

MARTINEZ UNIFIED SCHOOL DISTRICT John Muir Elementary Reconstruction

CJ Cammack, Superintendent

Board of Trustees

Jonathan T. Wright, President

Deidre Siguenza, Vice President

Bobbi Horack, Clerk

John L. Fuller, Member

Kathi McLaughlin, Member

03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT

John Muir Elementary Reconstruction

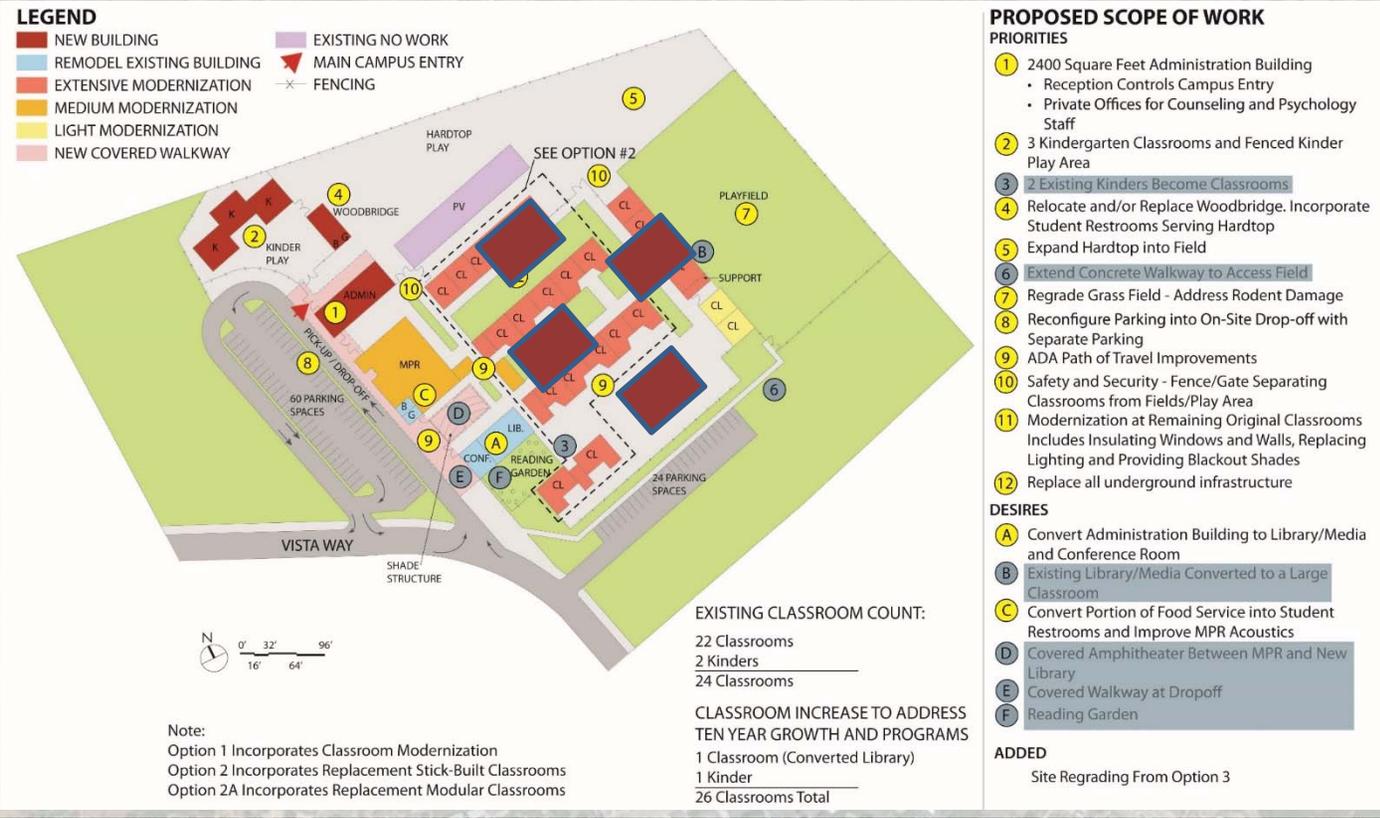
