

Capital Facilities Program Update

San Rafael City Schools

October 23, 2017

Dr. Daniel Zaich



Tonight's Report

- Construction Project Updates
- Upcoming Facilities items for the Board
- Overview: Change Orders in Construction

Construction Update

- Terra Linda HVAC
 - Work is complete
 - Contract Closeout & Notice of Completion Nov. Board
- San Rafael HVAC -
 - Work still underway on piping, testing
 - Anticipated completion end of October

Construction Update

- SRHS Stadium
 - Underground utilities, site preparation
 - Lime Treatment—soil stabilization this week



Construction Update

- Bahia Vista Shelter – Expected Completion, end of October



Construction Update

- Davidson Roofing – Work underway
 - Tear off and protection, underlayment, flashing details



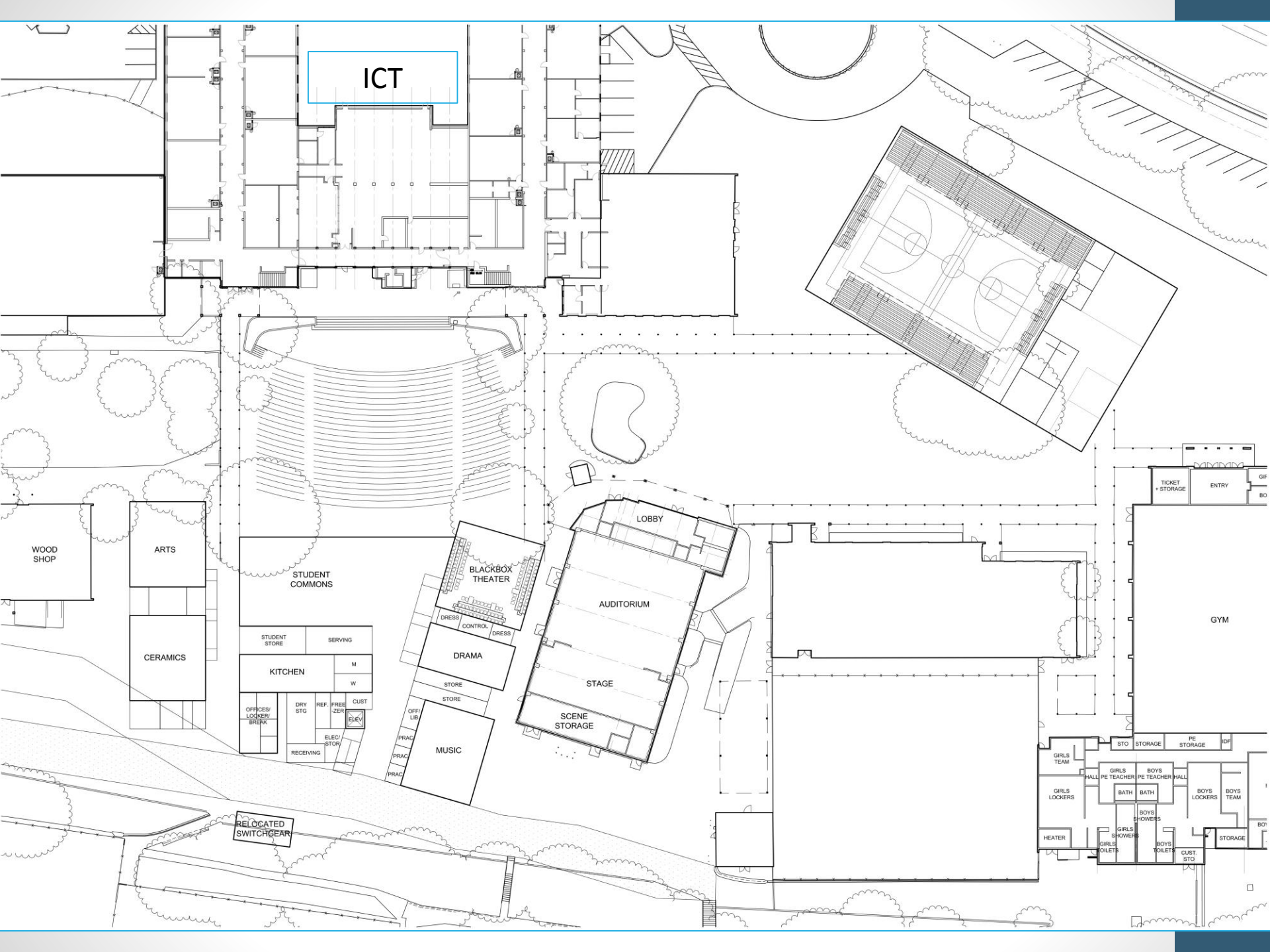
Design Update – High Schools

- San Rafael High School
 - Interim Housing – Layout Approved by Staff
 - Commons/Library/Kitchen
 - Administration building
- Madrone High School
 - Conceptual Design Planning
 - Education Specifications

