



Capitol | PFG

School Construction Process and Measure B Implementation Plan

March 12, 2019

Alpine County Unified School District

Agenda

The Facilities Team



School Construction Process



School Construction Costs



Board Responsibilities



Status of Measure B Projects



The Facilities Team





Engaging the Team

- Architect selection process
 - Request for Qualifications Process ongoing
 - Selection anticipated in approximately 2 weeks
 - Board will be presented selection of team for approval
- Contractor selection process
 - Each project will determine the means of selecting a contractor
 - Options: hard bid or lease leaseback
- DSA Inspector selection process
 - District has a current IOR in place



School Construction Process



The Project Process

Define project scope, begin design with Architect and Engineer

(2 months – 1 year)

Submit plans for DSA/CDE approval and submit to OPSC for funding (if applicable)

(3-6 months)

When plans are complete, bid project

(2 months)

Begin construction, with inspections during and after construction

(average 3-6 months)

Certification and Closeout

(4 months)



State Involvement

- Sets/enforces a set of minimum design, construction & planning standards
 - State law requires schools to be compliant with:
 - The Field Act/Title 24/Title 5
 - Heightened structural safety standards
 - Prevailing wage laws and contractor registration
- Multi-agency facility approval process, involving up to 6 main agencies

Can take upwards of 18 months for all approvals

School construction is a very complex & lengthy process!



Planning with Purpose



Take all steps needed to ensure projects are compliant to receive State funding when available

Ensure that projects are timed to maximize available bond funding without putting District at risk

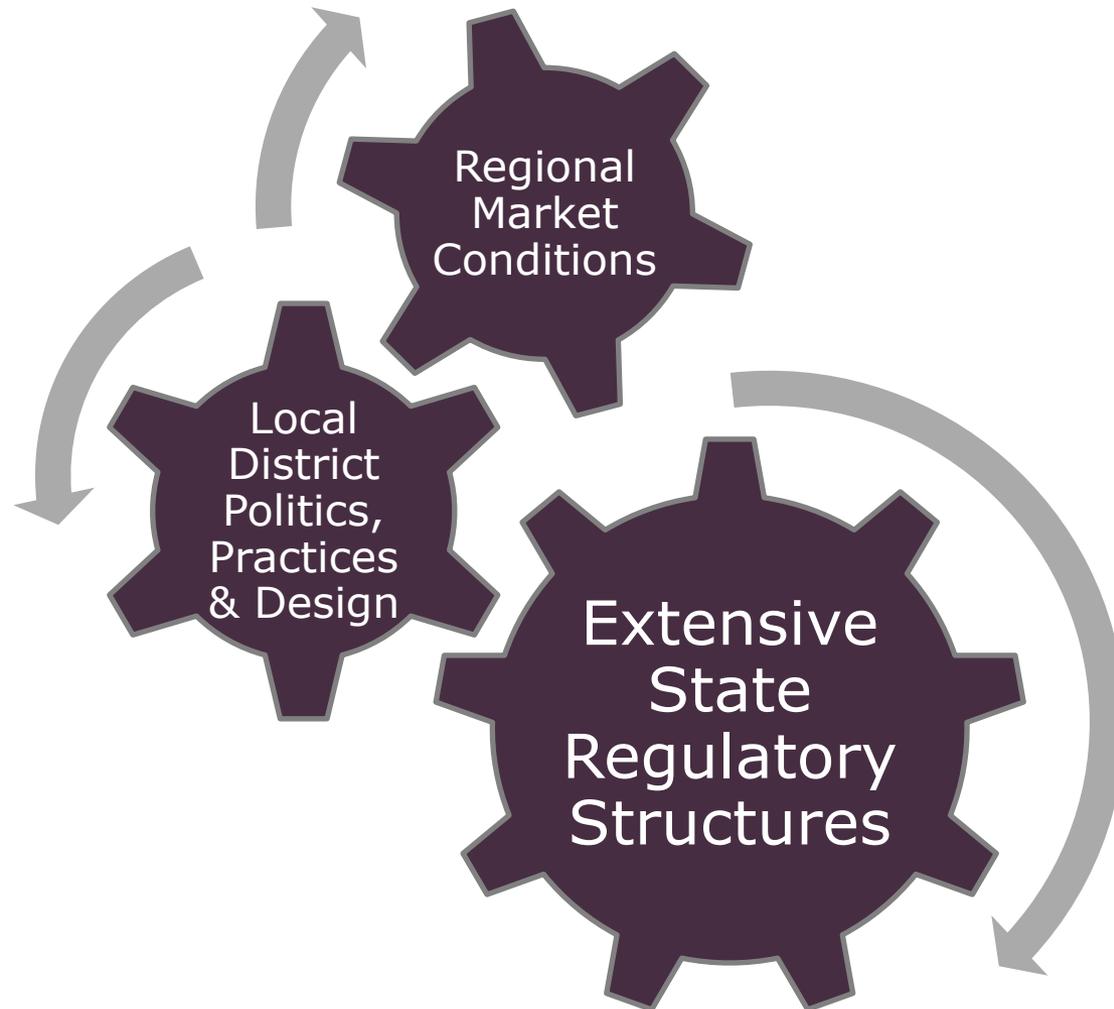
Strategize delivery of projects to allow for design and approvals, while minimizing impact on sites during instruction



School Construction Costs



3 Factors Drive School Construction Costs in CA



School Construction Cost Components

Planning
&
Design

Testing &
Inspection

Construction

Furniture &
Equipment

Contingency

**Don't forget cost of ADA upgrades and DSA
Certifications!!!**



Different Categories of Project Costs

- **Hard Construction Costs:**
 - The actual cost to construct the project itself
 - Or, any contracts to general contractors or sub contractors
- **Soft Costs:**
 - Design costs and project administration from architect, engineering, testing, State approvals, DSA Inspector of Record, Project Management, contingencies (average), furniture & equipment, special inspections, etc.
- **Contingencies:**
 - If there are any issues that are possible or known in a project, add additional contingencies



Sample Project Cost Breakdown

Project 'hard cost' estimation:	\$300,000
<u>'Soft cost'* estimation @ 35%:</u>	<u>\$105,000</u>
Total Project Cost:	\$405,000

**Soft Costs are average 25% of full and complete project costs, and around 35% of the 'hard' construction costs.*



Board Responsibilities



Board Check-In Points: Key Approvals and Directions

- ✓ Direction on project priorities and schedule (Facilities Committee)
- ✓ Approval of project and direction to begin design
- ✓ Direction to apply for State funding and for approval of project design
- ✓ Acceptance of construction bid and approval of construction contracts
- ✓ Approval of change orders
- ✓ Approval of Notice of Completion at end of project



Status of Measure B Projects



Where We Are Today

- In progress
 - Architect selection – up for approval 3/12
 - Determining project priorities
 - Electrical upgrades
 - Engaging State funding consultant
 - Issuance of 1st series of bonds
- Next Steps
 - Project Prioritization (Facilities Committee)
 - Determining scope of Projects that do not require design (District and CPFPG)
 - Determining State funding eligibility (State funding consultant)
 - Preliminary project design (Architect)



Project Prioritization 1st Issuance

Facilities Committee

- Bear Valley
 - Reimbursement for repairs and reconstruction project
 - Roofing Replacement (pending response from OES)
- Diamond Valley
 - Field Fencing
 - Gym Floor Overlay
 - Electrical Upgrade (Design and Construction)
 - Security System
 - Kitchen Hood/Exhaust (Design and Construction)
 - HVAC Replacement Design



Questions?

