

# Capital Facilities Program Update

San Rafael City Schools

23 May 2016



# PROGRAM UPDATE



# Moving Our Facility Work Forward

## Facility Needs: Master Facilities Plan

18 month development of Master Facilities Plan

Long-term, 10-year plan for improving facilities

MFP identified needs with budgets of:

- ESD = \$273 million
- HSD = \$181 million

## Measures A & B Successful

Nov. 2015: San Rafael community passed Measures A & B, which will fund a portion of the master plan.

- ESD = \$108 million
- HSD = \$161 million

## Program Maps

Series of community workshops

Program priorities: input to inform program scenarios

Proposed program map scenarios: review and modify based on input

## Board Approval

Board discussion  
Board reviews and takes action on program maps for ESD and HSD

## Site Project Work

Project manager and team identified; collaborate with schools on designs and details  
Construction begins!

## Community Input

**Master Facilities Plan:** Over 400 individuals involved in the master plan process through site needs assessment meetings, executive committee, visioning meetings

**Program Maps:** Community workshops to build program maps for ESD and HSD by identifying priorities and recommending scenarios, given constraints

**Site Project Work:** Students, teachers, staff, parents and community members work with project teams on project designs and details, primarily through site facilities committees



# Program Steps and Components

- ✓ Educational strategic plan
- ✓ Identify, quantify facilities conditions and needs
- ✓ Community input on site and school needs and visions
- ✓ Develop and review Master Facilities Plan
- ✓ Board adopt Master Facilities Plan
- ✓ Test revenue capacity, debt structures, cash flow
- ✓ Voters authorize Measures A and B funding
- ✓ Plan and build program team, internal and external, pending hiring
- ✓ Empanel Citizens Oversight Committee
- ✓ Refine Program Maps *based on Facilities Master Plan and community input*
- ✓ Adopt Program Maps as foundations for implementation

