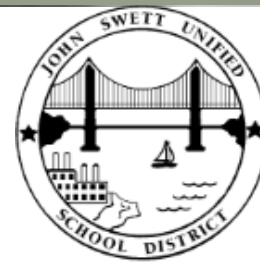


MEASURES P & Q FACILITIES PROGRAM UPDATES

John Swett Unified School District
Board of Education Meeting
December 12, 2018





AGENDA

■ Carquinez Project Updates

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

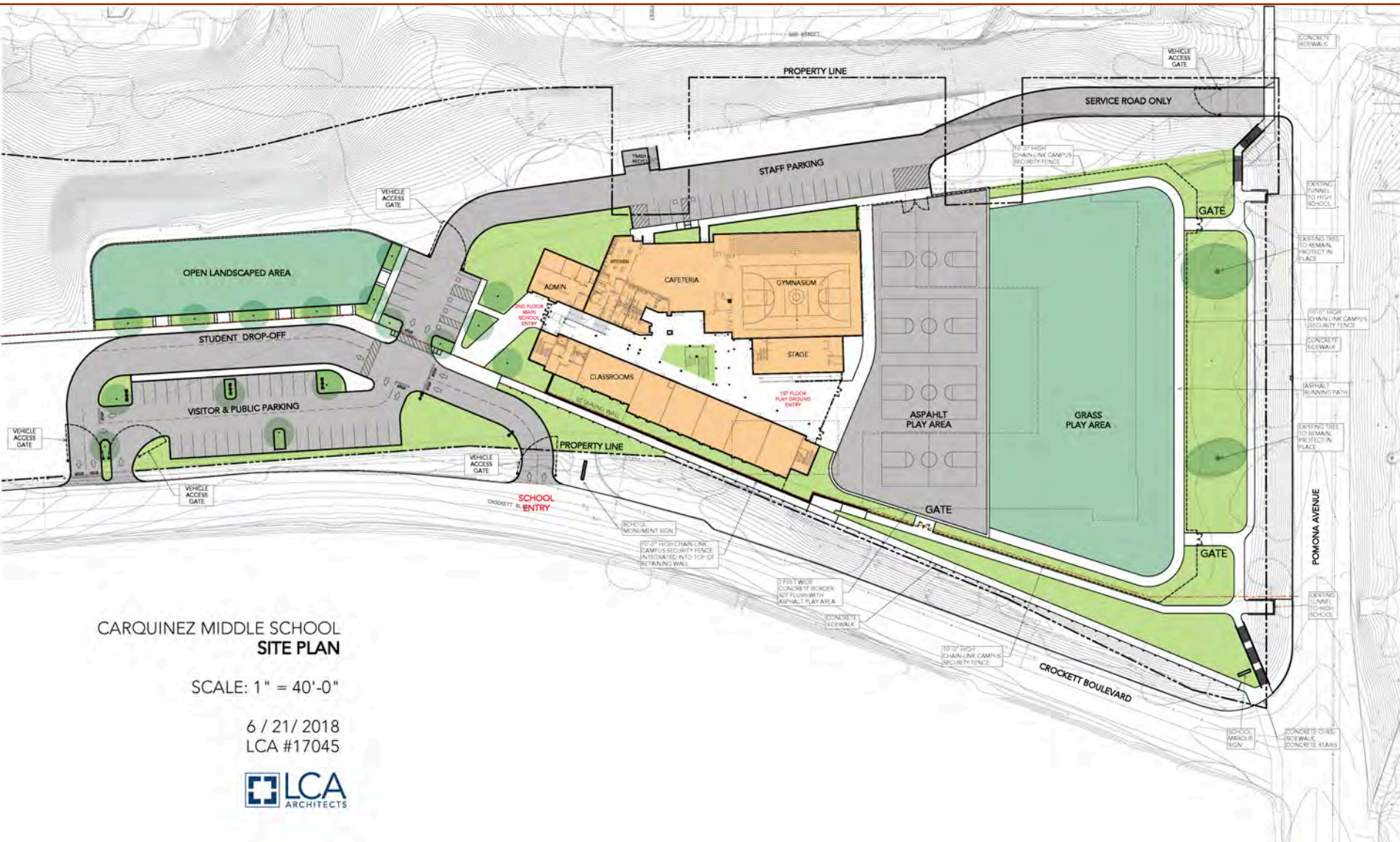
■ Program Schedule Update

■ JSHS Facilities Updates

- ❑ Phase I Project Update
 - Construction Status/Schedule
- ❑ Phase II Gym/Shops Auditorium
 - Updated Cost Estimate



