

MEASURES P & Q FACILITIES PROGRAM UPDATES

John Swett Unified School District
Board of Education
September 12, 2018





AGENDA

■ Carquinez Project Updates

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

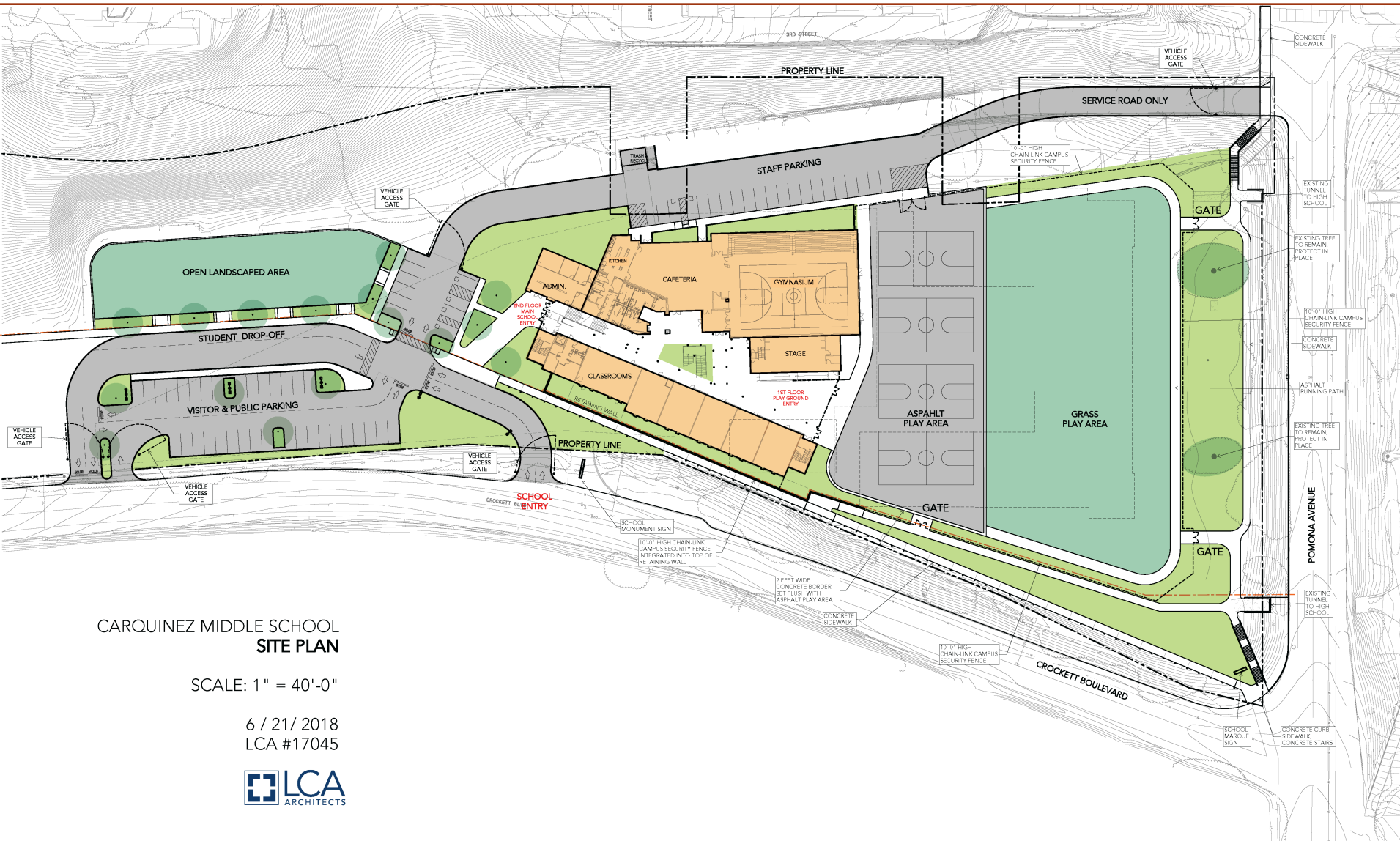
■ JSHS Facilities Updates

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

■ Other Facilities Updates



