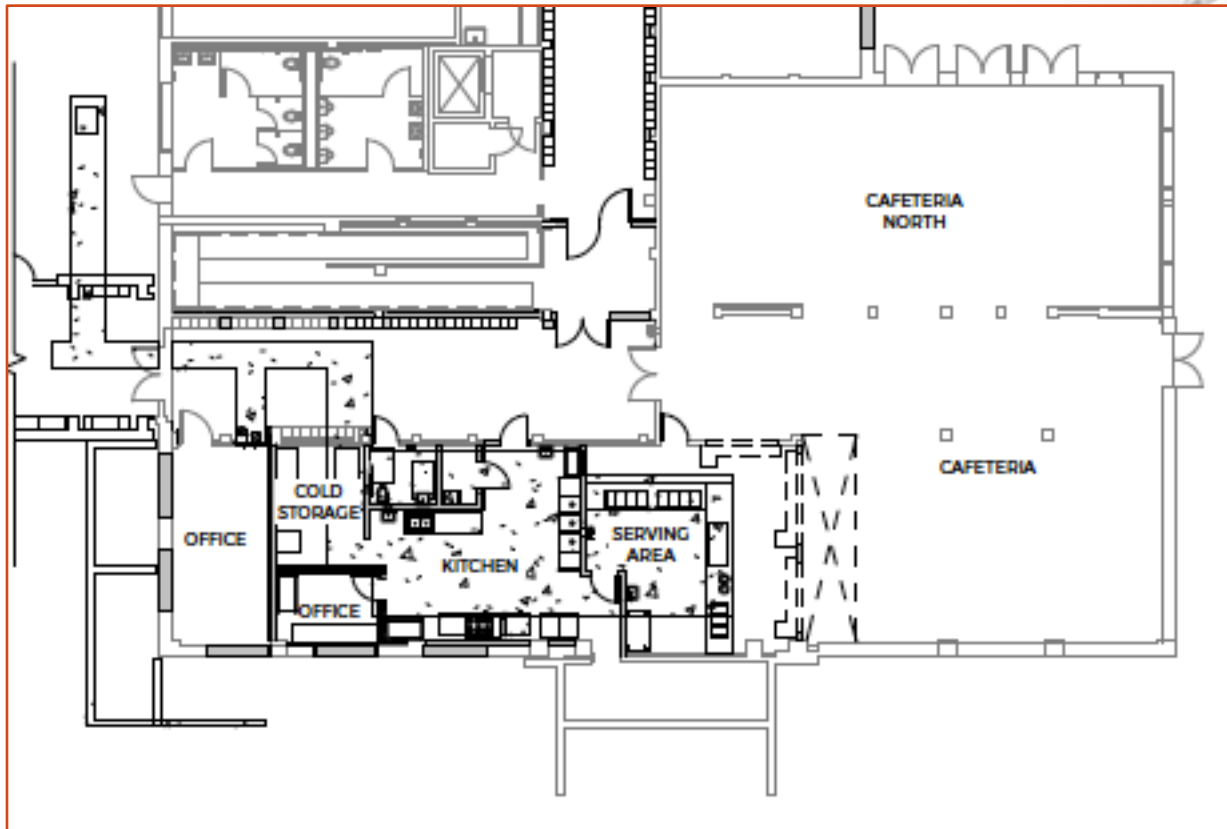
PLANNING, DESIGN AND CONSTRUCTION

2016		2017					2018					2019					2020					2021														
SEP	NOV	JAN	MAR	MAY	JUL	SEP	NOV	JAN	MAR	MAY	JUL	SEP	NOV	JAN	MAR	MAY	JUL	SEP	NOV	JAN	MAR	MAY	JUL													
CARQUINEZ MIDDLE SCHOOL	CARQUINEZ MIDDLE SCHOOL																																			
	Pre-DESIGN																																			
							MASTER PLAN																													
											DESIGN - SITE + UTILITIES				DSA REVIEW																					
													CONSTRUCTION - SITE+UTILITIES																							
													DESIGN - BUILDING				DSA REVIEW - BUILDING																			
													LLB Builder Selection Process				CONSTRUCTION - BUILDING								MOVE											
											EIR PROCESS																		DEMO & SITE WORK		CLOSEOUT					
JOHN SWETT HIGH SCHOOL	JOHN SWETT HIGH SCHOOL																																			