*Underway* Onboard Program Manager

*Underway* Project list, descriptions, budgets, schedules, design team assigned

*Underway* Establish management and accounting systems, protocols

*Underway* Establish communications and decision-making engines

School communities work with project teams on designs and details

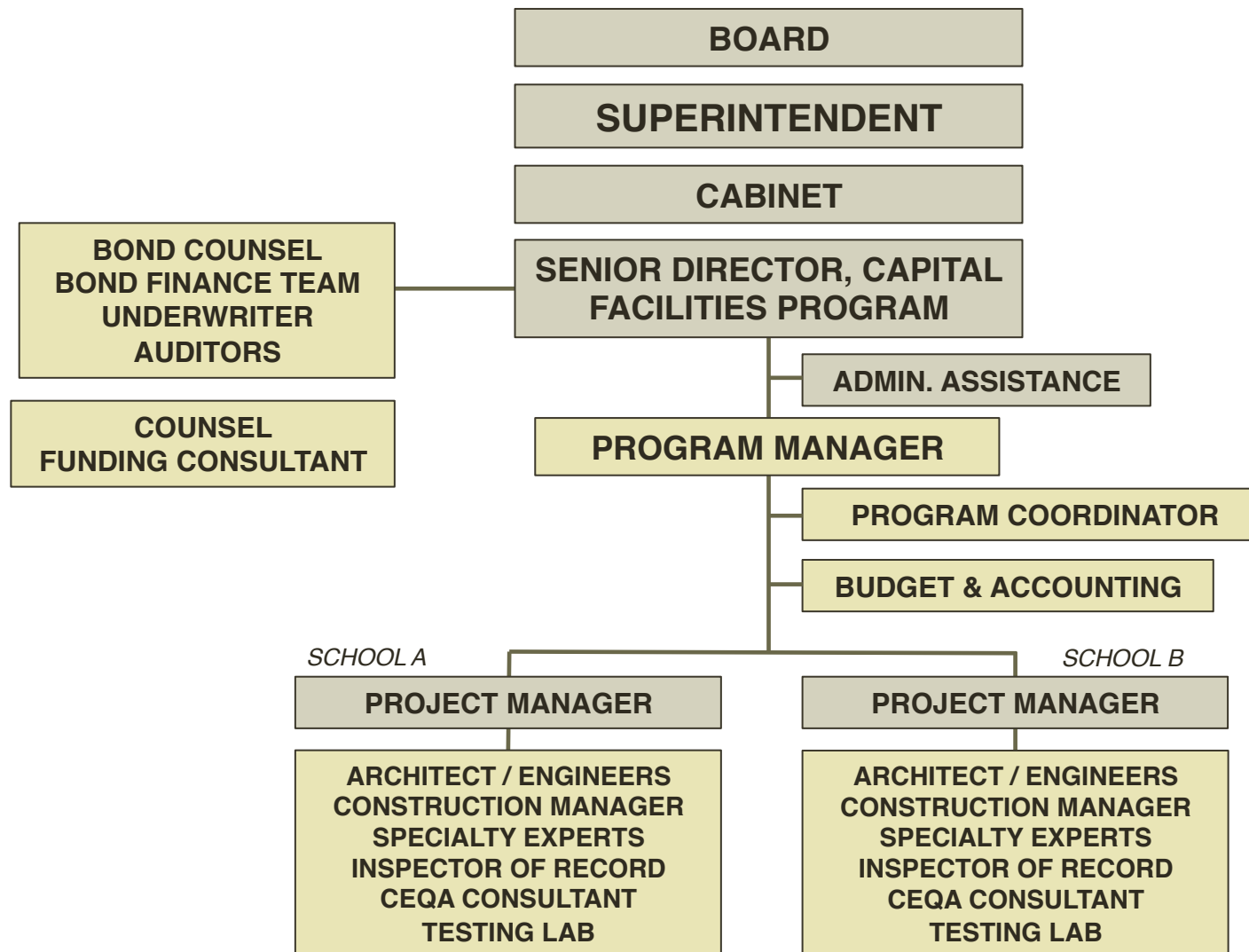
Approve and begin projects



# PROGRAM TEAM



# Program Management





# Phases of Design Services\*

*\*Delivery method = 'Traditional' or 'Design Bid Build' (DBB)*

Design Services: Phase	Abrev.
• Schematic Design <i>General design ideas and cost estimates</i>	SD
• Design Development <i>All components in place, adjust for cost</i>	DD
• Contract Documents <i>Plans, specifications, contracts, cost estimates, constructability</i>	CD
• Bid <i>General Contractors (GC) give prices to construct</i>	Bid
• Contract Administration <i>Build what is included in the CDs</i> <i>Change Orders (COs) to build what was not included in the CDs</i>	CA



# Ratios of Design Phases

Design Services: Phase	Abrev.	% of AE fee
• Schematic Design	SD	10% to 15%
• Design Development	DD	15% to 20%
• Contract Documents	CD	40% to 50%
• Bid	Bid	3% to 5%
• Contract Administration	CA	15% to 25%

