

# Capital Facilities Program Update

San Rafael City Schools

February 5, 2018

Dr. Daniel Zaich



# Tonight's Objectives

- SRHS Stadium Progress Update
- LLB Procurement Contracts
- GMP Countdown Timeline
- Construction Summary Update

# SRHS STADIUM PROGRESS UPDATE

# SRHS Stadium Progress



	ACTIVITY	Start	Finish	Status
1.	Mobilization	July 17	July - 17	Complete
2.	HazMat Abatement	July - 17	July - 17	Complete
3.	Demolition	July - 17	Aug- 17	Complete
4.	Rough Grading	Aug - 17	Sept- 17	Complete
5.	Underground Utilities (Below 18")	Sept - 17	Oct - 17	Complete
6.	Fine Grading	Oct - 17	Oct- 17	Complete
7.	Lime Treatment	Oct - 17	Oct - 17	Complete
8.	Safety Net Poles	Oct - 17	Nov - 17	Complete
9.	Underground Utilities (Within 18" of grade)	Oct - 17	Dec - 17	Complete
10.	Light Weight Fill	Oct - 17	Dec - 17	Complete
11.	Perimeter Fencing	Oct - 17	Mar - 18	Posts / No Fabric
12.	Baseball Field Mods (Irrigation)	Nov- 17	Feb - 18	Bull Pen in March
13.	Form / Install Interior curb and slot drain	Nov - 17	Jan - 18	Complete
14.	Stadium Light Bases	Dec - 17	Jan - 18	Complete
15.	Scoreboard Supports	Jan - 18	Jan 18	Complete

# SRHS Stadium Progress



16.	Erect Stadium Lights	Jan - 18	Jan - 18	Complete
17.	Goal Post foundation	Jan - 18	Jan - 18	Complete
18.	Form Exterior Curbs @ Track Oval	Jan - 18	Feb - 18	In Progress
19.	East (Visitor) Bleacher Foundation	Jan - 18	Feb - 18	In Progress
20.	Install East (Visitor) Bleachers	Feb - 18	Feb - 18	8 Days
21.	West (Home) Bleacher Foundation	Feb - 18	Feb - 18	10 Days
22.	Install West (Home) Bleachers	Feb - 18	Mar - 18	15 Days
23.	Install New Press Box	Mar - 18	Mar - 18	5 Days
24.	Base Rock at Track and "D" Zones	Feb - 18	Feb - 18	3 Days
25.	Base Rock at Turf	Feb - 18	Feb - 18	2 Days
26.	Pave at Track and "D" Zones	Feb - 18	Feb - 18	3 Days
27.	Form and Rock at Parking Lot (South)	Feb - 18	Mar - 18	10 Days
28.	Install Track Surface	Mar - 18	Mar - 18	7 Days
29.	Install Turf System	Mar - 18	Mar - 18	15 Days

# SRHS Stadium Progress



30.	Low Voltage Systems PA / Security / Data	Feb - 18	Mar - 18	In Progress
31.	Pave Parking Lot	Mar - 18	April -18	2 Days
32.	Stripe Track Surface	April - 18	April-18	20 Day Cure - 3 Days Stripe
33.	Stripe Parking Lot	April - 18	April-18	1 Day
34.	Concrete Flat Work at Entry	Mar - 18	Mar - 18	12 Days
35.	Irrigation and Planting	Mar - 18	April-18	10 Days
36.	Testing / Equipment	Mar - 18	April -18	5 Days
37.	Punch Lists	Mar - 18	April-18	5 Days
38.	SUBSTANTIAL COMPLETION	April -2018	April – 2018	BASED UPON NORMAL RAIN FALL IN FEBRUARY AND MARCH, 2018
MODULAR BUILDINGS				
39.	Concessions Fabrication	Jan - 18	Mar - 18	In Progress - March Delivery
40.	Concessions Install	Mar - 18	April -18	4-6 Weeks
41.	Restrooms Fabrication	Jan – 18	Mar -18	In Progress - March Delivery
42.	Restrooms Install	Mar - 18	April -18	4-6 Weeks

# LEASE-LEASEBACK PROCUREMENT CONTRACTS

# LLB Procurement Contracts

The key benefit of LLB is that we can on-board the developers during design. With a hard dollar bidding process we would not be able to have developers assist with design documents, providing a significant opportunity for cost savings to the District.

- Laurel Dell Elementary – (*Swinerton Builders*) / Venetia Valley K-8 – (*Alten Construction, Inc.*)
  - In Design Development (DD's)
  - “Stick Built” Design in progress
  - New construction this fall
- San Pedro Elementary / Davidson Middle Schools – (*JLC Construction, Inc.*)
  - In Design Development (DD's)
  - No transitional housing
  - New construction this fall



# COUNTDOWN TIMELINE FOR GMP

# Lease-Leaseback Step-by-Step

- Prior to Contract Award

- ✓ Resolution to award
- ✓ Negotiated contract
- ✓ Prequalification and Best Value Criteria including procedures and guidelines
- Resolution regarding Best Value determinations
- Approval of Site Lease Agreements and Facilities Lease Agreements

✓ = Completed

— = On Tonight's Agenda

# Lease-Leaseback Step-by-Step

- Contract Award
  - Publicly announce award to most responsive proposers, based on best value criteria
- Following Contract Award
  - Execute Facilities Lease and Site Lease Agreements
  - Collect Insurance, Bonds
  - District issues Notice to Proceed with Preconstruction Services for each Project.
  - Contractor procures subcontractors not identified in original proposals.
  - Following approval of Plans and Specifications by Department of State Architect (DSA), Contractor and Capital Facilities Team negotiate and execute contract.
    - Capital Facilities Team and Legal Counsel finalize Guaranteed Maximum Price (GMP)
  - Following Board approval, Facilities Lease Agreements are amended.
  - District issues Notice to Proceed with Construction for each Project.

# CONSTRUCTION SUMMARY UPDATE

# Construction Summary Update

- Summer Transitional Housing
- Design Development with Architects, through to DSA for approval
- Adjust for change in construction methodology (modular to "stick built"/custom)
- RFP/Q Construction Management on the Street!

# QUESTIONS