Design update – High Schools

- Terra Linda High School
- Work on Phase 1 projects with Site Design Committee
 - Student Commons/Kitchen/Library
 - Drama Black Box Theater
 - ICT Renovations

ICT



WOOD SHOP

ARTS

CERAMICS

STUDENT COMMONS

STUDENT STORE

SERVING

M

W

OFFICES/ LOCKER/ BREAK

DRY STG

REF

FREEZER

ELEC/STOR

RECEIVING

CUST

ELEV

BLACKBOX THEATER

DRESS CONTROL

DRESS

DRESS

DRAMA

STORE

STORE

OFF/LO

PRAC

PRAC

MUSIC

LOBBY

AUDITORIUM

STAGE

SCENE STORAGE

TICKET + STORAGE

ENTRY

GIF

BO

BO

GYM

GIRLS TEAM

HALL

GIRLS LOCKERS

HEATER

GIRLS SHOWERS

GIRLS TOILETS

STO

STORAGE

PE STORAGE

OFF

GIRLS PE TEACHER HALL

BATH

GIRLS TOILETS

BOYS PE TEACHER HALL

BATH

BOYS LOCKERS

BOYS SHOWERS

BOYS TOILETS

CUST STO

STORAGE

BO

RELOCATED SWITCHGEAR

Design Updates – Elementary

- Request for Qualifications/Proposals for Lease/Leaseback Entities
 - With Modular Building system vendors
 - Due Friday October 27th
 - Davidson New Science Building
 - Laurel Dell New Classrooms + Modernization
 - San Pedro New Classrooms + Modernization
 - Venetia Valley Classroom Replacement + New Multi-Purpose
 - Anticipate bringing award to November Board
 - Contractor selection, Pre-Construction Services
 - Guaranteed Maximum Price (GMP) will be after DSA approval

Upcoming Facilities items

- California Environmental Quality Act (CEQA) proposed levels of review
 - Terra Linda High School Master Plan
 - All Elementary Projects
- Solar Procurement process
 - Investment-Grade Feasibility Study
 - Internal review, including site locations
 - Bring to upcoming Board

CHANGE ORDERS 101

Change Order Topics

- Definition of a Change Order
- Entitlement
- Types of Changes
- Budgeting
- Tracking & Reporting
- Design Bid Build vs Lease Leaseback
- Questions

Change Order

Basic Definition:

“A Written Agreement Signed by Both Parties to Change the Original Contract Agreement”

- Change in Language
- Change in Scope
- Change in Duration
- Change in Contract Value – Additive or Deductive

Entitlement

Baseline:

“A condition that **could not** have been reasonably anticipated at the time of bid”

Entitlement **must** be established before a potential Change Order will be considered

Types of Change Orders

1. Unforeseen Conditions
2. Design Coordination – Errors and/or Omissions
3. Changes in Regulatory Agency Requirements
4. Changes Originated by Owner
5. Changes Due to Unavailability of Specified Materials

Change Order Budgets

- Every SRCS project budget sets aside a 10% change order contingency

| Venetia Valley Replacement Classroom Wing Project Budget | | | |
|--|-------------------------------------|--|--------------|
| Construction | Construction Contract | | \$14,600,000 |
| | Construction Contingency @ 10% | | \$1,460,000 |
| | Construction Escalation @ 5.5%/year | | \$2,649,900 |
| | Construction Testing | | \$146,000 |
| | Construction Inspection | | \$270,000 |
| | Other Construction Contracts: Haz | | |
| | Construction Management | | \$862,495 |
| | PG&E | | |
| | Marin Municipal Water District | | |
| | Utilities: Permits & Construction | | |

Tracking & Reporting

- RFI – Request for Information
- CCD – Construction Change Directive
- PCO – Proposed Change Order
- CO – Change Order
- Burn Rate – Contingency Spent vs Percentage of Completion
- Monthly Report to Board of Education

Design Bid Build vs Lease Leaseback

Design Bid Build

- Change Order Contingency within the Project Budget
- Proposed Change Orders are Negotiated
- Change Orders are presented to the Board for approval

• **Lease Leaseback**

- Change Order Contingency within the GMP with the Lease
- Contingency Use is Negotiated
- Contingency Use is reported to the Board



Van Pelt Construction Services

Contingency Use Log

San Rafael Stadium Project

Classification Definitions: 4.1 Error or Omission 4.2 Unforeseeable Site Conditions 4.3 Changes in Regulatory Agency Requirements 4.4 Change Originated by Owner 4.5 Changes due to Unavailability of Specified Materials 4.6 Other

| CD | Description | Time Ext. (#Days) Requested | Submitted | Final Approved | Status | Class |
|--|-------------|-----------------------------|-----------------|----------------|--------|-------|
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| Total Contingency Used To Date: | | | | \$0.00 | | |
| Percent of Total Contingency Draws: | | | | 0.0% | | |
| Original GMP: | | | \$10,818,838.00 | | | |
| Original Contingency: | | | \$509,073.00 | | | |

10/23/17

QUESTIONS