205 VISTA WAY MARTINEZ, CA 94553

1



Master Facilities Plan Scope and Budget

Project Budget: \$38,851,800
Construction Budget: \$29,000,000

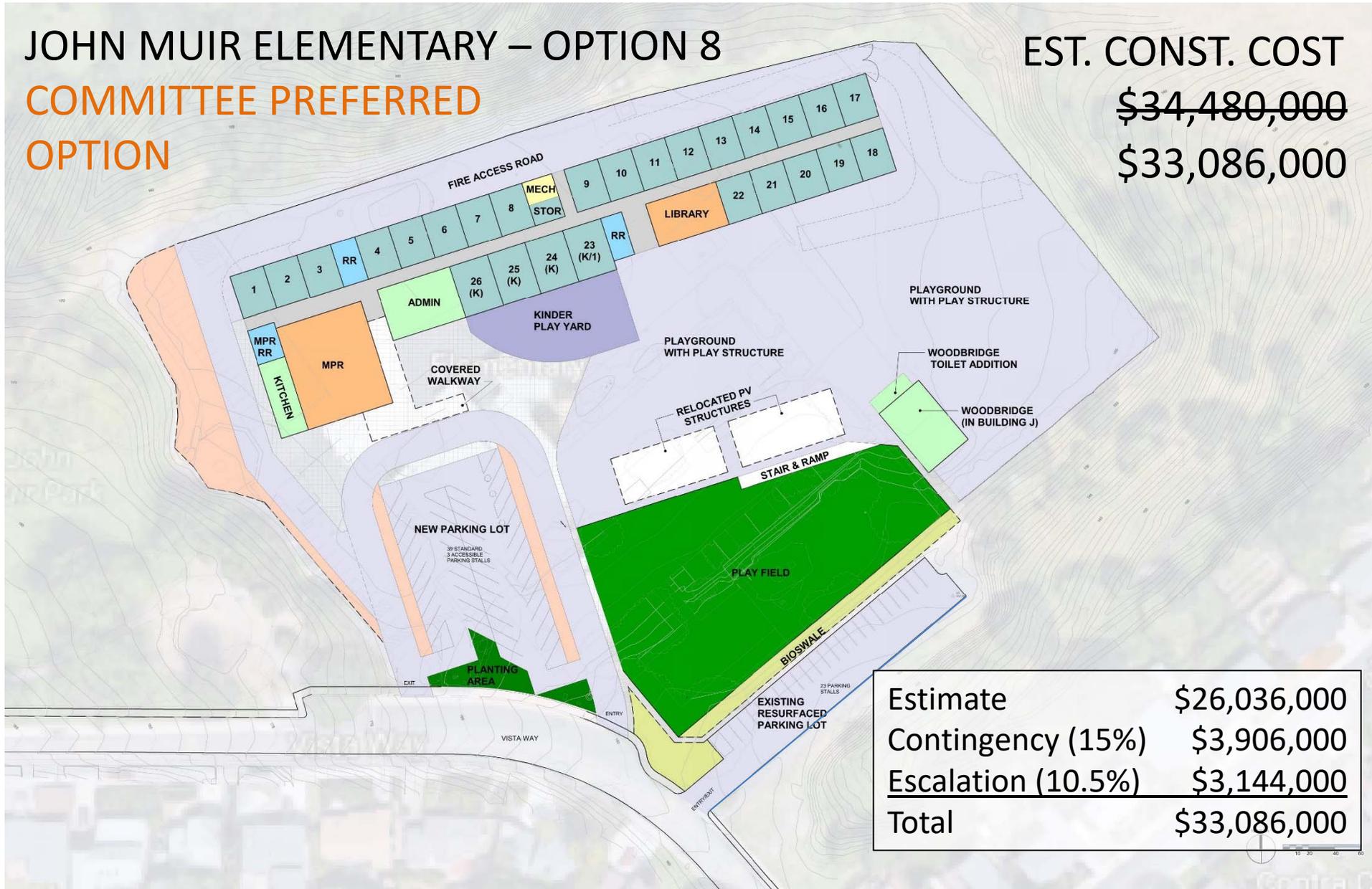


JOHN MUIR ELEMENTARY – OPTION 8

COMMITTEE PREFERRED

OPTION

EST. CONST. COST
~~\$34,480,000~~
\$33,086,000



Estimate	\$26,036,000
Contingency (15%)	\$3,906,000
Escalation (10.5%)	\$3,144,000
Total	\$33,086,000