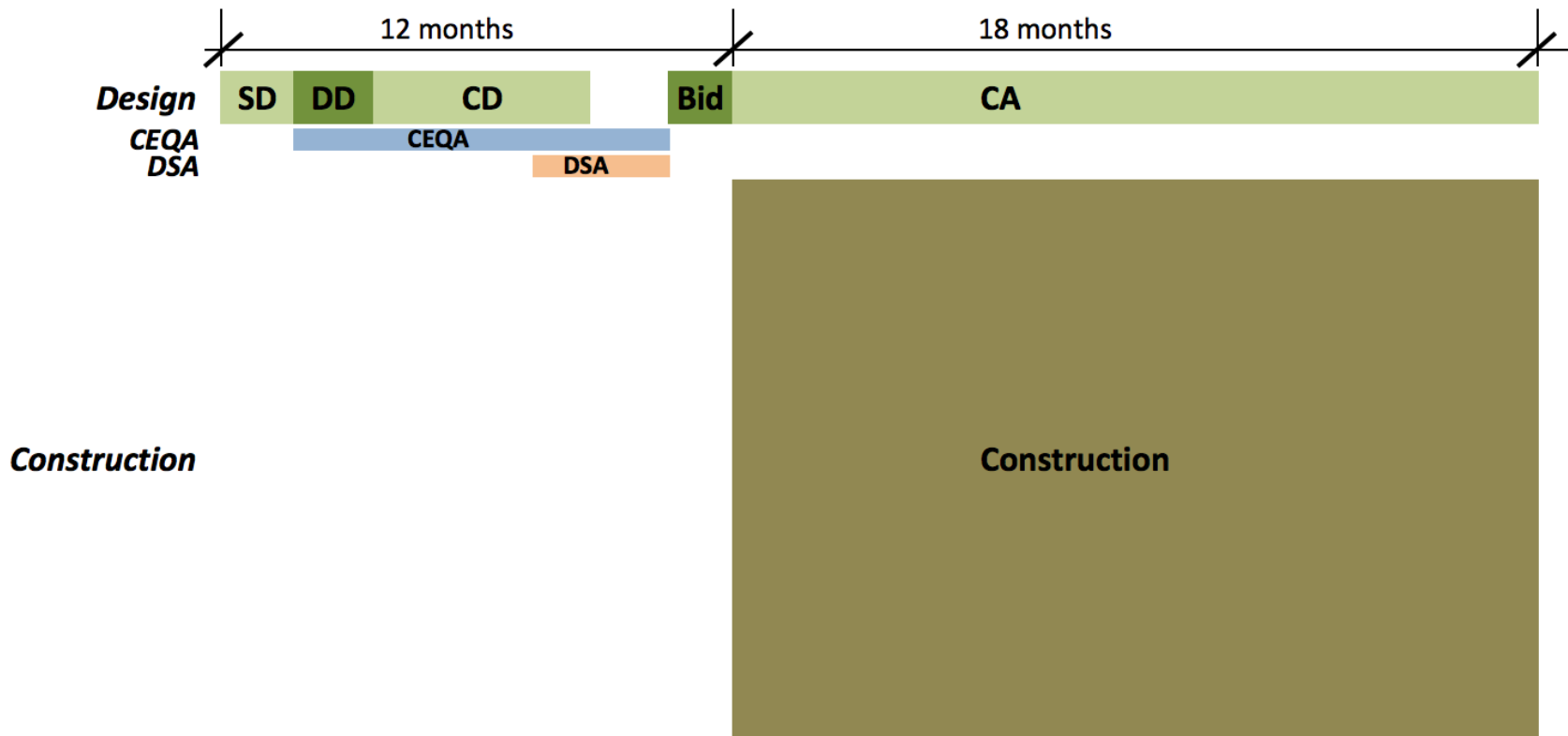
*“The first four phases of design services take 80% of the fees.*

*If you don’t the first four well, the last phase takes the other 80%.“*

*Sarah Schoening*



# Typical Project Phases





# PROJECTS UPDATE



# SRHS Stadium Project

✓ SD

Schematic Design

✓ DD

Design Development

✓ CD

Contract Documents

✓ *Cost estimate updates: on target*

✓ *Constructability review*

✓ *Prequalification (of GCs) document preparations*

✓ *Contract forms*

*Delayed* DSA

➤ CEQA

*Sp'17* Bid

Bid

*Sp'17* CA

Contract Administration



# SRHS Stadium Project

- DSA structural review delayed
- Pursue Focused (Stadium) Project EIR and Program EIR
- Use prequalified CEQA consultant
- Begin traffic consultant counts of existing conditions
- CEQA process conclusion Spring 2017
- Constructability review complete
- Scope to budget validation review complete
- Use and management plan underway
- Target spring 2017 construction start
- Combine construction into one increment
- Prequalify general contractors late fall 2016
- Bid early spring 2017