	PROGRAMMING																																			
							DESIGN																													
									PORTABLES																											
											DESIGN - CLASSRMS																									
													DSA REVIEW - CLASSRM BUILDING				BID																			
											2ND FLR - CLASSRMS & RESTROOMS				1ST FLR - CLASSRM, ADMIN, KITCHEN																					
									DESIGN - GYM/SHOP/CLOISTER/SITE				3RD FLR - CLASSRMS & RESTROOMS																							
													DSA REVIEW - GYM/SHOP/CLOISTER/SITE				BID																			
													GYM & ELEVATOR				SHOPS																			
															AUDITORIUM				WEST CLOISTER & SITE						CLOSEOUT											



JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



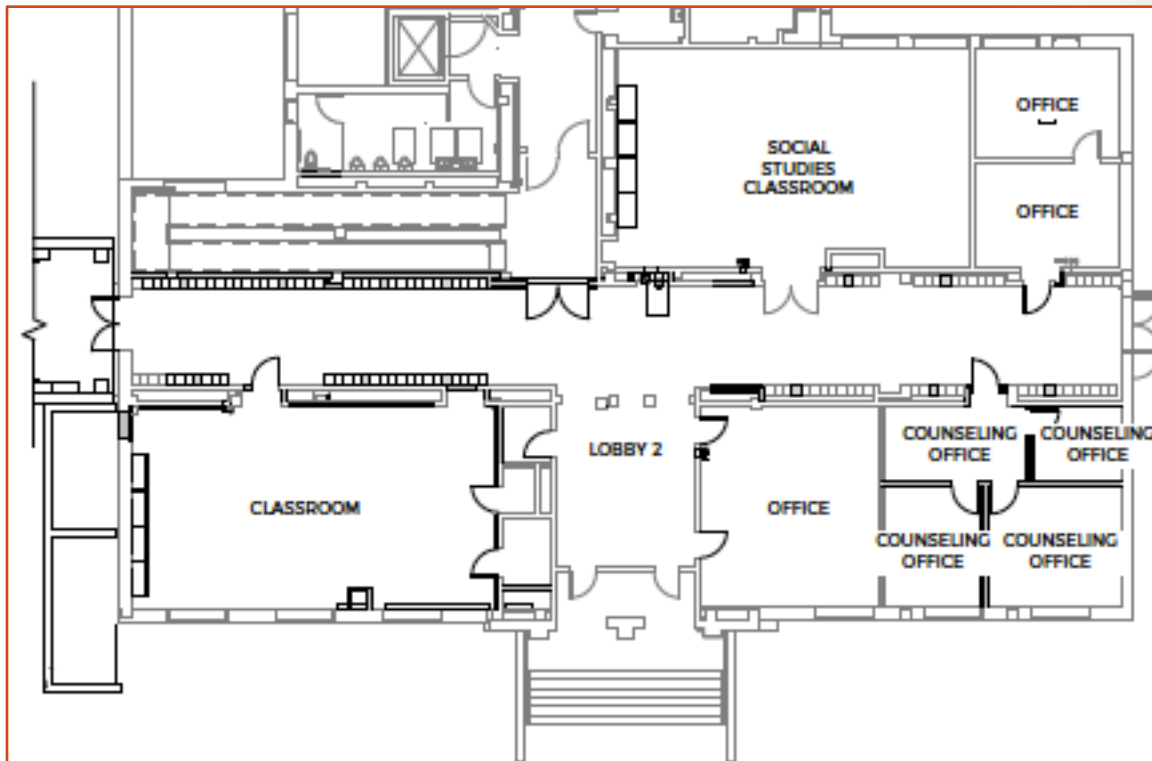
Ground Floor: Kitchen, Serving Renovations





