

# **Colusa Unified School District**

## **Measure A Bond Program Implementation Plan Update**

June 16, 2015



# Agenda

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- Lease-Leaseback Update
- Budget Development and Management
- Phase 1A Projects Update
- Recommended Phase 1B Projects
- Draft Master Project Schedule
- Next Steps

# Lease-Leaseback – Update

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- 5<sup>th</sup> District Court of Appeal reversed a Fresno County Superior Court Ruling on the use of L-LB
- Education Code 17406 exceptions to use of L-LB:
  - A genuine lease must be entered into by the parties
  - A financing component must be included in the arrangement
  - The District must use the facilities constructed during the term of the lease
- Meeting with District's Legal Council and Superintendent recommend suspending the use of L-LB at this time.
- Preconstruction phase services (typically preformed by L-LB Entity) will require additional support during the design phase
  - Ongoing constructability review
  - Ongoing cost estimating
  - Construction scheduling and site logistics

# Budget Development and Management

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- **Discovery Phase - Development of Implementation Plan**
  - Validate Facilities Needs Assessment (FNA) scope and costs.
  - Visit facilities to review extent of scope and confirm existing conditions noted in the FNA.
  - Meet with Facilities staff to gain an understanding of the existing conditions/issues.
  - Work with estimator to develop general square footage costs based on industry standards and historical cost models.
  - Develop Program and Project budgets based upon square footage costs.
- **Design Phase - Refine Scope and Costs**
  - Incorporate validated scope and budgets into A/E agreements.
  - A/E develops drawings and specifications for bid.
  - Review detailed construction cost estimates at each design phase milestone (i.e. Schematic Design, Design Development, Construction Documents).
  - Adjust design, scope or budget parameters as required throughout design phase.
- **Bid Phase - Determine the Actual Cost of Construction**
  - Develop bid alternates as appropriate based upon design phase construction cost estimates.
  - Bid the project.
  - Award the contract for construction to the lowest responsible, responsive bidder.
  - Adjust the construction budget as required.

# Budget Development and Management (Continued)

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- **Construction Phase - Monitor Construction Costs**
  - Monitor applications for payment process, review and signoffs.
  - Review change order proposals.
  - Manage contingency and allowance usage.
  - Adjust construction contract to match final construction costs.
  - Adjust the construction budget per final construction costs.
- **Closeout Phase – Finalize budgets.**
  - Adjust all budgets based upon actual expenditures incurred throughout the duration of the project.
  - Unused budgets returned to Master Program Balance for future projects.

# Draft Master Program Budget

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## Funding

Measure A Bond Funds (Less Issuance/Misc. Cost)	\$5,800,000
Prop 39 Energy Funds	\$TBD
Developer Fees	\$1,000,000
Interest Earnings	<u>\$TBD</u>
<b>Total Funding</b>	<b>\$6,800,000</b>

## Program Expenses

Program/Project Management	\$523,852
Hazmat Assessment	51,385
Misc. Expenses (Audit/Legal)	\$100,000
Program Reserve (3% of Construction Cost)	<u>\$140,000</u>
<b>Total Program Expenses</b>	<b>\$815,237</b>

## Project Budgets (25/75 Split)

Project Soft Costs	\$1,496,191
Construction Cost (Including Escalation)	\$4,488,572
<b>Total Project Expenses</b>	<b>\$5,984,763</b>

# Phase 1A Project Update – Overview

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Phase 1A Projects (Current Funding)	Construction Budget (Est.)
• Replace Fire Alarm System	\$756,000
• Replace Intercom, Clock/Bell, and Speaker Systems	\$215,000 (1)
• Replace Phone System	\$166,000 (1)
• Site Security Improvement Projects	
○ Window Tint/Film	\$52,000
○ Security Cameras	\$160,000
○ Fencing/Gates (Burchfield PS and Egling MS)	<u>\$67,000</u> (2)

