

# Facilities Modernization Program Update

October 12, 2015

Kelvin Tsunezumi, Asst. Supt., Admin. Services  
Mike Anderson, Director FMOT

Paul Bunton, Chief Executive Officer  
Michael Henning, Construction  
Administrator



# Agenda

- Background from the Master Plan
- Remaining Phase 1 Projects
- Cost Considerations & Lessons Learned
- Cost Estimates – Next Phase of Projects
- Facility Budget Reconciliation - Alternative Funding Sources
- Timeline
- Next Phase of Funding/Priorities

## PROJECT PRIORITIES

### Priority 1: 21<sup>st</sup> Century Learning Environments, Safety and Security

- Technology Upgrades and Flexible Environments
- Abate any remaining hazardous materials on campuses
- Ensure compliance with the Americans with Disabilities Act (ADA)
- Increase safety and security on all campuses including lighting, locks, and fencing
- Improve surfacing under play structures
- Intrusion Detection System
- Evaluate and address any potential structural safety items
- Upgrade existing Fire Alarm systems
- Campus Wide Wi-Fi , New Phone Systems and Clock Systems
- Improved Site Circulation for safe student Drop-Off/Pick-Up as required by code
- Security Vestibule and Fencing
- Upgrade Classroom Finishes
- Photovoltaic Solar Panels

### Priority 2: Infrastructure, Modernization

- Repair/Replace Roofing
- Reprogramming of School Site Administration Spaces
- Improve Administration buildings that were not previously modernized or replaced

### Priority 3: Infrastructure, Miscellaneous Modernizations

- Site Utilities/Drainage Improvements
- Replace single pane windows with new high performance energy efficient windows
- New energy efficient lighting systems (Lights, Sensors, and Automatic Controls)
- New energy efficient Heating, Ventilating and Energy Management Systems
- Portable to Permanent Classroom Replacement
- Reconfigure Drop-Off and Pick-Up Areas
- Outdoor Learning Environments

**MODERNIZATION RECOMMENDATION** SHORT TERM & LONG TERM MASTER PLAN PROJECTS (G.O. BOND FUNDED)

	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>School Total</u>
Buena Park JHS	\$8,500,000	\$3,800,000	\$21,100,000	= \$33,500,000
Beatty Elementary	\$10,000,000	\$2,900,000	\$13,200,000	= \$26,100,000
Corey Elementary	\$5,100,000	\$2,700,000	\$5,300,000	= \$13,400,000
Emery Elementary	\$5,100,000	\$3,000,000	\$7,700,000	= \$16,200,000
Gilbert Elementary	\$7,300,000	\$2,600,000	\$17,000,000	= \$27,000,000
Pendleton Elementary	\$4,500,000	\$1,600,000	\$7,200,000	= \$13,300,000
Whitaker Elementary	\$5,000,000	\$1,800,000	\$17,300,000	= \$24,100,000
<b>PRIORITY TOTALS</b>	\$45,400,000	\$18,300,000	\$88,800,000	= <b>\$153,500,000</b>

# Master Plan Priorities and Timeline

## MODERNIZATION IMPLEMENTATION SHORT TERM & LONG TERM MASTER PLAN PROJECTS (G.O. BOND FUNDED)

	Short Range Phase 1 Priorities 1, 2 & 3	Short Range Phase 2 Priorities 1, 2 & 3	Short Range Phase 3 Priorities 1, 2 & 3	Short Range Phase 4 Priorities 1, 2 & 3	Long Range Phase 5 Priority 3
•21 <sup>st</sup> Century Classroom	\$8,848,395	\$11,487,390	\$9,314,100		
•Safety & Security	\$655,000	\$550,200	\$1,113,500		
•Communication	\$1,501,260				
•Sound System	\$412,846				
•Electrical Upgrades	\$4,753,990				
•Seismic Upgrades	\$1,834,000				
•HVAC	\$1,272,000	\$2,489,000	\$2,751,000	\$2,770,650	
•Haz Mat	\$496,490	\$496,490	\$432,300		
•Solar	\$131,000				
•Re-Roof	\$300,000	\$1,965,000	\$1,244,500	\$393,000	
•ADA Upgrades		\$668,100			
•Modernizing Admin Spaces			\$1,272,000		
•Fire Alarm			\$2,292,500		
•Technology Refresh			\$550,000	\$1,173,039	
•Parking Lot Reconfiguration				\$733,600	\$5,693,260
•Outdoor Learning				\$11,724,500	
•Community Learning					\$2,489,000
•Portable to Permanent					\$21,549,500
•New Construction (7 Sites)					\$36,556,860
<b>Total Phase 1 Priorities</b>	<b>\$20,750,115</b>	<b>\$19,356,763</b>	<b>\$18,635,401</b>	<b>\$16,938,677</b>	<b>\$68,077,097</b>
<b>Total Potential Funding Sources</b>	<b>\$20,354,718</b>	<b>\$20,337,413</b>	<b>\$18,732,410</b>	<b>\$17,105,063</b>	

# Remaining “Phase I” Projects

- **Beatty Elementary School Seismic Upgrade**
- **Phones/Bells/Clock systems at 5 remaining sites + district office**

## Expanded Program Plan

- **Buena Park Junior High School modernization**
- **Gilbert Elementary School modernization**
- **Whitaker Elementary School modernization.**

## COST CONSIDERATIONS

---

- Escalating Market conditions post recession
- Scope additions
  - Division of the State Architect (DSA) initiated:
    - ADA compliance (i.e., restrooms, Corey Library lift)
    - Additional scope of work added to the Seismic projects
  - District initiated:
    - Portables (utilized for permanent instruction) modernization
    - Site administration offices (at Emery & Pendleton)
    - Data recovery center

## Key Lessons Learned – NEXT PHASE PROJECTS

---

- Peer review assessments of initial Erickson-Hall cost estimates have been conducted by BCA Architects. Cost estimates are very high!
- In an escalating construction marketplace, obtain additional opinions on the cost of construction; engage a Professional Cost Consultant to conduct detailed cost estimates of future projects.
- BCA/BPSD will engage an independent Professional Cost Consultant prior to prioritizing remaining projects.
- BCA and District to identify cost reduction opportunities without sacrificing functionality.
- Incorporate “lessons learned” and feedback from Emery/Pendleton staff in updating construction drawings and estimates for upcoming projects.
- Increased levels of contingencies for the unknowns.
- Challenge DSA – Ceiling Grid replacement.
- Communication.