03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT
 John Muir Elementary Reconstruction
 205 VISTA WAY MARTINEZ, CA 94553

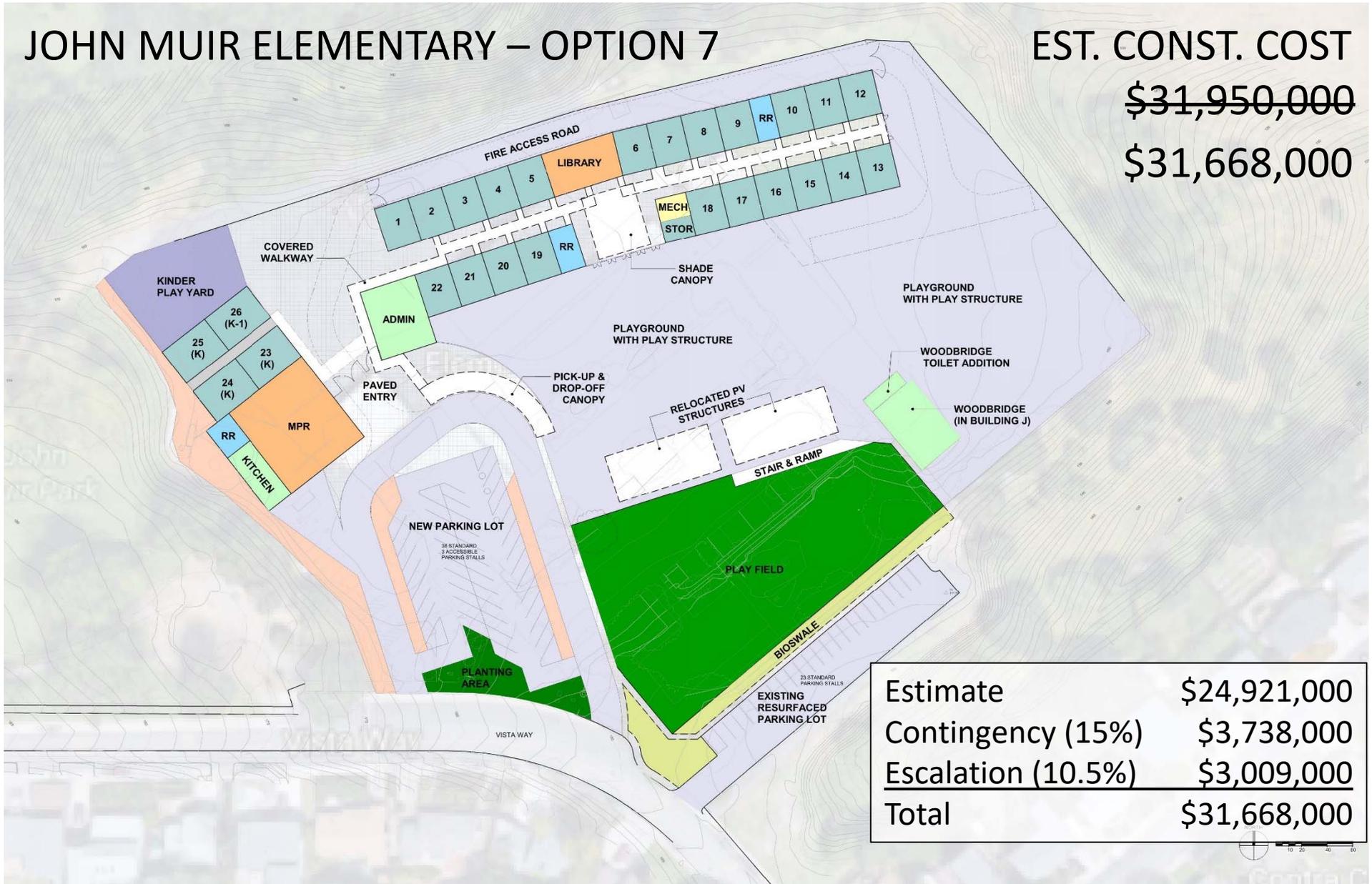


JOHN MUIR ELEMENTARY – OPTION 7

EST. CONST. COST

~~\$31,950,000~~

\$31,668,000



Estimate	\$24,921,000
Contingency (15%)	\$3,738,000
Escalation (10.5%)	\$3,009,000
Total	\$31,668,000