Carquinez Middle School Current Design Development Site Plan



Carquinez Middle School Main Floor Plan



CARQUINEZ MIDDLE SCHOOL
SCHEMATIC DESIGN

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

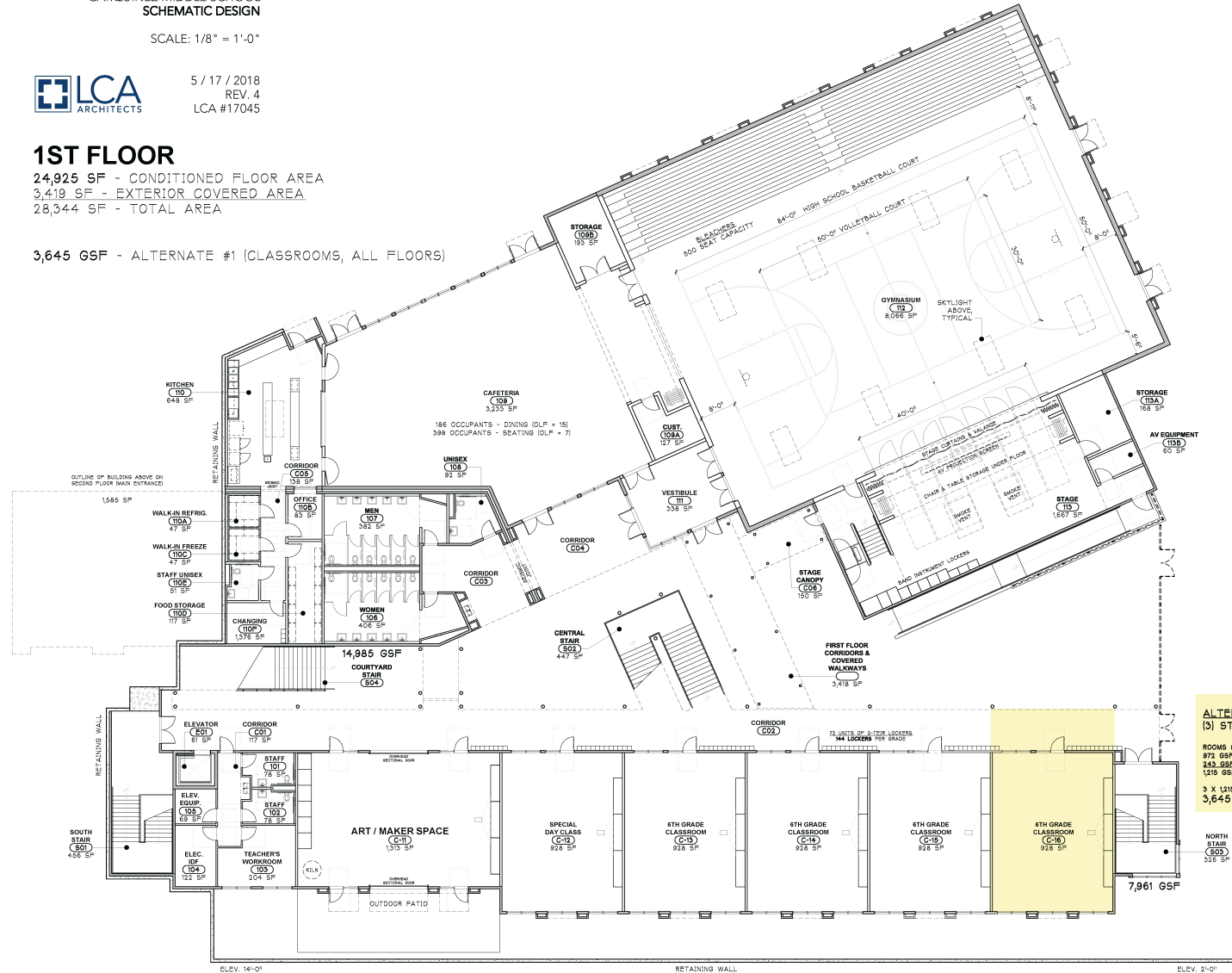


5 / 17 / 2018
REV. 4
LCA #17045

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)