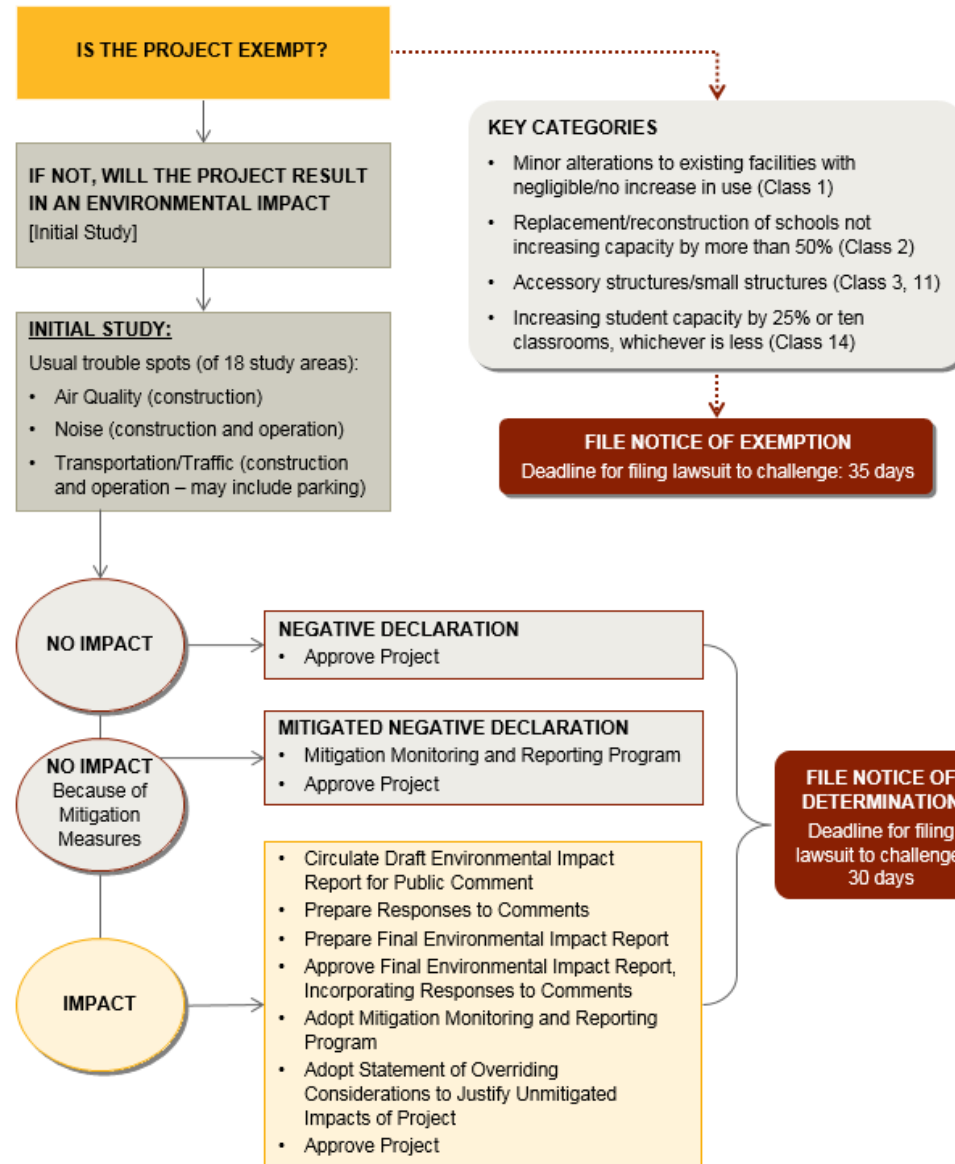
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# CEQA Compliance



CEQA COMPLIANCE



*CEQA compliance results in one of the following:*

## Categorical Exemption

2 to 4 months

## Negative Declaration

5 to 7 months

## Mitigated Negative Declaration

5 to 7 months

## Environmental Impact Report

7 to 10 months