Total Phase 1A Construction Budget = \$1,416,000

Funding Available for Phase 1B Projects = \$3,072,572

**Notes:**

(1) Currently evaluating existing low-voltage data network (cabling and infrastructure) to verify capacities, finalize equipment selection, and address future network needs

(2) Proposed Fencing at Egling MS on hold pending additional site evaluation

# Phase 1A Project Update – Fire Alarm Project

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- Architect's Agreement for consideration at Tonight's Board meeting
- Draft Project Budget (See Budget Detail Handout)
  - Project Budget = \$1,036,800
  - Construction Budget = \$756,000
  - Expenditures to Date = \$0
- Project Schedule
  - Develop base drawings for design work – 6/17/15 to 6/30/15
  - Prepare Construction Documents (50% and 100% Reviews) – 7/1/15 to 8/25/15
  - Division of State Architect (DSA) Review/Approval – 8/26/15 to 11/24/15
  - Bid/Negotiation – Recommend combining with Summer 2015 Modernization Projects – 6 weeks duration
  - Construction – 12 weeks duration

# Phase 1A Project Update – Fire Alarm Project



Colusa Unified School District - Measure A

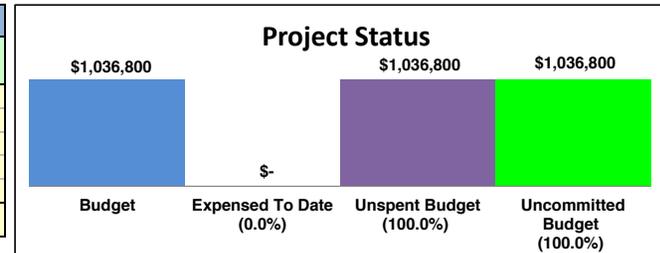
**DRAFT**

Budget Detail Report

Project ID: PRJ1

## District Wide Fire Alarm Replacement Project

Funding			
Funding Source	Funding	Funding Changes	Current Funding
21 - Measure A Bond Funds	1,036,800	-	1,036,800
25 - Developer Fees	-	-	-
40 - Capital Campaign	-	-	-
01 - General Fund	-	-	-
Prop 39 Energy Funds	-	-	-
<b>Total Funding</b>	<b>1,036,800</b>	<b>-</b>	<b>1,036,800</b>



Account Description	Budgets through 06/16/15			Committed through 06/16/15			Expenditures through 06/16/15		
	Initial Budget	Budget Changes	Revised Budget	Initial Commitment	Approved Changes	Revised Committed	Expensed To Date	Unspent Committed	Uncommitted Budget
<b>A - Site Costs</b>									
<b>Site Costs</b>	-	-	-	-	-	-	-	-	-
<b>B - District and Agency Costs</b>									
6201 - DSA Plan Check Fees	7,800	-	7,800	-	-	-	-	-	7,800
<b>District and Agency Costs</b>	<b>7,800</b>	<b>-</b>	<b>7,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,800</b>
<b>C - Consultant Costs</b>									
6210 - Architect and Engineering	108,000	-	108,000	-	-	-	-	-	108,000
6221 - HazMat Consultant - Monitoring	20,000	-	20,000	-	-	-	-	-	20,000
<b>Consultant Costs</b>	<b>128,000</b>	<b>-</b>	<b>128,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>128,000</b>
<b>D - Documents and Bid Costs</b>									
6231 - Printing and Distribution	10,000	-	10,000	-	-	-	-	-	10,000
6233 - Advertisements & Notices	1,000	-	1,000	-	-	-	-	-	1,000
<b>Documents and Bid Costs</b>	<b>11,000</b>	<b>-</b>	<b>11,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,000</b>
<b>E - Construction Costs</b>									
6243 - General Contractor	756,000	-	756,000	-	-	-	-	-	756,000
6243.002 - Construction Costs	756,000	-	756,000	-	-	-	-	-	756,000
<b>Construction Costs</b>	<b>756,000</b>	<b>-</b>	<b>756,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>756,000</b>
<b>F - Construction Support &amp; Other Costs</b>									
6261 - Inspection	40,800	-	40,800	-	-	-	-	-	40,800