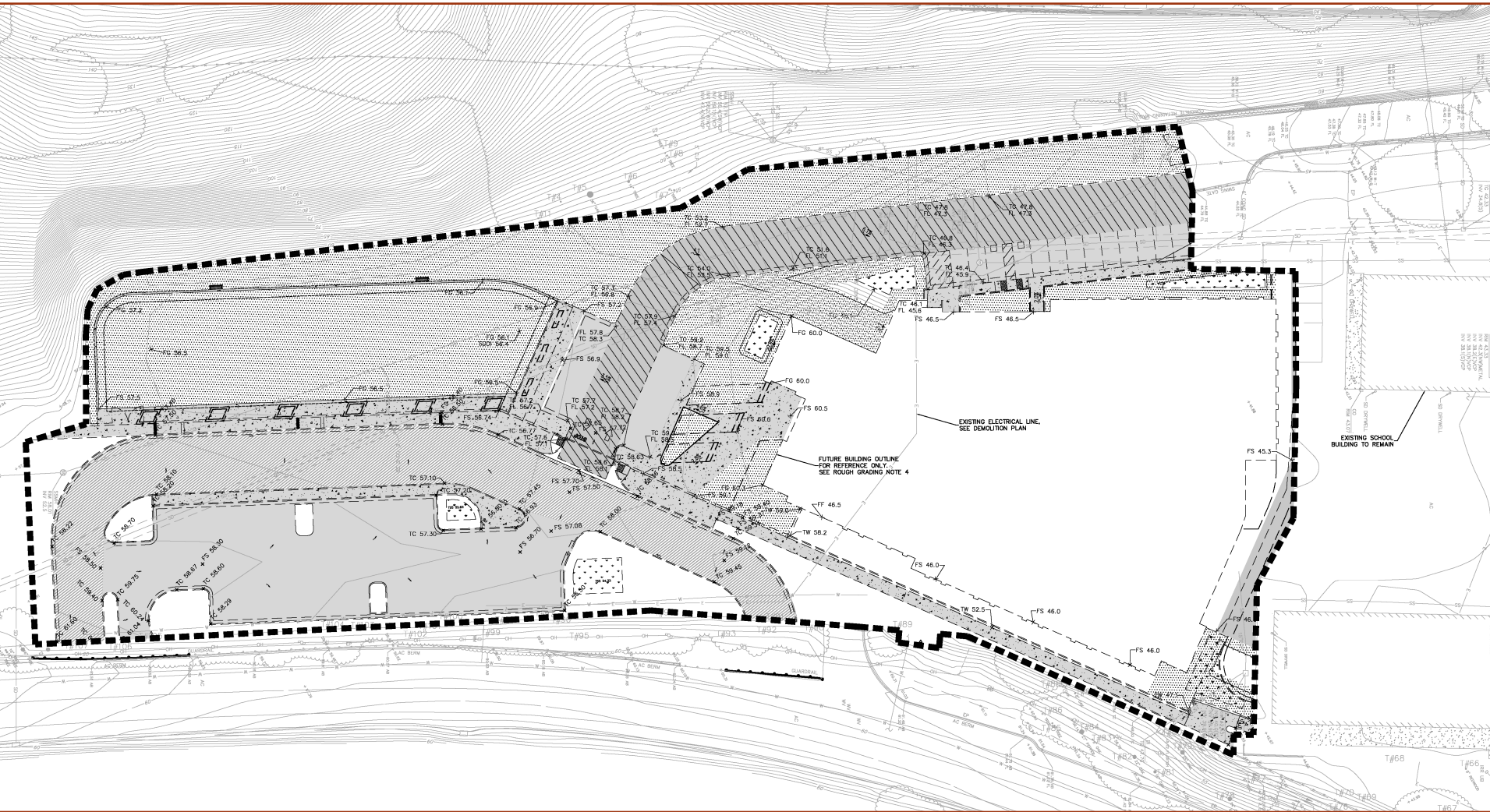
CARQUINEZ PROJECT UPDATE

- **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

Project is being submitted to the Dept. of Toxic Substances Control as required CA Ed. Code.



