

Capital Facilities Program Update

San Rafael City Schools

June 26, 2019

Dr. Daniel Zaich





Tonight's Objectives

- Measure A Budget Adjustments
- Design/ Build Bridging Agreement

Measure A Budget Adjustments

Measure A Budget Adjustments

FINANCIAL IMPACT:

\$1,586,675, for Increment 3b. With this action the total Construction cost of the project, as included in JLC's GMP calculation is **\$14,336,124**. The District's total construction budget for the San Pedro Project including all Contingencies is **\$12,848,193**. Calculations of the net Program Budget adjustments are as follows:

Total GMP	\$14,336,124
Approved Change Orders	\$222,577
Total Adjusted Contract	\$14,558,701
Adjusted Contract Less Budget	\$1,710,508
Fund Technology CO from District-wide	- \$73,798
<u>Adjust Project Soft Costs balance</u>	<u>- \$125,000</u>
Net Project Budget Adjustment	\$ 1,511,710

Measure A Budget Adjustments

Adjust Program Revenue

- Increase Interest Income by \$350,000, based on higher than anticipated interest earnings to date.
- Decrease anticipated Prop. 39 contribution by \$250,000, based upon revised projects not funding bond construction.
- Increase anticipated State Funding by \$447,708, based upon projects submitted and included on the OPSC Workload List for Prop. 51 funding and future applications.

Measure A Budget Adjustments

Adjust Program **Expenditures**

- Increase expenditure budget for San Pedro by net of \$1,511,710, based on award of Increment 3b, and change orders to existing work, with partially offsetting decreased budgets for San Pedro project soft costs.
- Decrease project expenditure budgets for Davidson Middle School projects by \$142,979, reflecting project closeout.
- Decrease project expenditures for Venetia Valley K-8 projects by \$197,602, increasing budgets for field restoration and Transitional Housing with offsetting reductions in future project budgets.
- Decrease current project expenditure budget for Glenwood Multi-Purpose project by \$150,000 reflecting near completion status and remaining uncommitted funds.
- Increase expenditure budgets to reflect project closeout costs/costs incurred for Laurel Dell Transitional Housing by \$29,541 and Short Elementary by \$8,327.
- Apply \$500,000 of Measure A Program Reserve to project expenditure budgets, decreasing Program Reserve to \$500,000. This adjustment is appropriate given that over 85% of Measure A Program funds are committed at this time.

SRCS Elementary School District Measure A Budget Adjustments

SAN RAFAEL CITY SCHOOLS Elementary District Measure A Bond Facilities Program Budget				
	Board Adopted Budget March 11, 2019	Proposed Budget Adjustments	Proposed Updated Budget	Reference
REVENUE, SOURCES				
Measure A G.O. Bonds	\$108,225,000		\$108,225,000	
Local Revenue: Interest Income + other	\$500,000	\$350,000	\$850,000	Additional anticipated interest income.
Prop. 39 Funding	\$350,000	-\$250,000	\$100,000	Lower anticipated contribution with revised projects scope.
School Facilities Program State Funding	\$5,586,012	\$447,708	\$6,033,720	Updated State Funding anticipated with current workload amounts + anticipated future funds.
Donations & Other Project-specific income	\$0		\$0	
TOTAL PROGRAM REVENUE	\$114,661,012	\$547,708	\$115,208,720	
PROJECT EXPENDITURE BUDGETS, USES				
Bahia Vista	\$352,360		\$352,360	Project Complete
Glenwood	\$4,784,233	-\$150,000	\$4,634,233	Project is nearing completion.
Laurel Dell	\$16,573,309		\$16,573,309	New Buildings in Construction, fully awarded.
Laurel Dell Swing Space @ Davidson Annex	\$1,347,625	\$29,541	\$1,377,166	Project Closeout Adjustment
San Pedro	\$15,522,328	\$1,511,710	\$17,034,038	Phase III Final Existing Building Modernization Project Award
San Pedro Swing Space				
Short	\$0	\$8,327	\$8,327	Closeout to costs incurred.
Davidson Middle School	\$28,566,576	-\$142,979	\$28,423,598	Close 10 Wing Waterproofing.
Venetia Valley K-8	\$40,069,206	-\$197,602	\$39,871,604	
Venetia Valley K-8 Transitional Housing				
TOTAL PROJECT EXPENDITURE BUDGETS	\$107,215,639	\$1,058,997	\$108,274,636	
PROGRAM MANAGEMENT	\$5,632,811		\$5,632,811	
DISTRICT-WIDE TECHNOLOGY	\$500,000		\$500,000	
DISTRICT-WIDE FURNITURE & EQUIPMENT	\$300,000		\$300,000	
PROGRAM RESERVE	\$1,000,000	-\$500,000	\$500,000	Unallocated Reserve
TOTAL PROGRAM EXPENDITURES	\$114,648,450	\$558,997	\$115,207,447	
	\$12,562		\$1,273	Program Balance