03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT

John Muir Elementary Reconstruction

205 VISTA WAY MARTINEZ, CA 94553



Budget Comparison – Then vs. Now

	Master Plan Budget Option 2A	Planning Option 7	Planning Option 8
Construction Cost	\$ 26,047,500.00	\$ 24,921,195.68	\$ 26,036,680.61
Contingency - 5%	\$ 1,302,375.00	\$ 1,246,059.78	\$ 1,301,834.03
Subtotal Construction	\$ 27,349,875.00	\$ 26,167,255.46	\$ 27,338,514.64
Soft Cost - 28.56%	\$ 7,809,975.61	\$ 7,472,269.14	\$ 7,806,731.56
Subtotal - Project Cost	\$ 35,159,850.61	\$ 33,639,524.60	\$ 35,145,246.20
Escalation - 10.5%	\$ 3,691,784.31	\$ 3,532,150.08	\$ 3,690,250.85
Sub-Total Budget	\$ 38,851,634.92	\$ 37,171,674.68	\$ 38,835,497.06
Additional 10% Contingency	\$ 3,885,163.40	\$ 3,717,167.47	\$ 3,883,549.71
Updated Totals	\$ 42,736,798.32	\$ 40,888,842.15	\$ 42,719,046.77



Budget Adjustments and Considerations

- **Contingency – Increase from 5% to 15%**
 - For additional unknowns focusing on historic cost escalation
- **Escalation – Corrected Formula**
- **Option 8 - Building cost reduction**
 - Although still more expensive than Option 7, there is a reduction in the cost of foundations for building a single building vs. multiple buildings. This savings is about 4% for the building components.
- **Modular Bid Period**
 - Using modular delivery method and bidding in 6-9 months reduces some of the concerns related to escalation

Overall Bond Program Scope

<u>Project</u>	<u>Project Description</u>
• John Muir Elementary	Campus Replacement
• Martinez Junior High	Locker rooms and classroom conversion
• John Swett Elementary	New MPR, renovated admin, new Kindergarten, Modernization
• Las Juntas Elementary	New classrooms incl. Kind wing, new MPR/admin, New library
• Morello Park Phase 1	New classrooms, reconfigure admin, expand MPR
• Morello Park Phase 2	Modernize classrooms
• Program Management	Accounting, project management, etc.
• FF&E	Furniture for additional classrooms
• Program Reserve	Contingency



Program Budget

<u>Project</u>	<u>Project Budget</u>	<u>Escalation to</u>
• John Muir Elementary	\$38,851,800	2018/19
• Martinez Junior High	\$5,886,835	2017/18
• John Swett Elementary	\$25,442,900	2023/24
• Las Juntas Elementary	\$30,317,150	2020/21
• Morello Park Phase 1	\$10,795,850	2018/19
• Morello Park Phase 2	\$7,248,500	2023/24
• Program Management	\$2,250,000	
• FF&E	\$195,000	
• Program Reserve	\$2,100,000	



Committee Priorities

Potential Savings if
Change if Feature is
Eliminated

<u>Priority</u>	
1. Single Enclosed Building	\$1,075,000
1. Replace MPR (savings assumes limited work at existing MPR)	\$4,000,000
• Option: Keep existing MPR and renovate	\$1,800,000
2. Reduced Parking	\$175,000
• (total number of spaces same as current campus)	
3. Eliminate most playground during construction	\$355,000