Carquinez Middle School Increment 1



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>



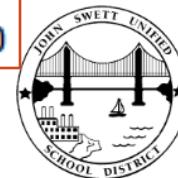


CARQUINEZ ESTIMATE UPDATE

- 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

- On Board's agenda tonight
- First step in selection of a developer for Carquinez
- Resolution adopting Lease-Leaseback project delivery
- Approval of Evaluation Criteria
 - Used for the selection process





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)
 - Markup on Subcontractors
 - Financing Fee

Next Steps: Prepare Request for Proposals (RFP) for New Carquinez Middle School





CEQA UPDATE

- **Focused Environmental Impact Report (EIR)**
 - ❑ Draft document is being finalized
 - ❑ Comments have been received from the Notice of Preparation
 - All comments will be incorporated into the EIR





CARQUINEZ PROJECT UPDATES

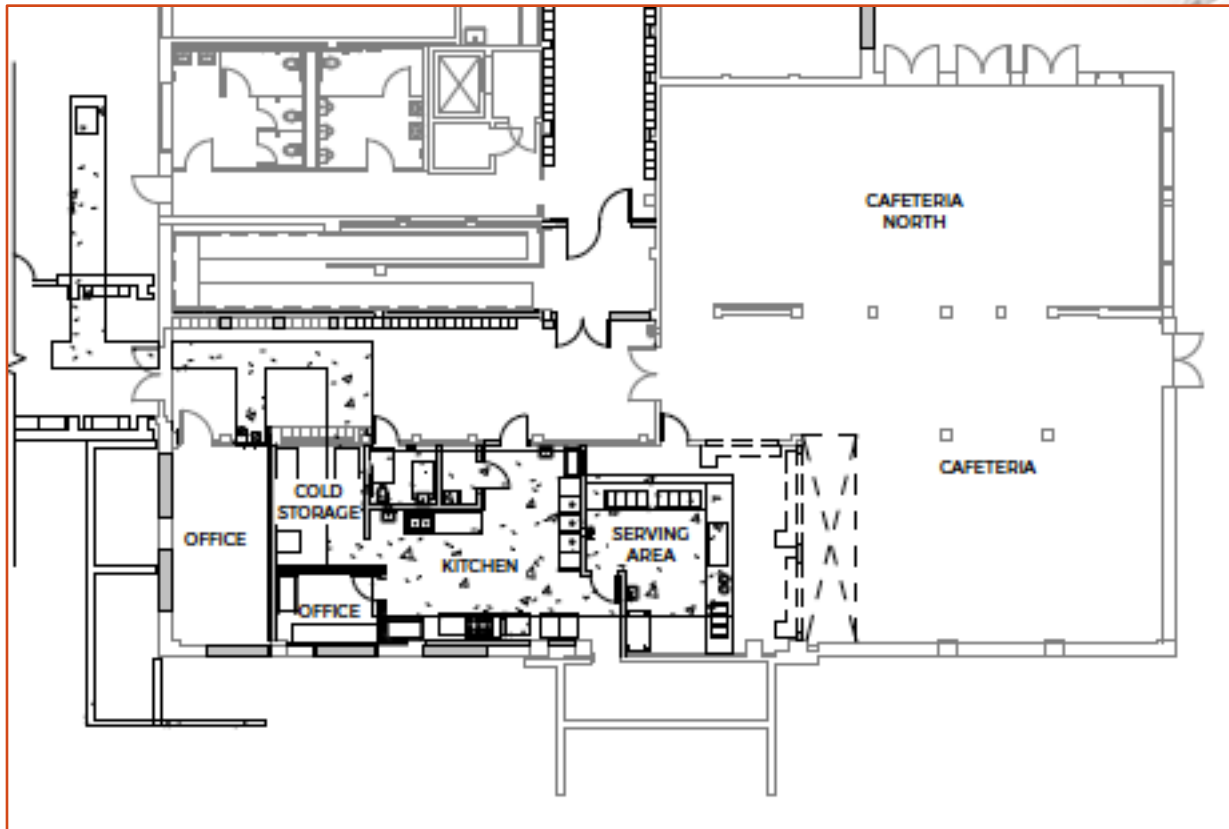
- **Pre-Qualification of Contractors**
 - Process is complete
 - Though more Contractors are continuing to submit documents
- **Culvert condition and structural analysis**
 - Initial survey work is underway





