

# Soledad Unified School District

Board Advisory Committee on School  
Construction Update

10/12/16



*School Site Solutions, Inc.*  
*K-12 School Site and Facilities Specialists*

# MSMS CONSTRUCTION

Total Budget Soft and Hard Cost \$40M

## Project Team

Dave Finn, Construction Manager - Blach Construction

Katia McClain, Architect - LPA

Brandon Leach - DSA Inspector

C. John Dominguez, School Site Solutions, Inc.

Leigh Coop, School Site Solutions, Inc - Project Coordination

- **Milestones:**

- Increment 1 Grading Completed and Punched
- Categorical Exemption Under CEQA Passed Its 35 Day Statutory Requirement for a Legal Challenge
- Board Approval of LPA Option 1B Scope Changes 10/12/16
- DSA Approval Increment 2 Scheduled for End of October (SSS recommends that the GMP be based upon DSA approved plans to reduce the potential for change orders; Blach Construction needs time to bid to subs)
- Board Approval and Notice to Proceed on Increment 2 Scheduled for 12/14/16
- Start of Construction of New MSMS 12/15/16
- Construction Complete August 2018



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# Proposed Banner



# Proposed Banner



# High School Solar Canopy Arrays

Total Budget Soft and Hard Cost - \$2 Million Dollars

## Project Team

David Yung Lei, Construction Manager – Opterra Energy Services

Brandon Leach – DSA Inspector

C. John Dominguez, School Site Solutions, Inc. - Project Coordination

- **Milestones**

- Press Release Circulated to Local, State and National News Sources
- Geo Technical and Underground Utility Survey Completed
- Categorical Exemption Under CEQA Passed Its 35 Day Statutory Requirement for a Legal Challenge
- Construction Plans are being Developed and Scheduled for DSA Approval First Week of November
- Proposed Ground Breaking - Early December
- Proposed Final Completion – Late February



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# Emergency Repair Program

## Project Team

Ken Reynolds, SchoolWorks - Construction Management

Brandon Leach, DSA Inspector

Architect, TBD

Regina Bills, School Site Solutions, Inc. – ERP Program Manager

- Civil and Structural Engineer RFQ – this is currently out and awaiting responses. These services may be required for the Emergency Repair Program projects and other various projects throughout the district. Responses are due to the district by Friday, October 14<sup>th</sup>, and recommendations for selection will be presented at future BACSC and board meetings.
- Architect Selection process – the responses to the architectural services RFQ were received the week of September 21<sup>st</sup>, and 3 valid responses were received. We are recommending the Three for consideration in the District’s architect pool.
- Proposed Budgets and projects are progressing to the planning stages; SchoolWorks is in the process of confirming the scope per 2008 approved ERP applications and apportionments.
- ERP projects being planned are for Summer 2017: Budget \$2.2 Million
  - Paving, Concrete and Asphalt at Eligible Campuses (F. Ledesma, Gabilan, MSMS, S.V, and SHS)
  - Roofing at Eligible Campuses (Gabilan, S.V.)



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# Prop 39 Energy Efficiency

## Project Team

Contractor – Johnson Controls, Inc.

Regina Bills – School Site Solutions, Program Manager

- Prop 39 – the selection process for energy services has concluded through an extensive RFQ review process.
- RFQ Finalists included OpTerra Energy, IES, and Johnson Controls.
- Johnson Controls is being recommended for selection. After board approval, we will work alongside staff to develop the Project Development Agreement for board Ratification.



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# Additional Facility Program Updates

- **California Uniform Public Construction Cost Accounting Act (CUPCCAA):** This law allows the District to have a higher bid limit than the typical \$15,000 for public works construction projects. With CUPCCAA, the District develops a list of licensed contractors, then can solicit informal bids for up to \$175,000. This saves time and money in the bidding process. This is an annual program.
  - **Status:** The District advertised for the 2016 informal bid list in September with the deadline on October 7, 2016, to obtain information from interested contractors. For projects that may be occurring between now and December 31, 2016, the District can request informal bids from qualified contractors on the list. We will confirm the list with the Board of Education in November. We will advertise for the informal bid list for 2017 starting in November. That list will become effective January 1, 2017.
- **Project Budget and Expenditure Tracking Training:** The District is currently scheduling a 3 1/2 day training with Colbi Technology, who will be setting up the construction project budget and expenditure tracking system with the District IT and Business Departments. Once set up, the Colbi Accountability program can provide various reports that will be used at Board meetings, Citizens' Oversight Committee meetings and BACSC meetings. This is an important component of the bond program, providing transparency to ensure appropriate expenditures of the bond funds.



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