

# Measure 0 Update

April 19, 2018

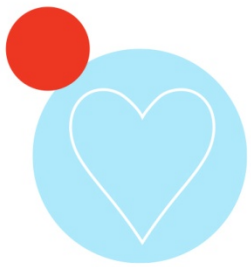
Chris Fullerton, Assistant Superintendent, Business  
Joe Hastie, Director Facilities & Maintenance





# Big 5 Scope of Work

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



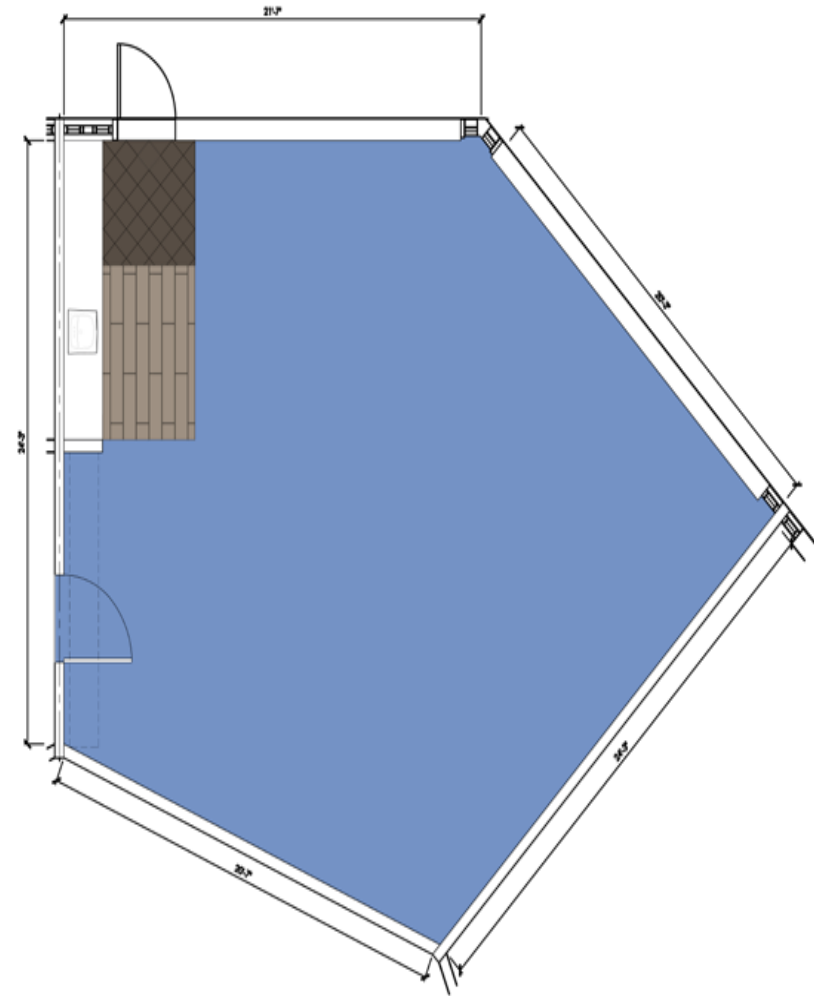
# Courreges

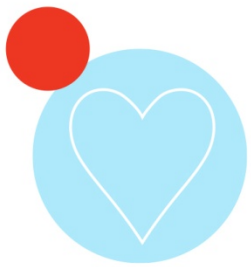
- ♥ Scope of work
  - Roof
  - HVAC install – roof top units
  - Removal of the soffit louvers in the classroom
  - Ceiling update
  - Outdoor stage door replacement
  - Glass replacement – as needed
  - Flooring
  - Paint as needed
  - Staff restrooms
  - Kitchen restroom
- ♥ Plans DSA approved February 27<sup>th</sup>