# Phase 1A Project Update – Fire Alarm Project

Account Description	Budgets through 06/16/15			Committed through 06/16/15			Expenditures through 06/16/15		
	Initial Budget	Budget Changes	Revised Budget	Initial Commitment	Approved Changes	Revised Committed	Expensed To Date	Unspent Committed	Uncommitted Budget
6263 - Testing	2,500	-	2,500	-	-	-	-	-	2,500
<b>Construction Support &amp; Other Costs</b>	<b>43,300</b>	<b>-</b>	<b>43,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>43,300</b>
<b>G - Furniture &amp; Equipment Costs</b>									
<b>Furniture &amp; Equipment Costs</b>	-	-	-	-	-	-	-	-	-
<b>H- Miscellaneous Project Costs</b>									
<b>Miscellaneous Project Costs</b>	-	-	-	-	-	-	-	-	-
<b>I - Contingencies</b>									
6297 - Construction Contingency	75,600	-	75,600						75,600
6298 - Project Contingency	15,100	-	15,100						15,100
<b>Contingencies</b>	<b>90,700</b>	<b>-</b>	<b>90,700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>90,700</b>
<b>Grand Total</b>	<b>1,036,800</b>	<b>-</b>	<b>1,036,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,036,800</b>

		<i>% of Hard Costs</i>	<i>% of Total Project</i>
<i>Hard Construction Costs:</i>	\$756,000	100.00%	72.92%
<i>Soft Costs:</i>	\$190,100	25.15%	18.34%
<i>F&amp;E:</i>	\$0	0.00%	0.00%
<i>Contingencies:</i>	\$90,700	12.00%	8.75%
	<b>1,036,800</b>		

# Recommended Phase 1B Projects

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## Burchfield PS Phase 1B Projects (Current Funding)

### Construction Budget (Est.)

• Modernize Student Restrooms (Annex, Ford Bldg.)	\$240,000
• Replace Asphalt Paving and Improve Drainage	\$545,000
• ADA Path of Travel Upgrade	<u>\$58,000</u>
Total Construction Budget	\$843,000

## Egling MS Phase 1B Projects (Current Funding)

### Construction Budget (Est.)

• Replace Gym Flooring	\$50,000
• Replace Choir Portable Building	\$116,000
• Replace Asphalt Paving	<u>\$537,000</u>
Total Construction Budget	\$703,000