New Carquinez Middle School Site Plan





CARQUINEZ MIDDLE SCHOOL
SCHEMATIC DESIGN

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



5 / 17 / 2018
REV. 4
LCA #17045

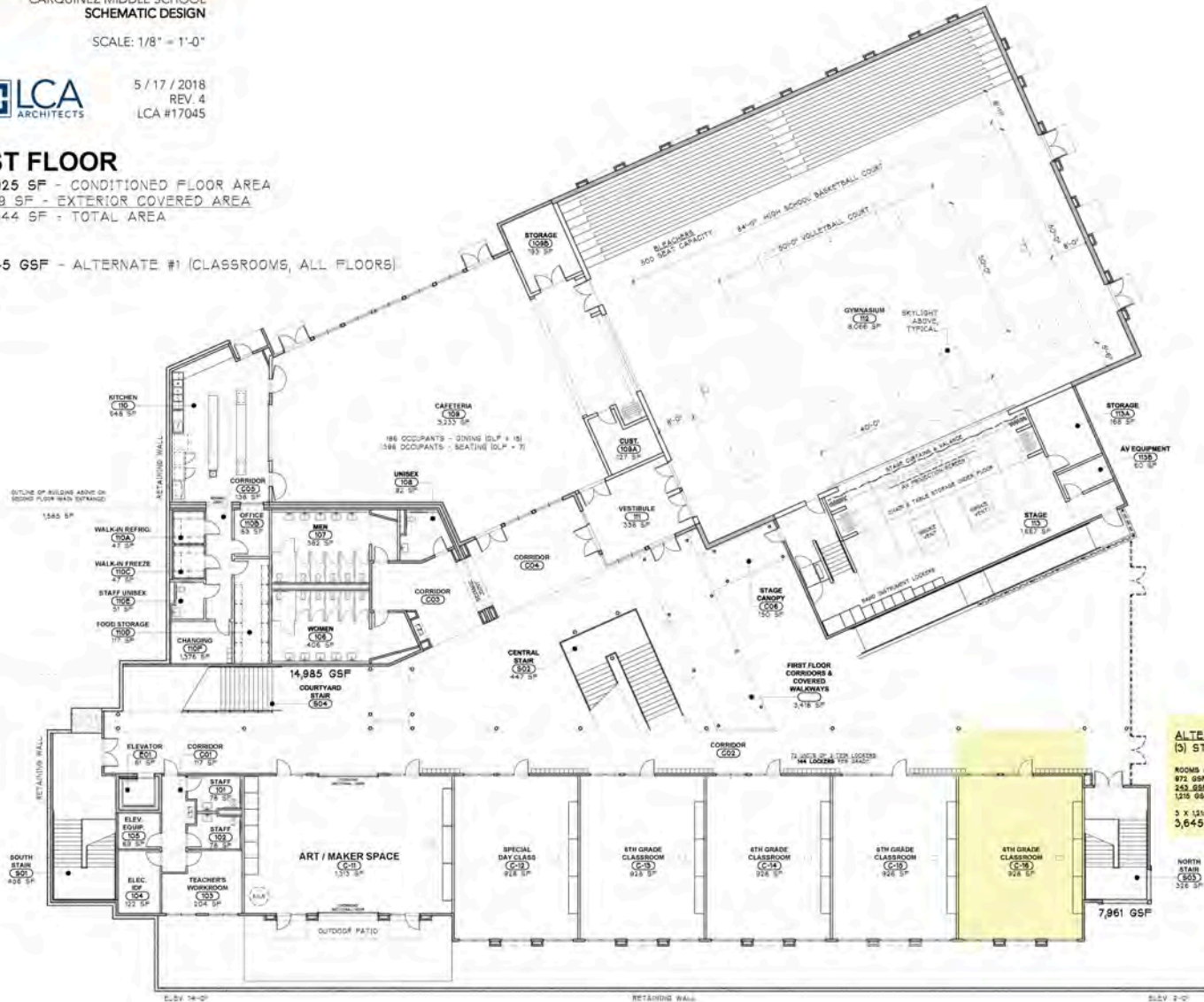
1ST FLOOR

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)



