

# Facilities Modernization Program Update

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# Agenda

- Remaining Phase 1 Projects
- Cost Estimates – Remaining Phase 1 Projects
- Recommendation
- Timeline

# Remaining “Phase I” Projects

- Beatty Elementary School Seismic Upgrade
- Phone systems at 5 remaining sites + district office
- Bell/Clock systems at 5 remaining sites

## Expanded Program Plan

- Buena Park Junior High School (BPJH) modernization
- Gilbert Elementary School modernization
- Whitaker Elementary School modernization.

## Facility Budget Reconciliation - Revised

	\$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: (Best Case Scenario)	
AB300 Reimbursement **	\$0.9
Fund 40 Special Reserve Contribution ***	\$3.1
Fund 25 Developers' Fee ***	\$1.1
<b>Total Available Funds</b>	<b>\$7.9</b>

**\$7.9 million in Available Funds**

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

\*\* Reimbursement application to be re-submitted. Funding timeframe to be determined

\*\*\* Utilize entire Fund 40 & 25 balances

## Updated Construction Cost Estimate – Prepared by Leland Saylor & Associates

BPJHS						
	Estimated Hard Construction Costs (competitively bid)				\$2,234,055	
	Alternates				\$660,274	
	Contingencies				\$289,433	
	<u>Soft Costs</u>				<u>\$832,161</u>	
	<b>TOTAL ESTIMATED PROJECT COSTS</b>				<b>\$4,015,923</b>	
Gilbert						
	Estimated Hard Construction Costs (competitively bid)				\$2,130,724	
	Alternates				\$290,937	
	Contingencies				\$242,166	
	<u>Soft Costs</u>				<u>\$690,931</u>	
	<b>TOTAL ESTIMATED PROJECT COSTS</b>				<b>\$3,354,758</b>	
Whitaker						
	Estimated Hard Construction Costs (competitively bid)				\$1,774,903	
	Alternates				\$148,210	
	Contingencies				\$192,311	
	<u>Soft Costs</u>				<u>\$531,258</u>	
	<b>TOTAL ESTIMATED PROJECT COSTS</b>				<b>\$2,646,682</b>	
Beatty Seismic						
	Estimated Hard Construction Costs (competitively bid)				\$1,719,804	
	Alternates				\$0	
	Contingencies				\$171,980	
	<u>Soft Costs</u>				<u>\$472,946</u>	
	<b>TOTAL ESTIMATED PROJECT COSTS</b>				<b>\$2,364,731</b>	
						<b>\$12,382,093</b>

Note: BCA is analyzing need for asbestos abatement work for these projects. If needed costs may increase.

## Summary of Construction Costs

<b>(\$s in 000s)</b>	<b>Estimated Cost</b>
BPJH Modernization	\$4,015.9
Gilbert Modernization	3,354.8
Whitaker Modernization	2,646.7
Beatty Seismic Upgrade Project	2,364.7
<b>Total Construction Costs (including soft costs)</b>	<b>\$12,382.1</b>

There are potential opportunities to reduce scope/costs which the District is still exploring. E.g.: (1) Elimination of Beatty Seismic project solar tubes, (2) BPJH sliding doors replaced with all windows rather than combination of windows & a door, etc.

## Additional Costs Not Included in Construction Costs

(\$s in 000s)	Classroom Technology	Furniture	Admin. Refresh & Portable *	Moving Costs	Total Add'l Costs
BPJH Modernization	1,334.5	601.9	40.0	54.0	2,030.4
Gilbert Modernization	1,223.3	551.8	55.4	49.5	1,880.0
Whitaker Modernization	926.8	418.0	406.3	37.5	1,788.6
Beatty Seismic Upgrade	---	---	---	24.0	24.0
<b>Total Layer-on Costs</b>	<b>3,484.6</b>	<b>1,571.7</b>	<b>501.7</b>	<b>165.0</b>	<b>5,723.0</b>

- \* BPJH: No portables assumed to require modernization  
 Whitaker: 3 bungalow style portables assumed modernized  
 Gilbert: 2 portables assumed modernized