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



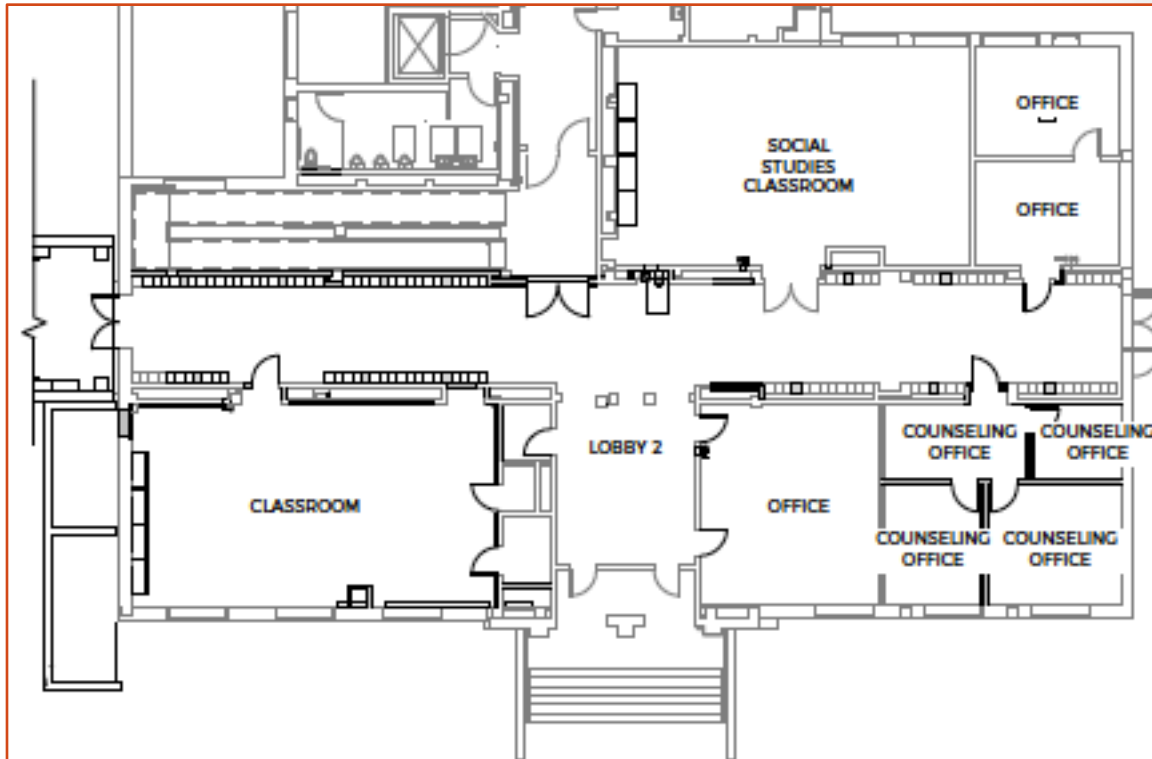
Ground Floor: Kitchen, Serving Renovations





