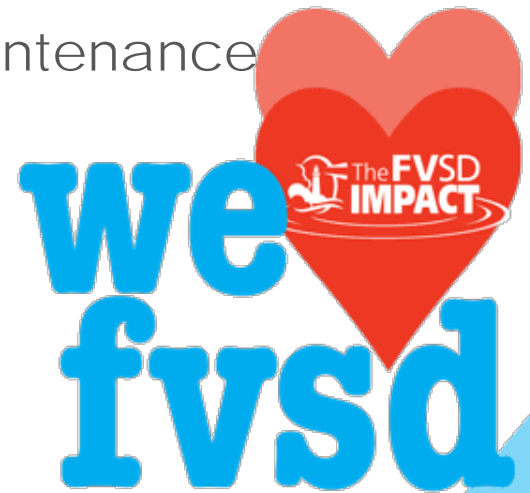


# Measure 0 Update

March 22, 2018

Chris Fullerton, Assistant Superintendent, Business  
Joe Hastie, Director Facilities & Maintenance





# Big 5 Scope of Work

1. Air Conditioning
2. Roofs & Windows
3. Infrastructure for HVAC
4. Safety & Security
5. Paint, ceilings & flooring

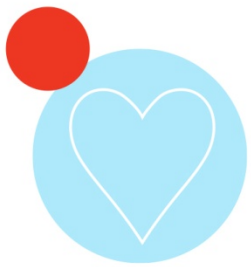


# Masuda

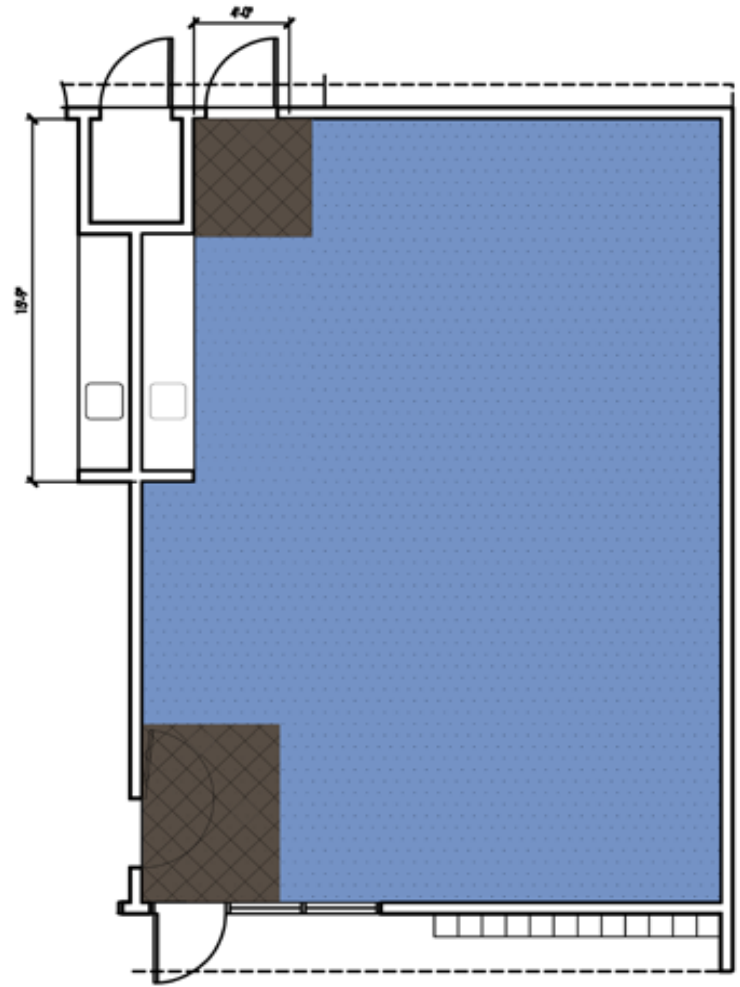
- ♥ Scope of work

- Roof
- HVAC install – roof top/ground units
- Update to front facade
- Enlarge health office
- Drop ceiling in classrooms
- Dual panel glass replacement
- Flooring
- Paint as needed