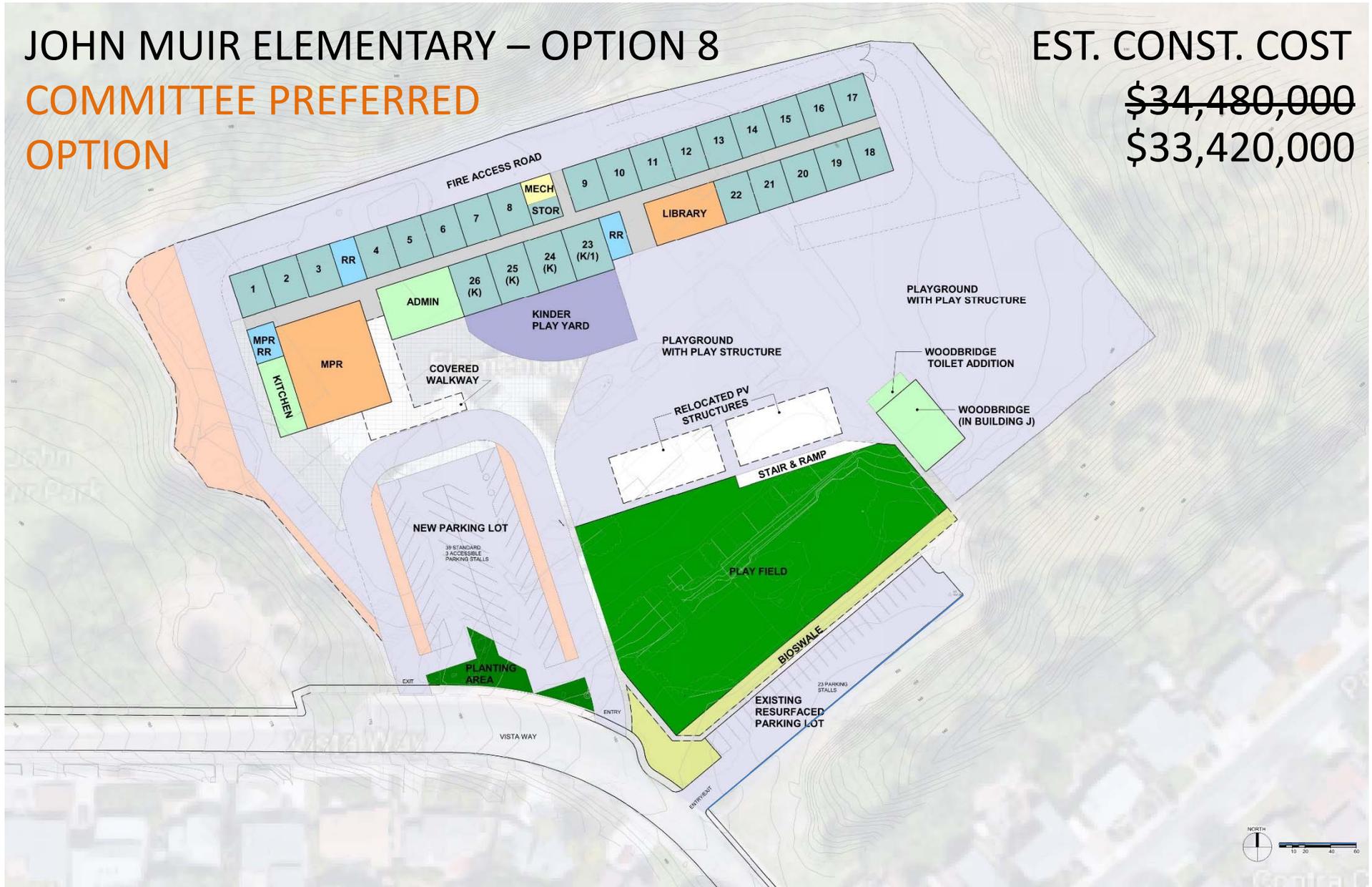
JOHN MUIR ELEMENTARY – OPTION 8

COMMITTEE PREFERRED
OPTION

EST. CONST. COST

~~\$34,480,000~~

\$33,420,000



03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT

John Muir Elementary Reconstruction