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



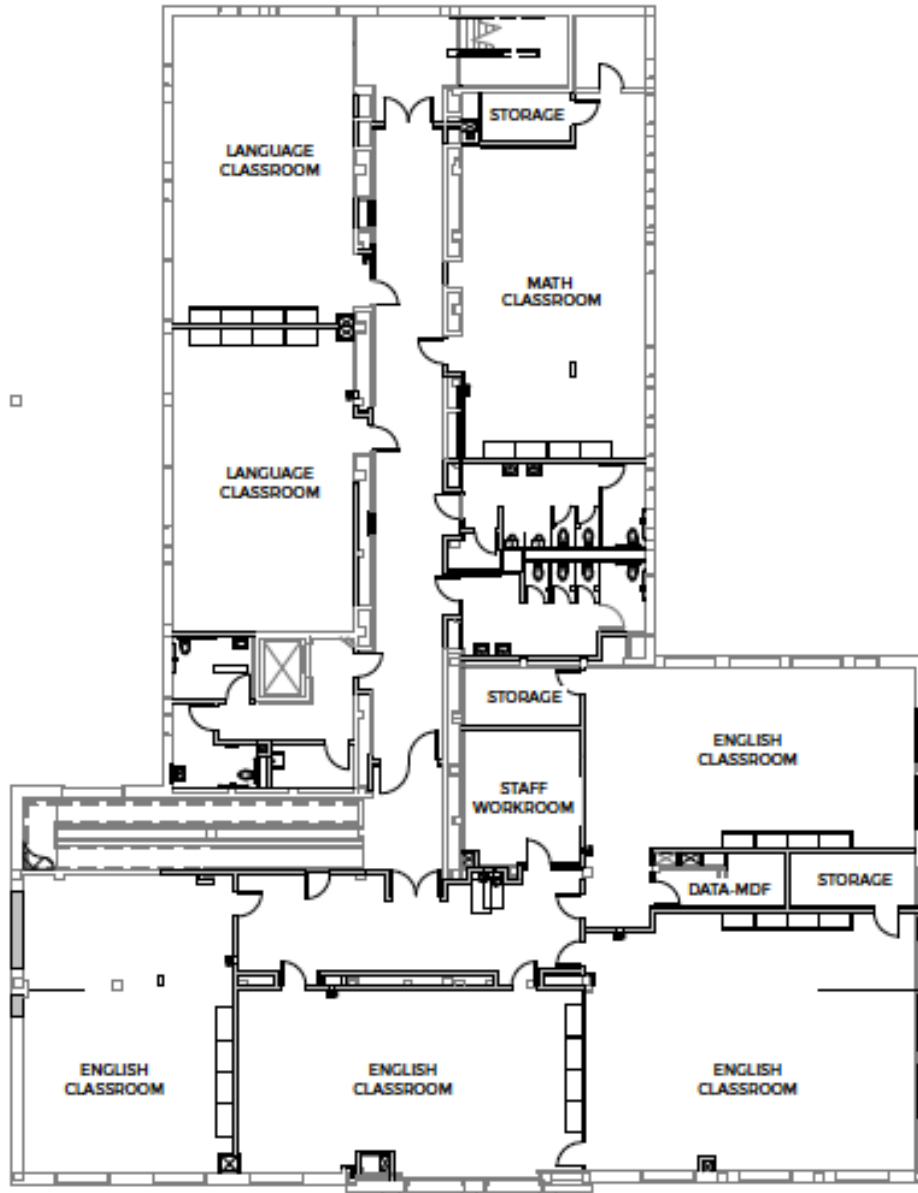
First Floor: Renovations Board Room, Office Areas





