

Ustach Modernization Update (Hendricks, Perez)

1. The architect is close to 80% of construction documents.
2. Lease Lease Back Method Delivery Method: Plan to issue RFP for a contractor in the Month of February, with a recommendation to the board in March or April. When contract is awarded, the contractor will begin immediately partnering with the district to review the design for constructability prior to competitive bidding for sub-contracting of the trades.
3. 90% of the concrete (approximately 50,000 sq. ft.) will have to be removed to bring the school in compliance with ADA.
4. Unforeseen conditions related to water lines and plumbing lines are expected. Therefore a larger contingency is warranted.
5. Need to free up 8 classrooms for each phase of project
 - a. 5 classrooms are available
 - b. Move up to 3 classrooms to another middle school (plan in progress) **or**
 - c. Add 1-3 temporary portables to site during construction (estimated at \$30,000 per portable for a 12 month period).
6. Priority List includes:
 - a. ADA upgrades as required
 - b. HVAC: Convert to package or split units (Rheem and VRF)
 - c. Electrical: Upgrade required to accommodate new HVAC system
 - d. Roofs: Replace all except for MPR Roof (completed Summer 2018)
 - e. Restroom upgrade: Considering penal-ware fixtures for the 90's wing restrooms due to on-going destruction of the rest rooms. All other restrooms will be to current district standards.
 - f. Fire Alarm upgrade: Fire alarm is original to the school and has reached its useful life
 - g. Technology: Standardize classrooms with short throw projectors/teaching stations
 - h. Landscaping: More concrete. Trees must be removed that are damaging concrete and buildings
 - i. Paint Building Interior
 - j. Replace carpet
7. Additional Needs:
 - a. Kitchen Remodel: Kitchen is out of compliance with ADA and inadequate
 - b. Convert showers to storage: Retain one ADA compliant shower in both boys and girls locker rooms
 - c. Bleachers are old and should be replaced
 - d. Compactor: Electrical added to accommodate compactor
 - e. Track: There is not a track at the school
8. Project Schedule: September 1, 2019 to September/October 2020
9. Funding:

Deferred Maintenance	Fund 14	\$1,200,000
Developer Fees	Fund 25	369,843
State Facilities	Fund 35	<u>\$7,093,118</u>
Total Available now:		\$8,662,961
Less: Soft Cost Estimate:	8%	<u>\$ 693,039</u>
Construction Cost:		\$7,969,924

It is anticipated funding will be inadequate to complete the project priority list.

Potential Future Funds available over next 4-6 years:

Sylvan State Reimbursement:	\$2,798,309
Orchard State Reimbursement:	\$2,632,218
Ustach State Match	<u>\$4,621,565</u>
Total Future 4-6 years:	\$9,752,092

a. Construction Cost Increase over 6 years vs. Cost of Financing

California Consturction Cost Index for Northern California			Cost of Waiting to Make \$2 Million Improvements		Financing Cost: \$2 million over 6 years	
	CCCI		Scenario 1		3%	187,889.00
2017	3.50%			2,000,000.00	4%	252,906.00
2016	4.40%		Yr 1	1.50% 2,030,000.00	5%	319,110.00
2015	2.20%		Yr 2	2.30% 2,076,690.00		
2014	1.30%		Yr 3	1.30% 2,103,686.97		
2013	2.30%		Yr 4	2.20% 2,149,968.08		
2012	1.50%		Yr 5	4.40% 2,244,566.68		
2011	1.50%		Yr 6	3.50% 2,323,126.51		
2010	6.30%			323,126.51		
2009	-1.10%		Scenario 2			
2008	6.80%			2,000,000.00		
2007	2.10%		Yr 1	2.50% 2,050,000.00		
2006	5.40%		Yr 2	2.50% 2,101,250.00		
Average	3.02%	12 yrs	Yr 3	2.50% 2,153,781.25		
Average	2.53%	6 yrs	Yr 4	2.50% 2,207,625.78		
			Yr 5	2.50% 2,262,816.43		
			Yr 6	2.50% 2,319,386.84		
				319,386.84		
			Scenario 3			
				2,000,000.00		
			Yr 1	1.50% 2,030,000.00		
			Yr 2	1.50% 2,060,450.00		
			Yr 3	1.50% 2,091,356.75		
			Yr 4	1.50% 2,122,727.10		
			Yr 5	1.50% 2,154,568.01		
			Yr 6	1.50% 2,186,886.53		
				186,886.53		