ALTERNATE #1
(3) STACKED CLASSROOMS

ROOMS C-16 / C-26 / C-36
972 GSF - CONDITIONED FLOOR AREA
243 GSF - EXTENSION COVERED AREA
1,215 GSF - TOTAL AREA PER FLOOR
3 X 1,215 =
3,645 GSF



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. 4th**
- **Increment 2 DSA submittal**
 - Anticipated: October 18th
- **Increment 2 DSA approval**
 - Anticipated: May 2019



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



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
- **Final DSA Cost Estimate**
- ❑ Is being prepared now by LCA's estimator
 - ❑ Selected Contractor/Developer will use this as basis for any Value Engineering needed





CONTRACTOR SELECTION UPDATE

Lease-Leaseback process

- Request for Qualifications and Proposals
- Five firms submitted statements of Qualifications and Proposals
- Three firms short-listed for interview
- Recommendation to the Board
 - Best Value Selection
 - Dec. 12th meeting
 - After project approval





CEQA UPDATE

- **Focused Environmental Impact Report (EIR)**
 - ▣ Final EIR with Mitigation Monitoring and Reporting Plan (MMRP)
 - Ready for approval
 - On Board calendar December 12th





CARQUINEZ PROJECT UPDATES

- **Culvert condition and structural analysis**
 - ❑ Report received
 - ❑ Follow up on design for construction
- **Environmental Review**
 - ❑ Ph. 1 Study identified areas of further action
 - ❑ Preparing Preliminary Endangerment Assessment (PEA)
 - ❑ Dept. of Toxic Substances Control (DTSC) oversight
 - ❑ Preliminary scoping meeting upcoming
 - ❑ Community meeting will be scheduled