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



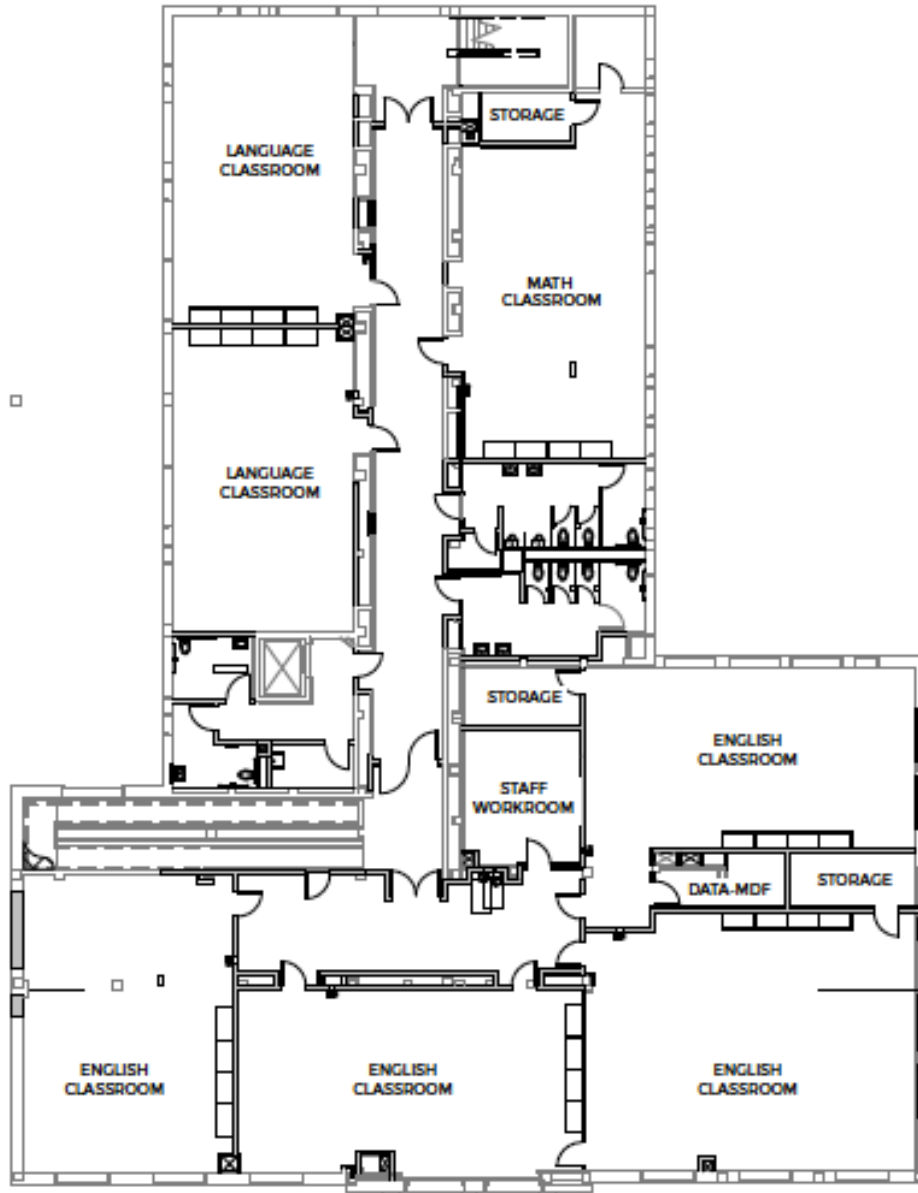
First Floor: Renovations Board Room, Office Areas