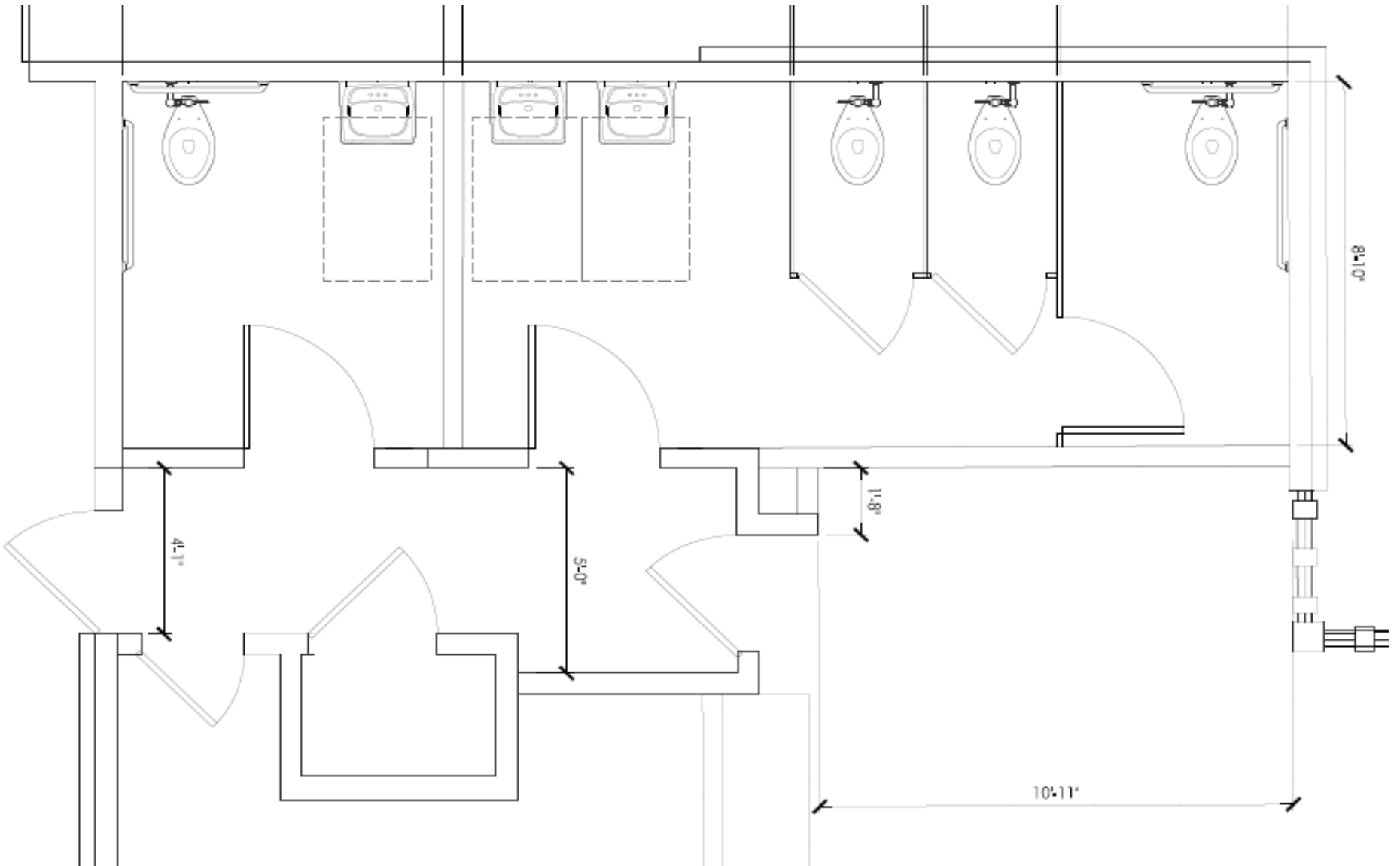


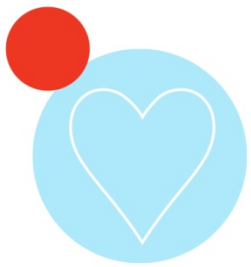
# Courreges



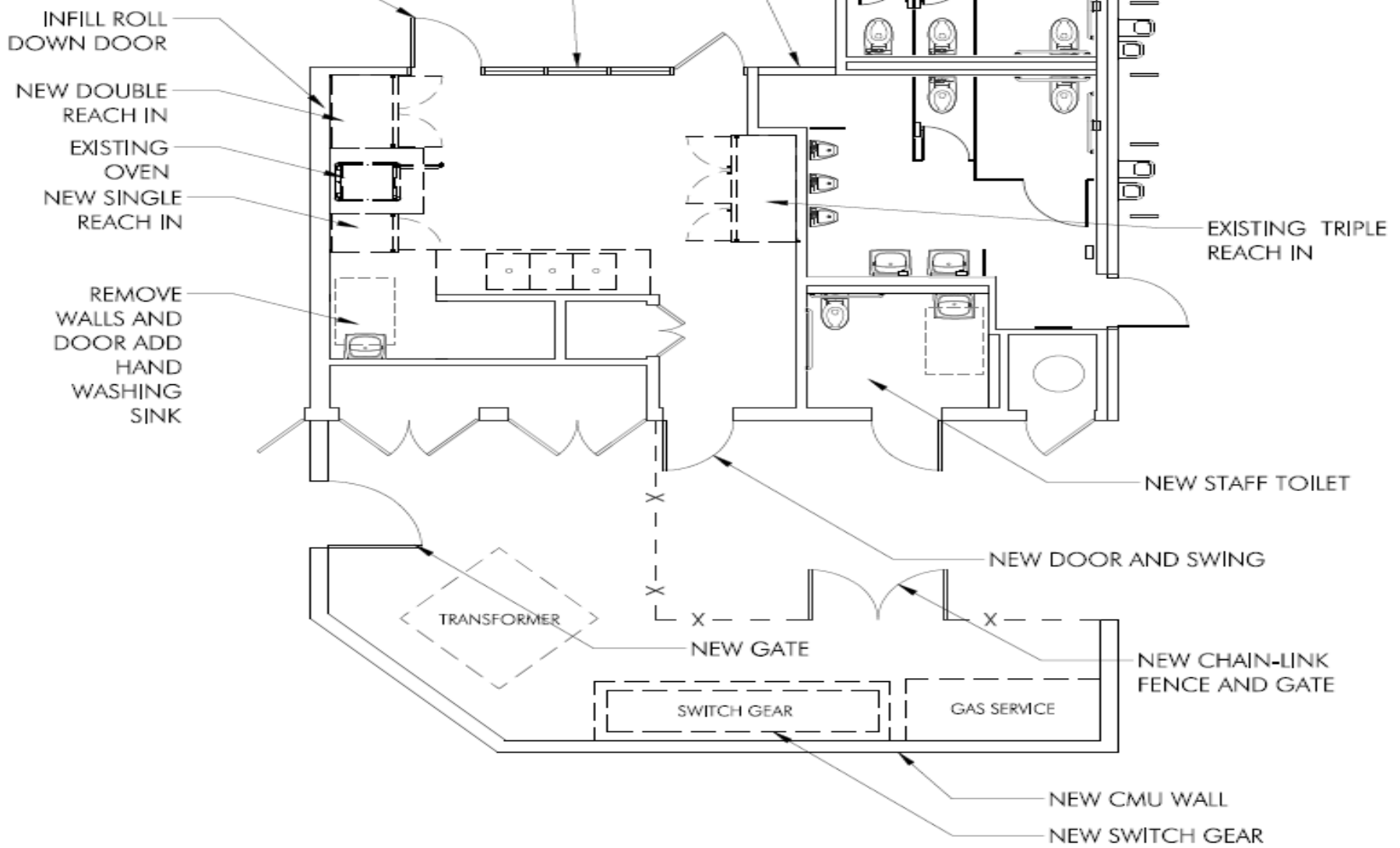


# Staff Restrooms

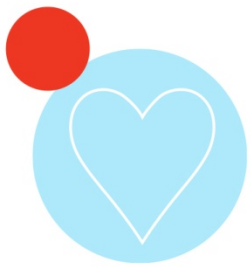




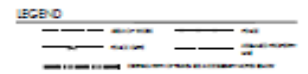
# Kitchen Restroom



FLOOR PLAN



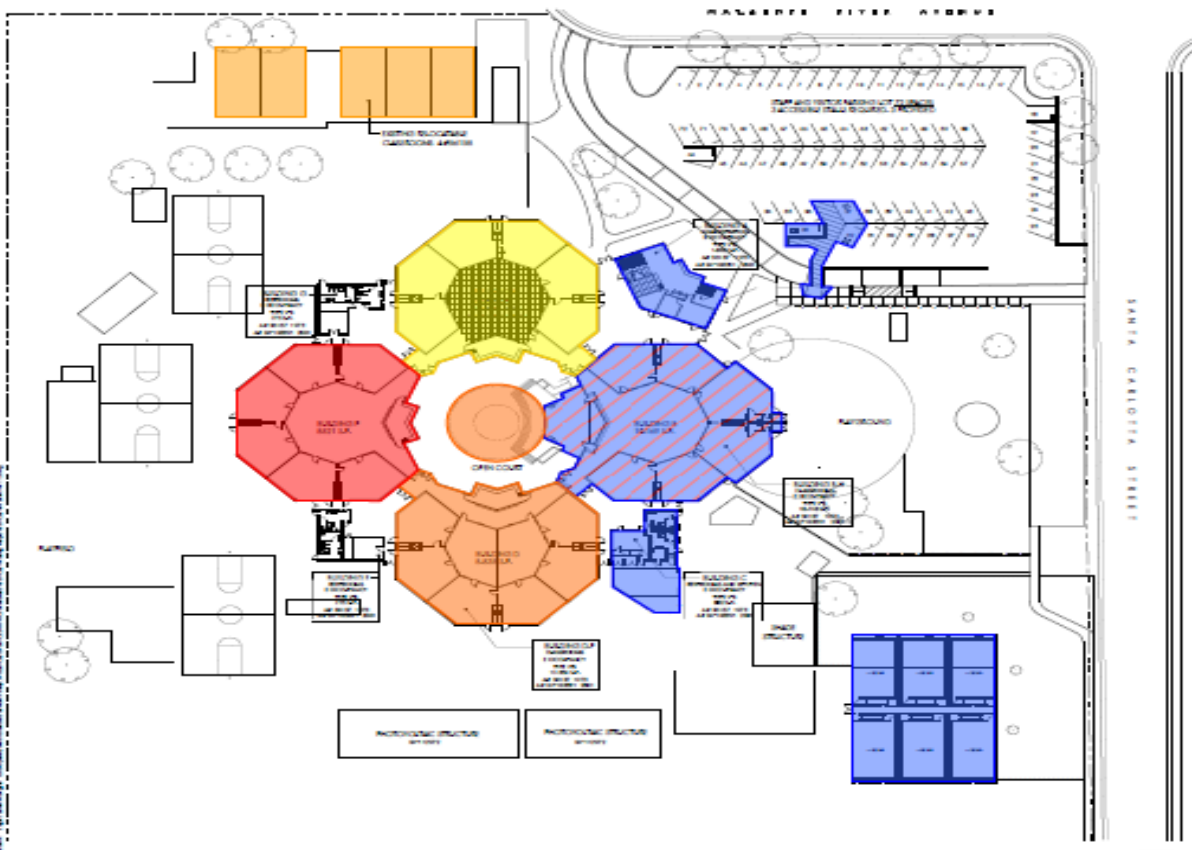
# Phasing\*



**PHASING LEGEND**

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3
- PHASE 4

**General Note:** Scope of work includes roof replacement at entire building and replacement of exhaust fans in select restrooms, including Building E and Building G. Work can be coordinate in parts to coordinate with phases or in summer, but shall not affect school use of campus.



1 PHASING SITE PLAN

Subject to change



# Courreges 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 contractor allowances and contingencies
  - Does not include soft costs such as architect fees, DSA fees & interim housing
  - Does not include District contingencies





# Courreges GMP

- ♥ Factors that influenced the Courreges GMP

- DSA required work
  - Staff restrooms
  - Kitchen restroom
  - Fire walls
  - Roof structure
- Site specific items outside the “Big 5” (louvers, stage door)
- 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



# Courreges GMP



## Value Engineered Items to Reduce Cost

- Louver removal
- Window glazing
- Redesign of switch gear
- Ceiling redesign



# Courreges 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



# Courreges GMP

## ♥ GMP from WCA

- \$5,896,663

## ♥ Updated Project Cost

- \$7,642,412

## ♥ Budgeted Project Cost

- \$5,606,151



# 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
- ♥ Courreges 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 overall Measure O Project budget



## Questions & Discussion