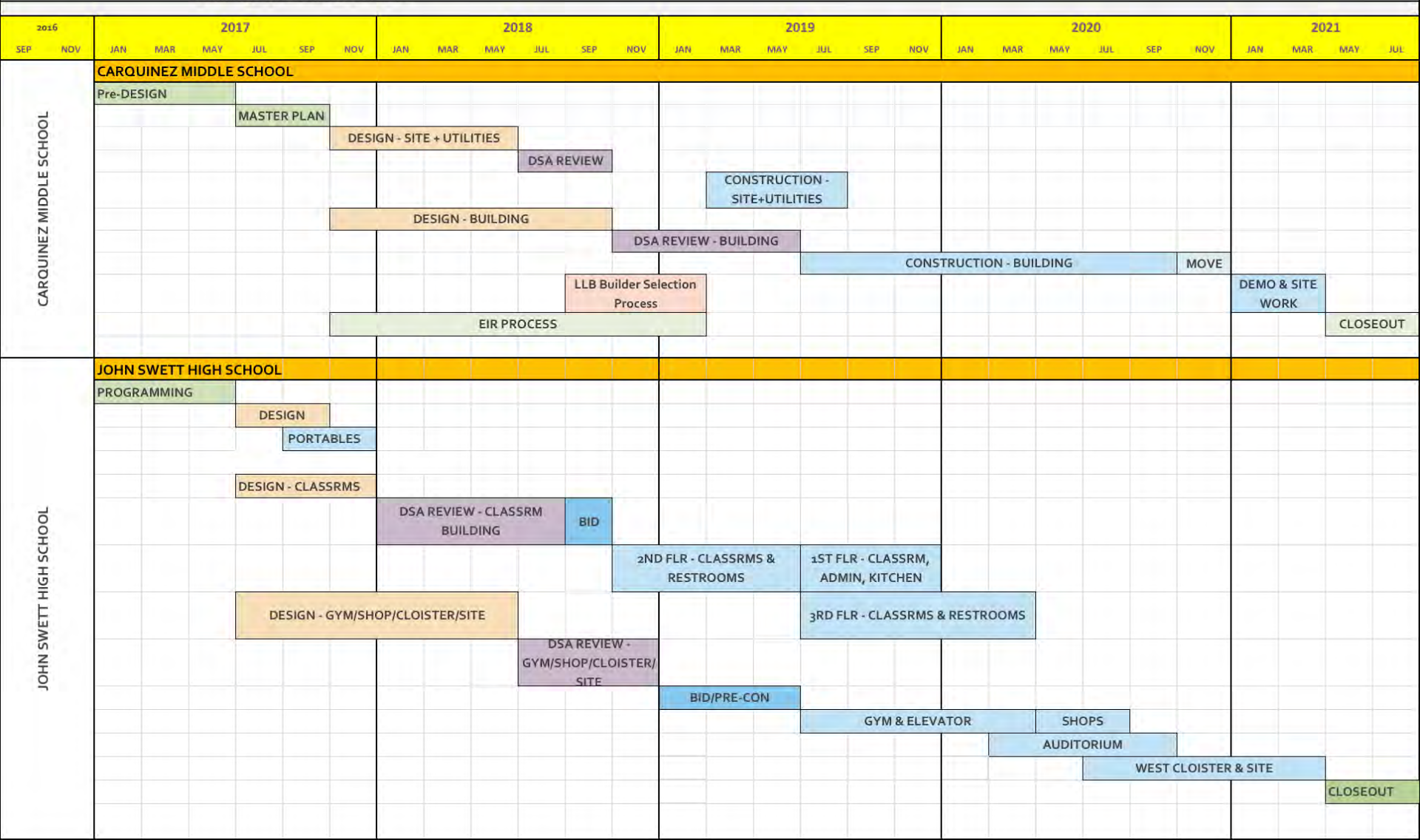




PROGRAM SCHEDULE UPDATE

JSUSD: MEASURE P & Q BOND PROGRAM - MASTER SCHEDULE

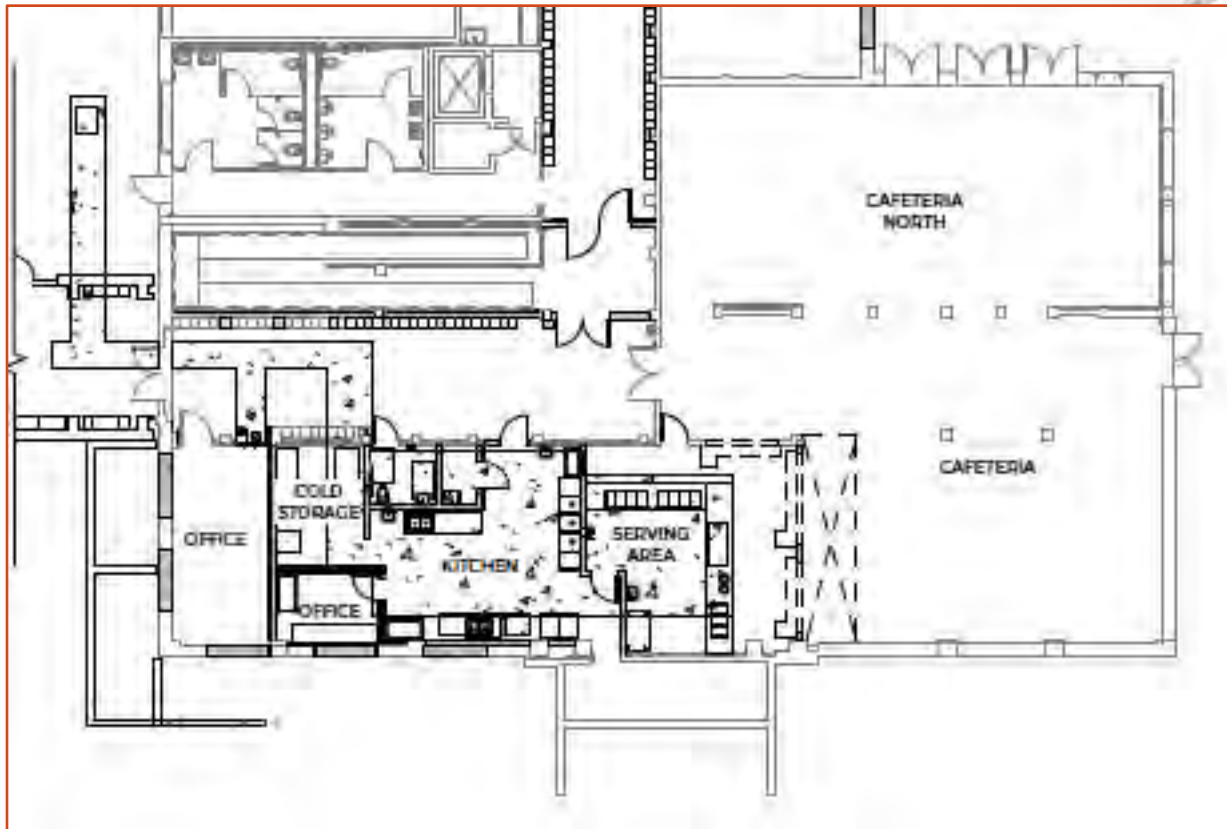