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



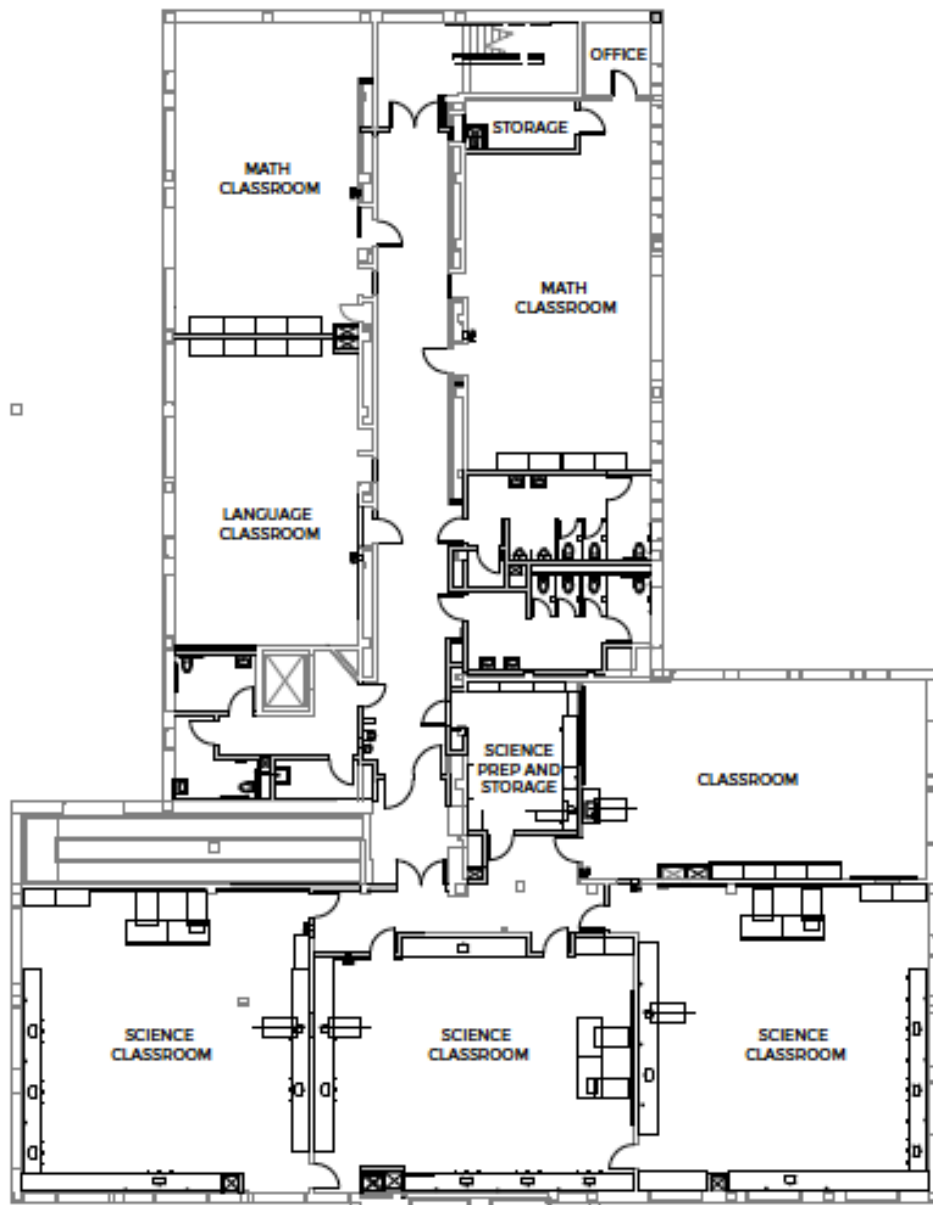
Second Floor:
Classroom
renovations &
reconfigurations,
Restrooms





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
 - ❑ Contractor Pre-Qualification reviews complete
 - ❑ Addendum 1 has revised Bid Date
 - ❑ Addendum 2 will be issued week of 10th
 - Incorporating Technology revisions
 - ❑ 2 Pre-Bid walks held, good contractor turnout
 - 13 General Contractors
 - Only 5 appear to be actively bidding work

Sealed bids will be received until **2:00p.m., September 26, 2018**, at the District Facilities Office, 400 Parker Avenue, Rodeo, California 94572, at or after which time the bids will be opened and publicly read aloud.

- ❑ Award at October Board meeting





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