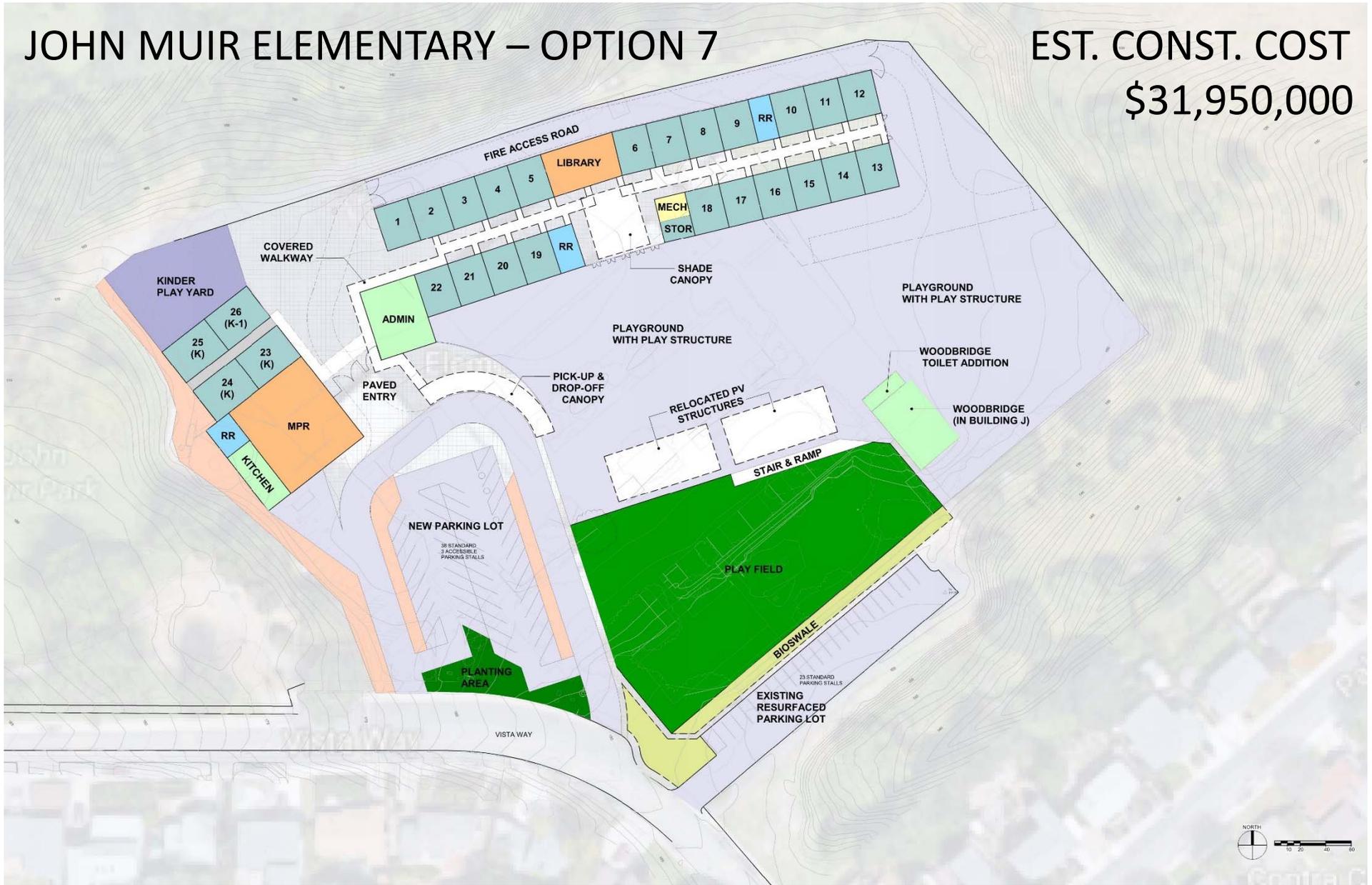
205 VISTA WAY MARTINEZ, CA 94553

10



JOHN MUIR ELEMENTARY – OPTION 7

EST. CONST. COST
\$31,950,000



03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT
John Muir Elementary Reconstruction
205 VISTA WAY MARTINEZ, CA 94553