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



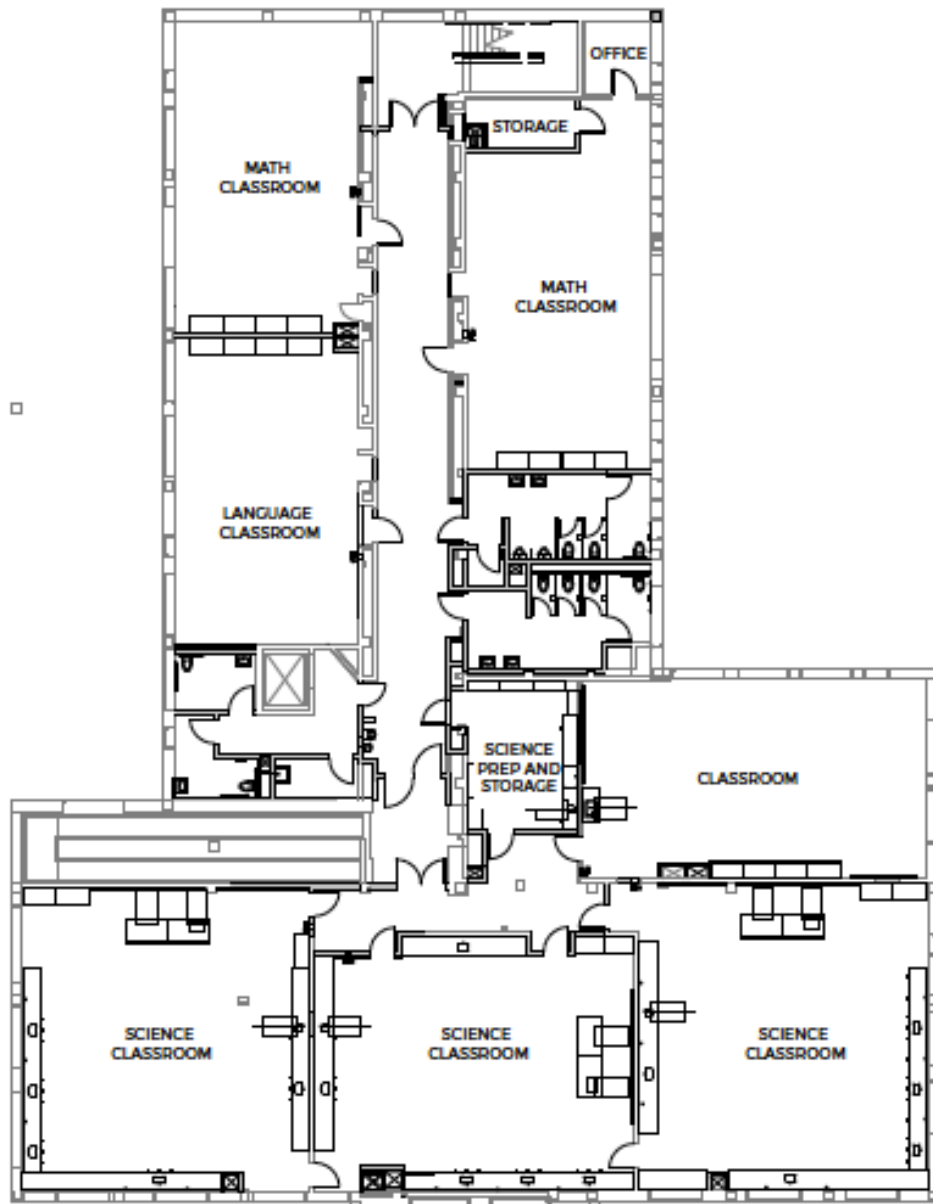
Second Floor:
Classroom
renovations &
reconfigurations,
Restrooms





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



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





JOHN SWETT HIGH SCHOOL PROJECT

- Phase 1 Project Update
- Main Classroom wing package
 - Five bids received

Build Group	\$9,208,000
Rodan Builders	\$9,091,000
BHM Construction	\$8,890,000
Alten Construction	\$8,856,000
DL Falk	\$8,774,000

 - Lowest, responsive, responsible bidder is DL Falk
 - Post-bid interview scheduled
 - Recommending award at October 10th Board meeting





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
- Phase II Project
 - Gym/Shops Wing
 - Reconstruction of the West Cloister
 - Auditorium renovations
 - Site Work