Site Proposed Budget Adjustments - DMS

DAVIDSON MIDDLE SCHOOL MEASURE A CAPITAL FACILITIES PROJECT BUDGETS				
PROJECT	Board-Adopted Expenditure Budget 3/11/19	Proposed Adjustments 6-10-19	Proposed Updated Budget	REFERENCE
10 Wing Roofing & Waterproofing	\$519,077	-\$142,978	\$376,099	Reduce to costs incurred with small balance to close
New STEAM CR Building	\$14,373,666		\$14,373,666	Project under contract.
<i>Remaining Davidson Project Balance</i>	\$894,415		\$894,415	Additional funds to MPR Project
New MPR-Music Building	\$12,779,418		\$12,779,418	Update project budget for current costs.
Total Site Expenditure Budget	\$28,566,576	-\$142,978	\$28,423,598	

Future Project Considerations
Furniture
Portables Removal Costs (req'd)
PE Locker Room

Site Proposed Budget Adjustments - VV

VENETIA VALLEY K-8 BUDGET				
PROJECT	Updated Expenditure Budget 3/11/19	Proposed Budget Adjustments 6-26-19	Proposed Updated Expenditure Budget	REFERENCE
Transitional Housing	\$4,280,022	\$252,398	\$4,532,420	Updated for increased Temp. Housing costs
New MPR + New Classrooms	\$34,045,633	\$350,000	\$34,395,633	Combined Project Budget --Final GMP Costs + Field Restoration
Parking, Drop-Off + Frontage Improvements	\$951,057	-\$500,000	\$451,057	Adjusted budget to fund highest priority current projects
Limited Modernization Existing Buildings	\$792,494	-\$300,000	\$492,494	Reduced to highest priority items.
Total Site Expenditure Budget	\$40,069,206	-\$197,602	\$39,871,604	

Potential Projects to Closeout
Rear Field Restoration--added this adjustment
New Classroom Furnishings
Technology Infrastructure
Existing Buildings Waterproofing

Design/ Build Bridging Agreement

Design/ Build Bridging Agreement

Bridging Documents and Services on the Design-Build process for the Terra Linda High School New Main Gym + Frontage Project

Next steps -- After we pre-qualify potential firms, the next steps will be to develop the “Bridging Documents” and prepare the Request for Proposals:

- Design Build (“RFP”) Bridging documents are the preliminary documents which form the basis for submission of design-build proposals.
- The Bridging Documents provide enough project requirements, in preliminary drawings and specifications, to enable the Design-Build team to submit a responsive proposal.

The project has extensive background documentation which will provide a strong foundation for the Bridging Documents.

Design/ Build Bridging Agreement

- The “Bridging Architect” will assist the Capital Facilities team in preparing this package, and providing any supplemental or clarifying documents, in order to provide a strong basis for the RFP.
- The Capital Facilities team requested a proposal from a firm not part of the current SRCS Architectural pool for Bridging Documents, for assistance with the Request for Qualifications, and the Request for Proposals including the Design-Build competition.

Next Steps/ Questions