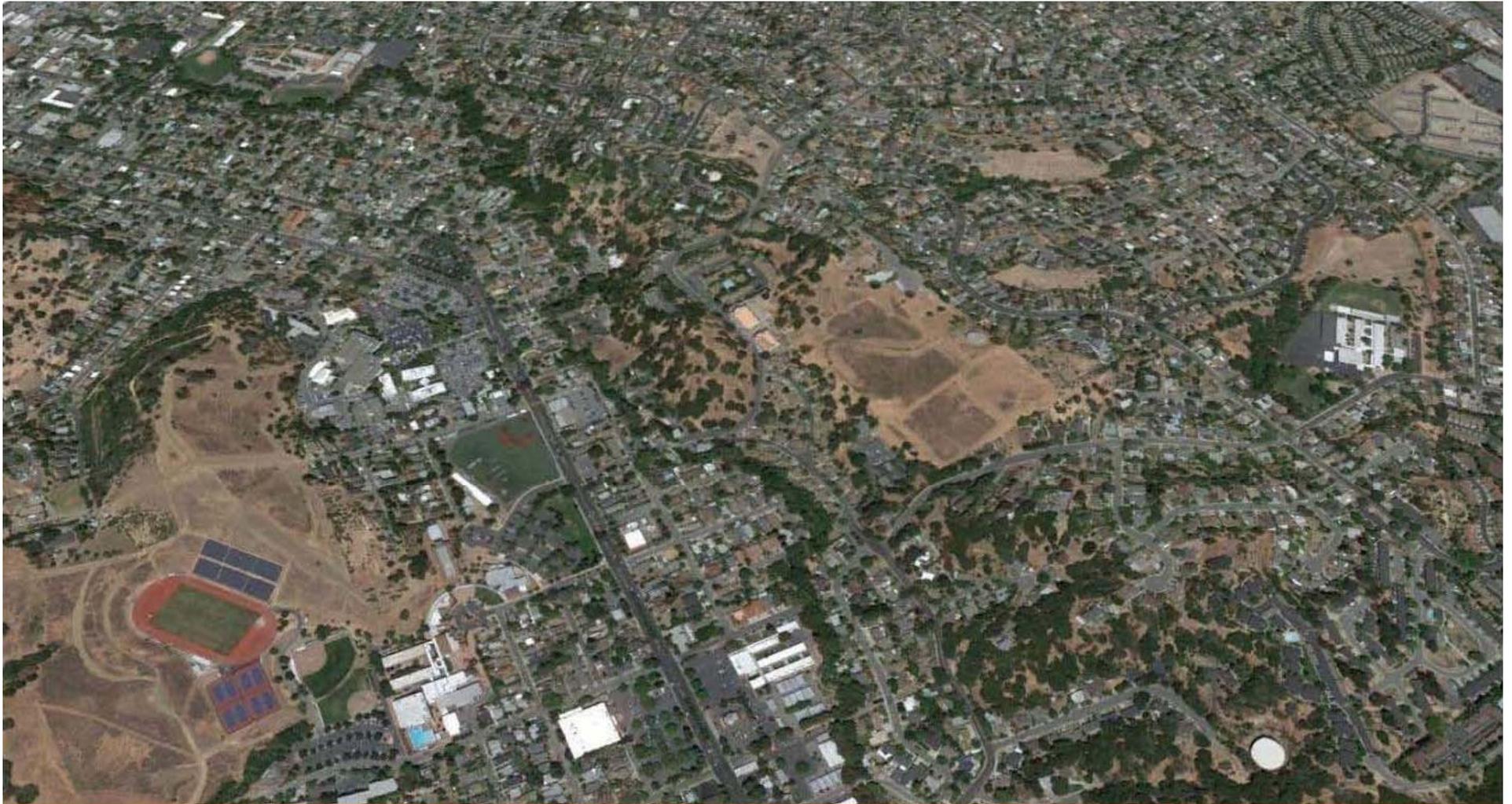
Recap of Estimates and Budgets

Recap

- **Project Construction Budget** **\$29,000,000**
- **Option 7 Probable Construction Cost** **\$31,950,000**
- **Option 8 Probable Construction Cost** **\$33,420,000**

Project	Project Budget	Escalation to
• John Muir Elementary	\$38,851,800	2018/19
• Martinez Junior High	\$5,886,835	2017/18
• John Swett Elementary	\$25,442,900	2023/24
• Las Juntas Elementary	\$30,317,150	2020/21
• Morello Park Phase 1	\$10,795,850	2018/19
• Morello Park Phase 2	\$7,248,500	2023/24
• Program Management	\$2,250,000	
• FF&E	\$195,000	
• Program Reserve	\$2,100,000	





QUESTIONS

03.26.18



MARTINEZ UNIFIED SCHOOL DISTRICT
John Muir Elementary Reconstruction
205 VISTA WAY MARTINEZ, CA 94553

13