## Construction Costs + Additional Costs

<b>(\$s in 000s)</b>	<b>Construction Costs</b>	<b>Add'l Costs</b>	<b>Total Project Costs</b>
BPJH Modernization	\$4,015.9	2,030.4	\$6,046.3
Gilbert Modernization	3,354.8	1,880.0	5,234.8
Whitaker Modernization	2,646.7	1,788.6	4,435.3
Beatty Seismic Upgrade	2,364.7	24.0	2,388.7
Total Costs	\$12,382.1	5,723.0	\$18,105.1



## Construction Related + Cost Other Projects

	Total Costs (\$s in 000s)	Total Costs (\$s in millions)
BPJH Modernization	\$6,046.3	\$6.1
Gilbert Modernization	5,234.8	5.2
Whitaker Modernization	4,435.3	4.4
Beatty Seismic Upgrade	2,388.7	2.4
Phone *	288.2	0.3
Bell/Clock System **	492.7	0.5
Total Costs	\$18,886.0	\$18.9

**\$18.9 million in Estimated Costs**

\* For the 5 remaining “non-modernized” school sites & district office

\*\* For the 5 remaining “non-modernized” school sites

## District's Desired Priorities:

1. Beatty seismic upgrade project
2. Install new phones at 5 remaining, non-modernized sites and at the District Office (D.O.)
3. Additional school site modernization (ideally BPJH, with Whitaker Elementary an alternative)
4. Install new clock/bell system at 5 remaining, non-modernized sites.

# Possible Project Prioritization?

<b>\$S (in millions)</b>	<b>Desired</b>	<b>Option 1</b>	<b>Option 2</b>
Total Available Funds	\$7.9	\$7.9	\$7.9
Projects to be Undertaken:			
Beatty Seismic Upgrade	2.4	2.4	n/a
Phone	0.3	0.3	0.3
BPJH Modernization	6.1	n/a	6.1
Whitaker Modernization	n/a	4.4	n/a
Bell/Clock System	n/a	0.5	0.5
Total	8.8	7.6	6.9
Total Remaining Funds	<\$0.9>	\$0.3	\$1.0

Other options under consideration:

- (1) Partial BPJH modernization (e.g., exclude 6 science lab classrooms in Phase 1)
- (2) Accelerate second bond issuance.

# Recommendation

- December 14<sup>th</sup> Board meeting: Authorize permission to go to bid (for Summer 2016):
  - Beatty Seismic. Pursue formal bid (and not Lease-Leaseback)
  - Phone system at 5 remaining, non-modernized sites & D.O.
  - Dependent on fund availability: Bell/Clock System
    - Pursue project but only if funding available for this project plus Beatty Seismic, phone system, and either BPJH or Whitaker modernization
  
- January 11<sup>th</sup> Board meeting: Authorize permission to go to bid (for Summer 2016) BPJH or Whitaker Modernization
  - Undertake modernization of one of these projects via formal bid
  - District staff/BCA to further refine BPJH cost estimates/options to determine if project can be funded given current available funds
  - Pursue BPJH: If cost estimates reduced sufficiently to fit available funds
  - Pursue Whitaker: If BPJH cost estimates cannot be sufficiently reduced.

## Recommendation (Cont'd)

- For Consideration Summer 2017:
  - Access second issuance of General Obligation bonds
  - BPJH or Whitaker modernization (whichever is not done Summer 2016)
  - Gilbert modernization
  
- For Consideration Summer 2018:
  - Dependent on funding availability pursue Beatty & Corey modernization.

# Revised Timeline

Date	Responsibility
Nov 16	Validate Cost Estimate (for future projects) – Utilizing Professional Cost Consultant’s Detailed Cost Estimate
Nov 23	Analyze Estimates & Provide Recommended Project Prioritization to the Governing Board
Nov 24 - Jan 26	Finalize Construction Drawings for BPJH, Gilbert, & Whitaker modernizations (Integrate alternate scope of work)
Dec 2	New Program Manager/Construction Manager Interviews
Dec 14	Obtain Board Consensus on Next Projects & Funding Options (including moving up 2 <sup>nd</sup> bond issuance date)
Dec 14	Approval of New Program Manager/Construction Manager
Jan 11	Decision on School Site Modernization (BPJH or Whitaker)
Jan 26	Submit Drawings to Division of the State Architect (DSA) for Final Approval

Questions?