PLANNING, DESIGN AND CONSTRUCTION





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project



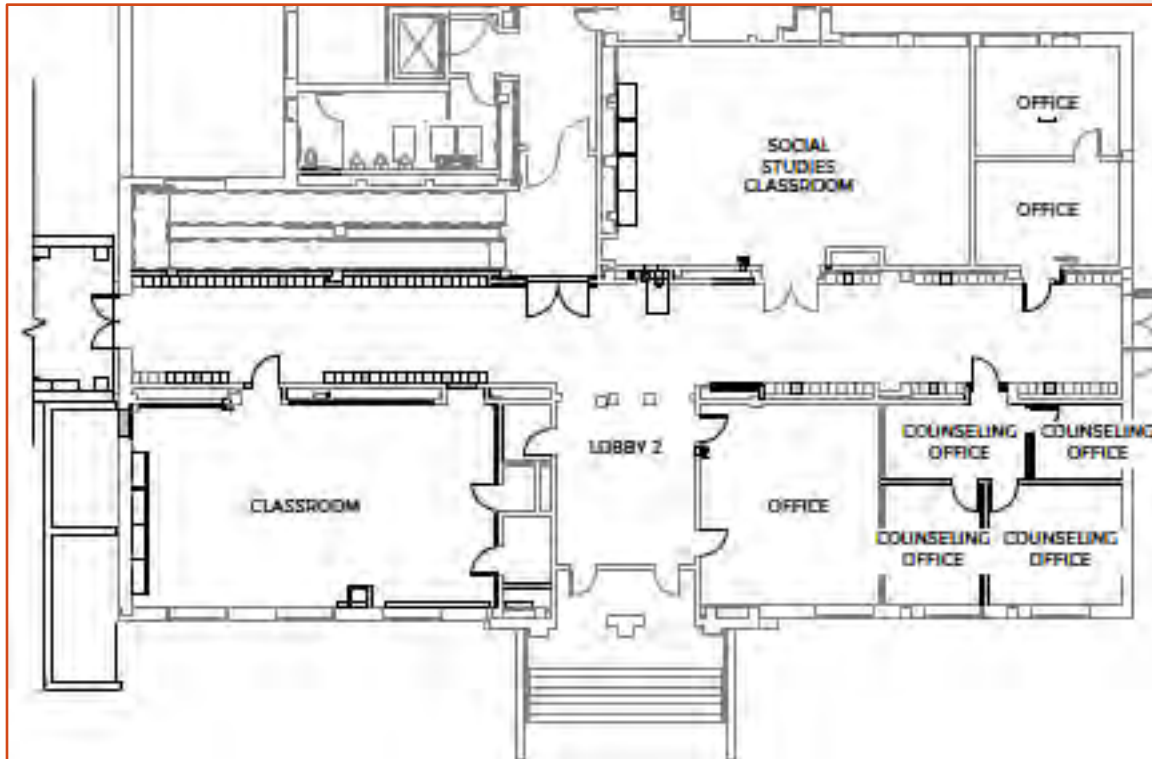
Ground Floor: Kitchen, Serving Renovations