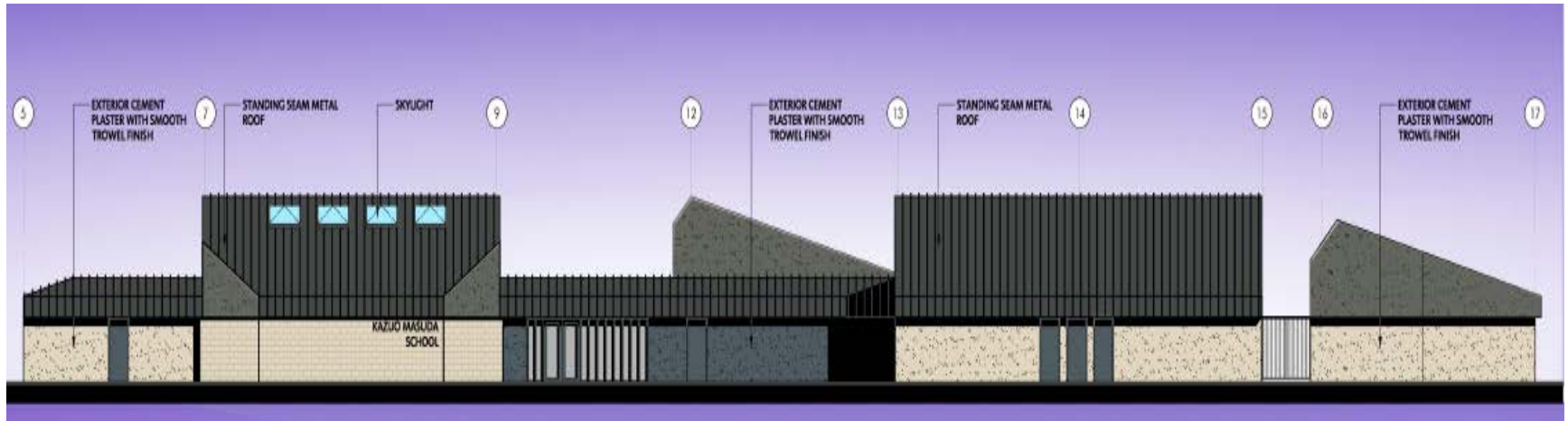
- ♥ DSA approved plans

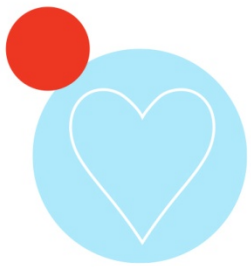


# Masuda



# Masuda Front Elevation





# Phasing\*



LEGEND  
----- ADJUNCTION OF PHASE  
----- EXISTING  
----- ROAD  
----- SIDEWALK  
----- DRIVEWAY

**PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

\* Subject to change





# Masuda GMP

- ♥ Guaranteed Maximum Price (GMP)
  - Contractor's price to complete the scope of work outlined in the DSA approved plans
  - Includes general conditions and contractor LLB fees
  - Also includes allowances and contingencies
  - Does not include soft costs such as architect fees, DSA fees & interim housing



# Masuda GMP

- ♥ Factors that influenced the Masuda GMP
  - DSA required work (i.e. restroom partition changes in student bathrooms)
  - Hazardous materials abatement costs
  - Required changes to the nurses restroom and health office
  - The difficulty of installing AC on sloped roofs
  - Increasing construction costs - a low number of sub-contractors bidding on some of the scope, the shortage of skilled labor, increased construction opportunity due to natural disasters & growing economy





# Masuda GMP



## ♥ District Contingencies

- Unforeseen Conditions Contingency – anything that occurs that could not have been identified during the preconstruction phase
- Owner's Contingency – items the District identifies as a need but which were not included in the identified scope of work



# Masuda GMP

## ♥ GMP from WCA

- \$5,199,448

## ♥ Updated Project Cost

- \$6,545,978

## ♥ Budgeted Project Costs

- \$5,199,448



# Things to Consider

- ♥ There are a number of allowances and contingencies built into the budget
- ♥ The District has funds in deferred maintenance, Fund 40, and the allocated proceeds from Fund 40-41
- ♥ Masuda is one of the District's more challenging schools
- ♥ The team will continue to value engineer as we proceed with the project



# Next Steps

- ♥ Complete LLB documents:
  - Construction Service Agreement
  - Site Lease
  - Site Sub Lease
- ♥ Give WCA the notice to proceed
- ♥ Update the Measure O Project budget
- ♥ Courreges GMP will come to the Board for approval in April



## Questions & Discussion