# Recommended Phase 1B Projects (Continued)

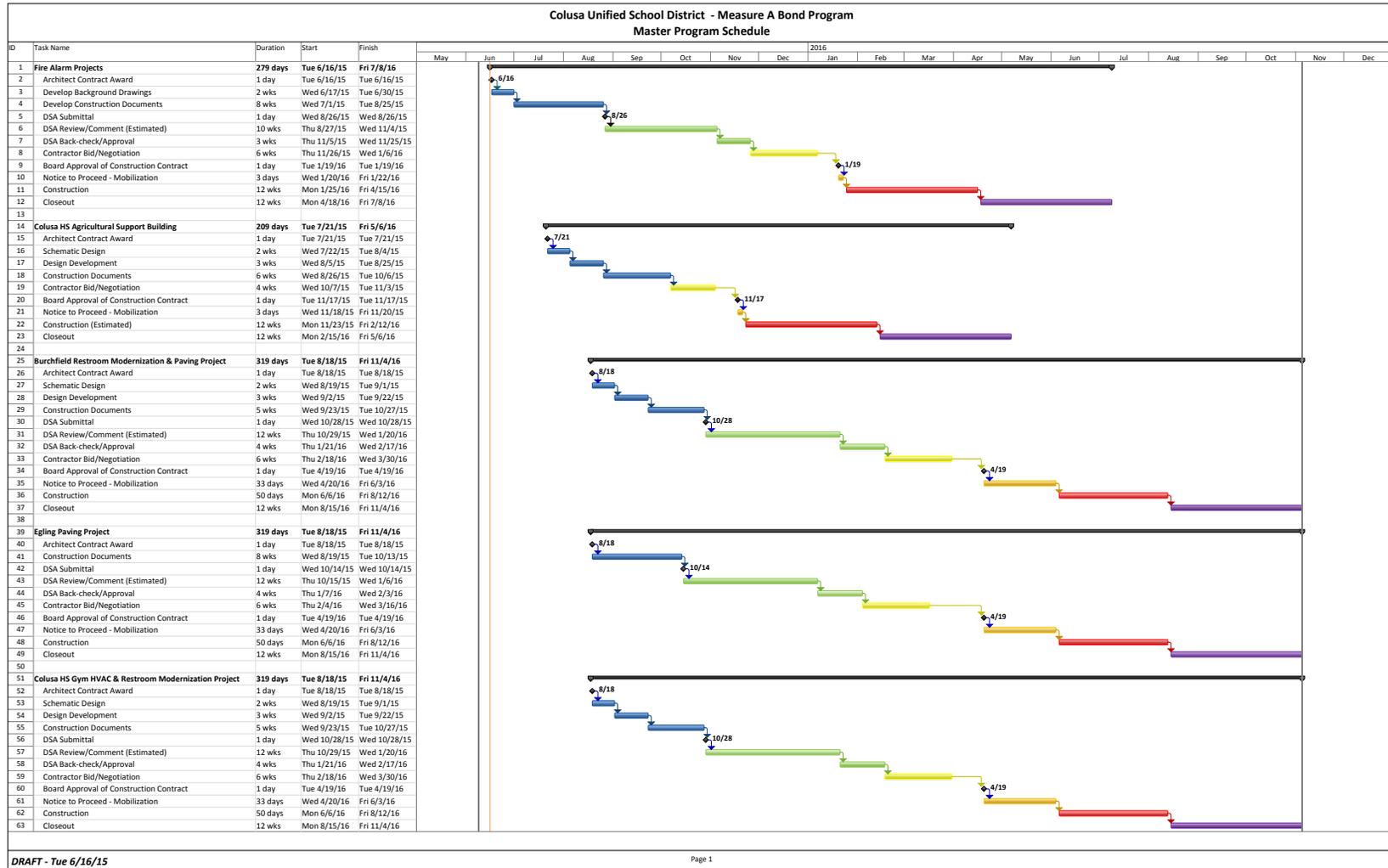
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Colusa HS Phase 1B Projects (Current Funding)	Construction Budget (Est.)
• New HVAC – Gym (Bldg. 200)	\$337,000
• Modernize Student Restrooms (Bldg. 200)	\$265,000
• Replace Agriculture Support Building	<u>\$250,000</u>
Total Construction Budget	\$852,000

Total Phase 2B Construction Budget = \$2,398,000

Unassigned Funding Available for Phase 1B Projects = \$674,572

# Draft Master Project Schedule



# Next Steps

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- Assign Architects and negotiate agreement for Phase 1B Projects
  - Target Start of Construction Date for Modernization Projects: Summer 2016
  - Target Start of Construction Date for Ag Support Bldg. Projects: Spring 2016
- Finalize Intercom, Clock/Bell and Phone equipment selection and prepare scope/pricing documents
  - Prepare Board Resolution for consideration of Single Source Manufacturer Listing
  - Target Installation Date: Fall 2015
- Finalize Egling MS Gym Flooring prepare scope/pricing documents
  - Floor Options:
    - Epoxy Flooring (match existing) - \$9.35/SF
    - Urethane Sports Flooring - \$10.50/SF
    - Sheet Vinyl Sports Flooring - \$11.50 to \$13.50/SF
    - Wood Sports Flooring - \$17.50/SF and will require ADA transitions that will encroach into play court area
- Confirm Phase 1B projects with Citizens' Bond Oversight Committee