

# Capital Facilities Program Update

San Rafael City Schools

September 17, 2018

Dr. Daniel Zaich



# Tonight's Objectives

- Construction Environment - Eşcalation
- Project Updates
- Communication Updates

# **CONSTRUCTION ENVIRONMENT - EŞCALATION**

# Budget Impacts

Year	Construction Cost Per Sq. Ft.	% Escalation
2014-15	\$680/sf.	3-4% Escalation
2015-16	\$750/sf.	5-6% Escalation
2018-19	\$850+/sf.	10+% Escalation

- ✓ Materials Cost Increases (commodity availability)
- ✓ Labor Rate Increases
- ✓ Construction Saturation – Competitive Bid Market
- ✓ Natural Disasters

# Budget Update Work Sessions

- Individualized School Site/Principal Meetings
- School Site Design Committees
  - San Rafael High School – **Tomorrow, September 18<sup>th</sup>**, 4:00 p.m., SRHS Library
  - Terra Linda High School – TBA
  - Venetia Valley K-8 – TBA
  - Davidson Middle School – TBA

# PROJECT UPDATES

# San Rafael, Terra Linda, Madrone High School Look Ahead

- Currently underway – Request for Qualifications
- Proposal due tomorrow, Tuesday, September 18th
- 26 interested participants attended the information session
- Approximate construction start date is Winter/Spring 2019
- Approximate construction end date is 2021

# Venetia Valley TK-8

## Amendment 2 to Lease-Leaseback Agreement, Facilities Lease

- Increment 1, Amendment 2 (Abatement, Demolition, Utilities, Site-Work) **\$5,319,290**
- Estimated total construction cost (including Increments 1 and 2) **\$27,826,197**  
Guaranteed Maximum Price (GMP)
- Total VV construction budget, including contingencies **\$25,274,675**
- Value Engineering - **\$2,551,522**

## On Track:

- If approved, construction to begin September 18th

## Challenges:

- \* Network configuration issues with VOIP installation in temporary housing-  
expect completion this week!



# Glenwood Elementary School

- Concrete placement of grade beam complete
- Concrete pour for footings complete

## On Track:

- On schedule to pour slab this week
- Construction is progressing on schedule



# Laurel Dell Elementary School

## Incr.1 – Site Work, Demo, Utilities

### On Track:

- Guaranteed Maximum Price (GMP) to Board of Education on October 8<sup>th</sup>
- Construction completion estimated Fall 2019

## Annex Temporary Housing

- Architect, Electrical, and Mechanical Punch List walk complete
- VOIP installation complete

### Challenges:

- \* Issues with a lighting ballast in classroom



# San Pedro Elementary School

## **Amendment 2 to Lease-Leaseback Agreement, Facilities Lease**

- Increments 1b and 2a Amendment (Site Utilities and Modular Buildings) - **\$7,504,199**
- Estimated total construction cost (including Increments 1b and 2a) - **\$11,877,880**
- Total Construction Budget for San Pedro Project (including contingencies) - **\$12,848,193**
- Project is within budget!

## **Increment 1 – Utility Relocation**

- Chain link fence in place
- Pad for Building G is complete

### On track:

- Excavation for the building pads F & E on track

### Challenges:

- \* Pending change orders for unforeseen soft soil repair (Buildings G, F, &E), anticipated value \$80,000 (TBD)
- \* Unforeseen sanitary sewer to Head Start Building encountered. Temporary repair complete. Permanent repair in review.

# COMMUNICATION UPDATES

# Communication Updates

- Venetia Valley TK-8
  - Met with neighbors on Edward Avenue
- San Pedro Cove Home Owners Association
- San Pedro Road Coalition
  - Follow up plan within next two weeks
- Loch Lomond Home Owners Association

**SAN RAFAEL CITY SCHOOLS**  
**Bond Program**  
*Building for Student Success*

September 17, 2018

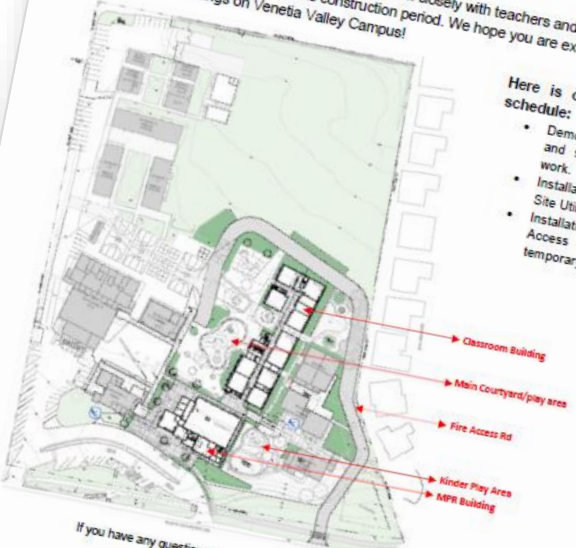
## Venetia Valley School Community Notice

The first phase of the Classroom Building and MPR Building project, the Interim housing project, is complete. Starting September 2018, the contractor will commence with the first increment of the new construction- the demolition of existing buildings, installation of Civil and Electrical underground utilities and other site preparation needed for the new building. A portion of the Fire Access road, which will serve as the temporary Construction road will also be built. Some trees and plants will be removed in preparation for the new building. However, new trees and plants will be added to campus as part of the second Increment of construction, which will commence once the site work is complete.

The District and the Contractor continue to work closely with teachers and staff to ensure their interim needs are met during this construction period. We hope you are excited to see the progress at existing buildings on Venetia Valley Campus!

**Here is our upcoming Fall 2018 schedule:**

- Demolition of Existing Buildings and site to accommodate new work.
- Installation of Civil and Electrical Site Utilities.
- Installation of a portion of the Fire Access Road to serve as a temporary construction road.



If you have any questions, please contact Dr. Dan Zaich, 415-462-3285 or [dzaich@srrcs.org](mailto:dzaich@srrcs.org)  
24-hour Construction Hotline: (888) 446-SRCS or [www.srcsbondprogram.org](http://www.srcsbondprogram.org)

# QUESTIONS