



# Measure X Phase I Projects: Current Cost Estimates

San Mateo-Foster City  
School District  
June 21, 2018

# Purposes

- To provide information on the latest cost estimates for the four Measure X Phase I projects
- To review the work done to reduce costs during the last year and the remaining shortfalls
- To identify possible ways to address the shortfalls



# **New Elementary School in Foster City**

# I. New Elementary School in Foster City

• <b>Board Approved Budget (Aug-2017)</b>	<b>\$37,091,956</b>
• Projected Construction Budget— Hard and Soft Costs (May 2018)	\$40,645,892
• Projected City of Foster City Permit Associated Costs	\$ 1,432,678
• Projected State Required Mitigation Costs	\$ 206,375
• Furniture, Furnishings & Equipment Costs	\$ 1,116,000
<b>Total Projected Cost</b>	<b>\$43,400,945</b>
<b>Difference from Approved Budget</b>	<b>(\$ 6,308,989)</b>

***Total Projected Cost includes a contingency of \$2.677m.***

# Reductions To Date included in the Projected Total Cost

1. Includes all value engineering (ve) identified in January 2018 Board Presentation\*

- Operability on clerestory windows removed
- Duct designs/duct work changed
- HVAC controls changed
- Interior wireless lighting control system changed
- Changes in materials to be used
- Other changes identified by architects which do not affect functionality and/or design

# Included Reductions--continued

2. Includes all other reduced scope/reduced scope options identified in January 2018 Board Presentation except elimination of the Multipurpose Room and removing the parking barriers (CDE required)

- *Construction of 5 classroom cluster on Beach Park Blvd. removed/deferred (\$4.73m)*
- *Outside covered walkway removed (\$700k)*
- *Shade structure over lunch court removed (\$255k)*
- *Exterior wood-like finish replaced with stucco on the Admin Building (\$43.3k)*
- *Exterior wood-like finish replaced with stucco on Multipurpose Room (\$93.7k)*
- *Flooring in MPR, Library/Resource Center Hall replaced with lower cost VCT (\$356k)*
- *Interior light shelves removed (\$160k)*
- *Wood ceiling in Library/Resource Center replaced with acoustical tile (\$18k)*

Note: "add alternate" bids for each item to put back in are shown after the item in parentheses

# Included Reductions-- continued

3. Assumes \$1.9m in savings to be achieved by Westlake/General Contractor and Subcontractors in alternate means/methods and additional VE items identified by HMC

EST. TOTAL OF REDUCTIONS INCLUDED IN  
PROJECTED COST FOR NEW SCHOOL      \$ 10.3m



**New Gym/Classrooms at  
Abbott and Borel MS and  
New Gym at Bayside  
Academy**

## II. Gym and Classroom Projects

- Board Approved Budget (June 2017) \$58,853,241
- Current Projected Budgets (all costs) \$60,229,516
- Difference from Board Approved Budget **(\$1,376,275)**

*Note: Current Budget includes a total contingency of \$4.059m.*

# Savings/Reductions to Date

- Repurposing under-utilized spaces for classrooms
- Reducing the width of the gym floor by 5 feet—doesn't affect the length of the HS-sized basketball court; cross courts still exceed current cross court length by 10-15 feet
- Other value-engineering that does not affect design or functionality including changes in materials

# Measure X Phase I New Cost Projections, Board Approved Budgets

- Total Board Approved Budgets      \$ 95,945,197
- Current Total Cost Estimates      \$103,630,461
- **Difference/Shortfall      \$ ( 7,685,264)**

*Current Total Cost Estimates include a total contingency of  
\$6.736m. for all 4 projects*

# Closing the Gap— Possible Solutions

1. Reexamine projected enrollment and classroom needs in Measure X Phase II projects and identify available classrooms throughout the District (potential savings of \$3-5 million)
2. Other Funding Sources
  - Keep pursuing State Bond eligibility for the new school (site acquisition and new construction for potential new income up to \$15 million)
  - Pursue modernization funds for Measure X Phases I and II schools (up to \$250,000)
3. Allocate funds from the following one-time sources:
  - a. Measure X Interest to Date \$1.5m
  - b. Lease income from current cell towers (locally restricted funds) \$1.4m
  - c. Projected undesignated Developer Fee Income through 2019 \$2.0m

# To keep in mind

Cost estimates may still change until all construction contracts are signed and permits are obtained from the City of Foster City and the City of San Mateo

Change orders during construction for unforeseen circumstances could result in other cost increases

*Note: these could be covered by the \$6.736m. in remaining contingency funds in the cost estimates/budget*



Questions,  
Discussion and  
Board Direction