## Facility Budget Reconciliation

- District staff has completed a review/audit of actual and/or encumbered expenditures
- To date, Series “A” (i.e., construction related) spending totals \$16.2 million

	\$s (in millions)
Series “A” Bond Proceeds	\$19.0
Less: Spending to Date *	<\$16.2>
Amount of Series “A” Bond Funds Available	\$2.8
Alternative Funding Sources (per EH):	
AB300 Reimbursement	\$0.9
Fund 40 Special Reserve Contribution	\$1.7
Total Available Funds	\$5.4

\* Includes \$45K reimbursement from City of Buena Park for Gilbert fencing project

# Alternative Funding Sources

- **AB300 Reimbursement**
  - No change; continue to assume reimbursement of \$0.9 million
- **Fund 40, Special Reserve Fund**
  - Ending Fund Balance (2014-15): \$3.1 million
  - **Utilize entire fund balance**
    - (i.e., Increase funding from \$1.7 million to \$3.1 million)
- **Fund 25, Developers' Fees**
  - Ending Fund Balance (2014-15): \$1.1 million
  - **Utilize entire fund balance.**

## Facility Budget Reconciliation - Revised

	<b>\$s (in millions)</b>
Series "A" Bond Proceeds	\$19.0
Less: Spending to Date *	<\$16.2>
Amount of Series "A" Bond Funds Available	\$2.8
Alternative Funding Sources (per EH):	
AB300 Reimbursement	\$0.9
Fund 40 Special Reserve Contribution	\$3.1
Fund 25 Developers' Fee	\$1.1
Total Available Funds	\$7.9

\* Includes \$45K reimbursement from City of Buena Park for Gilbert fencing project

# Revised Timeline

Date	Responsibility
Oct 12 & 19	Emery & Pendleton Staff Feedback Sessions
<del>Oct 26</del>	<del>Prioritize Projects based on Architect/Trend Cost Estimate</del>
<del>Oct 26</del>	<del>Discuss &amp; Obtain Board Consensus on Next Projects &amp; Funding Options (including moving up 2<sup>nd</sup> bond issuance date)</del>
Nov 16	Validate Cost Estimate (for future projects) – Utilizing Professional Cost Consultant’s Detailed Cost Estimate
Nov 23	Prioritize Projects as Needed
Nov 23	Discuss & Obtain Board Consensus on Next Projects & Funding Options (including moving up 2 <sup>nd</sup> bond issuance date)
Nov 23	Finalize Construction Drawings
Nov 30	Submit Drawings to Division of the State Architect (DSA) for Final Approval

## Next Phase of Funding/Priorities

---

- Estimated date of Series B Bonds – 2017
- Estimated date of State Matching Funds – 2017 (subject to voter approval of the State Bond).
- The next Phase of Modernization Projects will continue to focus on the overall priorities identified in the Master Plan:

### Priority 1: 21<sup>st</sup> Century Learning Environments, Safety and Security

- Technology Upgrades and Flexible Environments
- Abate any remaining hazardous materials on campuses
- Ensure compliance with the Americans with Disabilities Act (ADA)
- Increase safety and security on all campuses including lighting, locks, and fencing
- Improve surfacing under play structures
- Intrusion Detection System
- Evaluate and address any potential structural safety items
- Upgrade existing Fire Alarm systems
- Campus Wide Wi-Fi , New Phone Systems and Clock Systems
- Improved Site Circulation for safe student Drop-Off/Pick-Up as required by code
- Security Vestibule and Fencing
- Upgrade Classroom Finishes
- Photovoltaic Solar Panels

### Priority 2: Infrastructure, Modernization

- Repair/Replace Roofing
- Reprogramming of School Site Administration Spaces
- Improve Administration buildings that were not previously modernized or replaced

### Priority 3: Infrastructure, Miscellaneous Modernizations

- Site Utilities/Drainage Improvements
- Replace single pane windows with new high performance energy efficient windows
- New energy efficient lighting systems (Lights, Sensors, and Automatic Controls)
- New energy efficient Heating, Ventilating and Energy Management Systems
- Portable to Permanent Classroom Replacement
- Reconfigure Drop-Off and Pick-Up Areas
- Outdoor Learning Environments

## Status of Matching State Funding

---

- C.A.S.H. and Californians for Quality Schools are proud to announce that the State School Bond has been certified eligible (qualified) for the November 7, 2016, General Election Ballot.
- Now we begin the campaign to pass the State School Bond and provide \$7 billion in state matching funds for K-12 facility projects and \$2 billion for community college facility projects.
- Buena Park's Modernization Eligibility is as follows:

• Corey (2018)	\$ 882,511
• Gilbert (2017)	\$ 870,681
• Emery (2018)	\$ 1,162,492
• Beatty (2018)	\$ 1,091,511
• Whitaker (2019)	\$ 1,324,171
• Pendleton (2019)	\$ 973,209
• BPJHS (2017)	<u>\$ 2,887,826</u>
	\$ 9,192,401

Questions?