JOHN SWETT HIGH SCHOOL PROJECT

■ Phase I Project

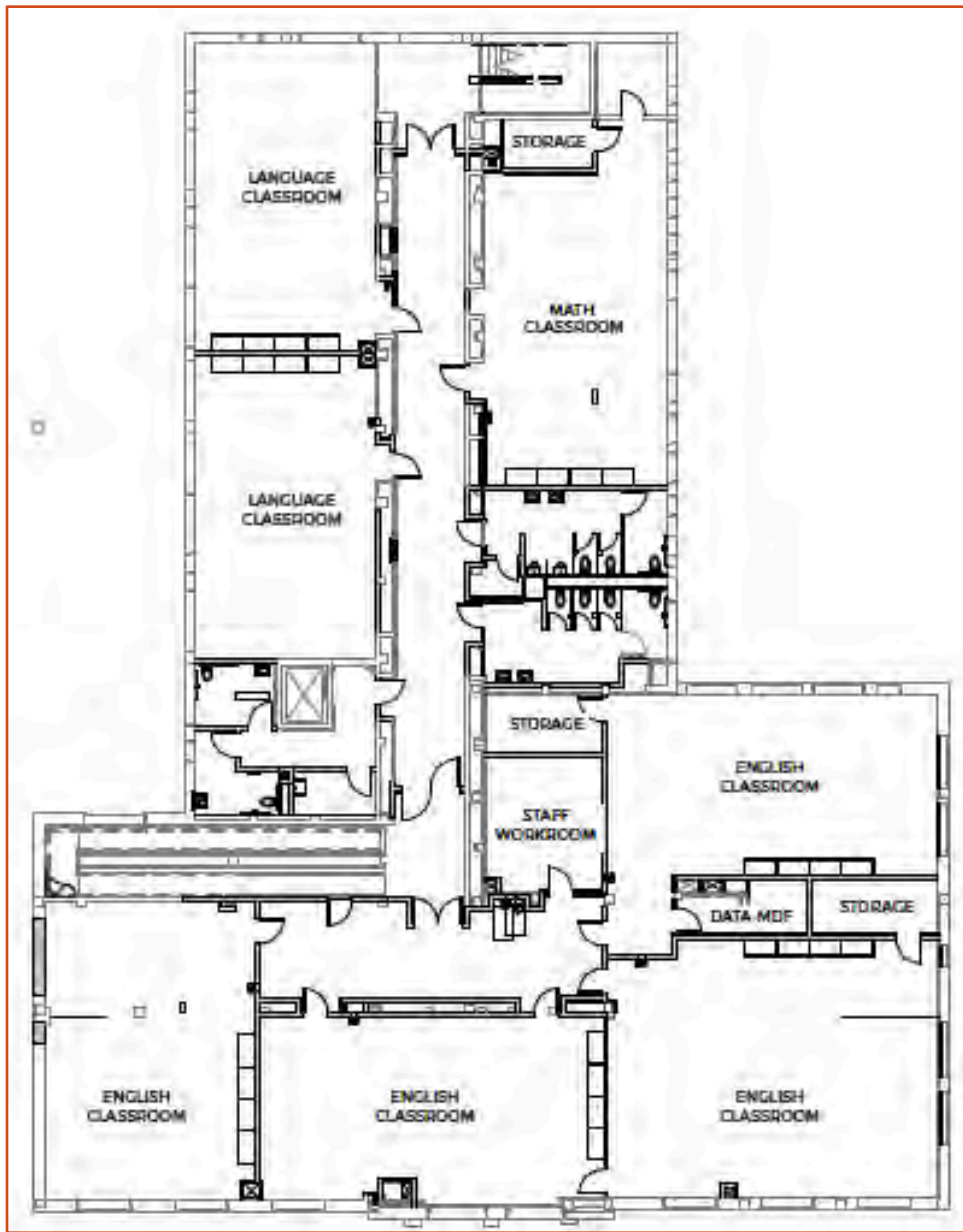


First Floor: Renovations Board Room, Office Areas





JOHN SWETT HIGH SCHOOL PROJECT



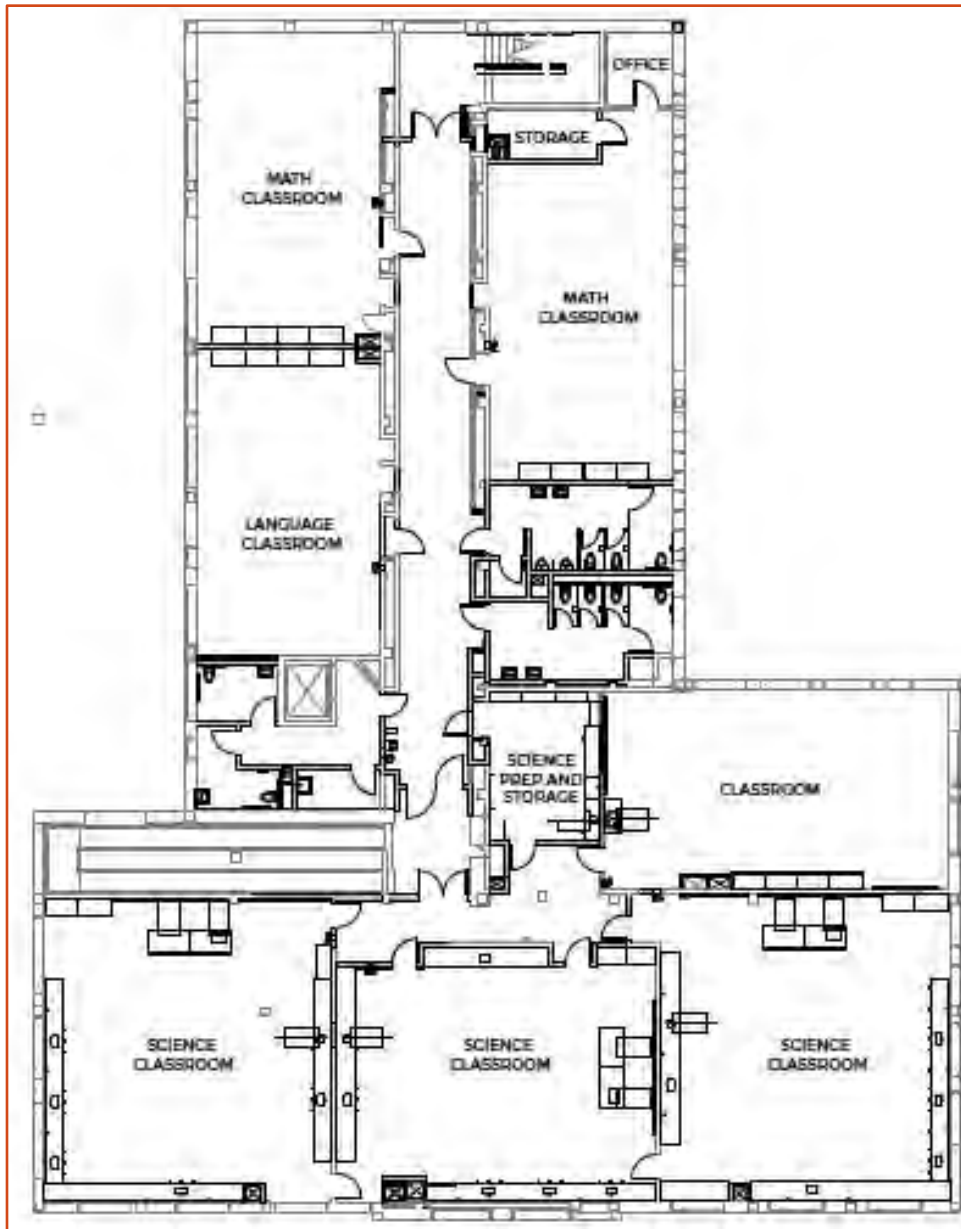
■ Phase I Project

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



Demolition Underway 2nd Floor





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
- Updated Cost Estimate being reviewed





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 in December
 - ❑ Completing Constructability Review now
- **Phase II Project**
 - ❑ Gym/Shops Wing
 - ❑ Reconstruction of the West Cloister
 - ❑ Auditorium renovations
 - ❑ Site Work

