

# Soledad Unified School District

Board Advisory Committee on School  
Construction Update

12/14/16

C. John Dominguez



# MSMS CONSTRUCTION

## BLACH CONSTRUCTION:

- Guaranteed Maximum Price \$33,420,226 (Hard Cost).
  - Does not include any of the proposed alternates, as described in the DSA documents.
    - No modular classrooms.
    - No playfield renovation.
    - No demolition of existing MSMS.
  - Does not include Construction Contingency. Blach Recommends 5% outside of GMP.

# MSMS CONSTRUCTION

## BLACH CONSTRUCTION:

### – Budget Overage

- First, the overall market in this region of the nation has seen an extreme amount of escalation over the last 6-12 months. Construction costs are up approximately 11.9% over the last 12 months and 8.7% from Q2 of 2016 to Q3 of 2016.
- Second, there is approximately \$1.36 million dollars of additional, unanticipated scope in the DSA Approved set of documents, in comparison to the DSA Submittal Set of documents (the set on which the previous estimated was based in Q1 of 2016).

# MSMS CONSTRUCTION

## BLACH CONSTRUCTION:

- Conclusion
  - GMP \$33,420,226 (Hard Cost).
  - Additional, unanticipated scope \$1,361,000, per DSA.
    - \$34,781,226
- The District needs to anticipate added expenses for:
  - Demolition of existing MSMS (Approximately \$1,000,000)
  - Renovation of playfields (Approximately \$350,000)
  - The cost for the eight (8) new modular classrooms, as described under option 1b. (\$2.9 Million @ 375 SqFt)
- Fund 21 balance: \$31,633,346.
- Fund 40 allocation for MSMS project: \$1,000,000.
- Anticipated Series D Bond Issuance: \$3,135,000.
  - Approximate Balance: \$35,765,346.

# MSMS CONSTRUCTION

## New General Contractor:

### – Dilbeck & Sons

- Sharon Dilbeck, President.
- The District, School Site Solutions, LPA, and Dilbeck & Sons have met to discuss DSA Approved plans for increment two.
- The District is soliciting a new Guaranteed Maximum Price (GMP) from new contractor.
  - GMP due December 16, 2016, at 5:00 pm.

### – Objective:

- Share with the Board both GMPs and make a recommendation.
- Possible Special Board Meeting before Christmas.

# MSMS CONSTRUCTION

## Anticipated Delays Due to New Contractor

- Depending on availability of materials such as steel, block, and concrete.
- Skilled labor force.

## Anticipated Delays If no GMP is approved

After January 1<sup>st</sup>, 2017:

- Decide delivery method – LLB, Hard Bid, DBB.
- We have to re-advertise for a new contractor and go through a selection process.
- Select new contractor, depending on delivery method, approve new general contractor.

# High School Solar Canopy Arrays

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

- December 10<sup>th</sup> Ground Breaking Ceremony
- On Schedule/On Budget
- Proposed Final Completion – Late February

# High School Solar Cont.

ID	Task Name	Duration	Start	Finish
1	<b>Soledad USD Energy Project</b>	<b>146 days</b>	<b>Wed 8/10/16</b>	<b>Wed 3/1/17</b>
2	<b>Board Approval of Contract</b>	2 days	Wed 8/24/16	Thu 8/25/16
3	<b>NTP</b>	1 day	Fri 9/2/16	Fri 9/2/16
4	<b>Final Engineering</b>	<b>46 days</b>	<b>Fri 9/2/16</b>	<b>Fri 11/4/16</b>
5	GeoTech	1 day	Thu 9/22/16	Thu 9/22/16
6	Utility Surveying	1 day	Mon 9/19/16	Mon 9/19/16
7	Electrical and Structural drawing set	45 days	Fri 9/2/16	Thu 11/3/16
8	<b>DSA Approval</b>	1 day	Tue 11/22/16	Tue 11/22/16
9	<b>PV and Inverter Module Procurement</b>	36 days	Thu 10/13/16	Thu 12/1/16
10	<b>Steel Procurement</b>	36 days	Thu 10/13/16	Thu 12/1/16
11	<b>Construction</b>	<b>64 days</b>	<b>Thu 12/15/16</b>	<b>Tue 3/14/17</b>
12	<b>Fencing and Toilets and container drop off</b>	64 days	Fri 12/16/16	Wed 3/15/17
13	Tree Removal	2 days	Fri 12/16/16	Mon 12/19/16
14	<b>Electrical - Solar PV</b>	<b>35 days</b>	<b>Thu 12/15/16</b>	<b>Wed 2/1/17</b>
15	Underground Directional Boring	23 days	Mon 12/19/16	Wed 1/18/17
16	DC Wiring	15 days	Wed 1/4/17	Tue 1/24/17
17	AC Wiring	26 days	Wed 1/4/17	Wed 2/8/17
18	AC Switchgear/board	26 days	Wed 1/4/17	Wed 2/8/17
19	<b>Concrete - T Structures</b>	<b>8 days</b>	<b>Tue 12/13/16</b>	<b>Thu 12/22/16</b>
20	Survey	2 days	Tue 12/13/16	Wed 12/14/16
21	Drill	1 day	Mon 12/19/16	Mon 12/19/16
22	Set Rebar	1 day	Tue 12/20/16	Tue 12/20/16
23	Pour Concrete	1 day	Thu 12/22/16	Thu 12/22/16
24	<b>Steel Erection</b>	<b>3 days</b>	<b>Tue 12/27/16</b>	<b>Thu 12/29/16</b>
25	Install Canopy Structures	3 days	Tue 12/27/16	Thu 12/29/16
26	<b>Solar Module Assembly</b>	<b>4 days</b>	<b>Wed 12/14/16</b>	<b>Mon 12/19/16</b>
27	Canopy Structures	4 days	Wed 1/4/17	Mon 1/9/17
28	<b>Photovoltaic Commissioning</b>	<b>6 days</b>	<b>Thu 2/9/17</b>	<b>Thu 2/16/17</b>
29	Project Engineer On Site Commissioning	6 days	Thu 2/9/17	Thu 2/16/17
30	<b>Power Shutdown / Interconnection</b>	<b>6 days</b>	<b>Mon 2/13/17</b>	<b>Mon 2/20/17</b>
31	<b>Substantial Completion - PG&amp;E PTO Inspection</b>	<b>3 days</b>	<b>Mon 2/20/17</b>	<b>Wed 2/22/17</b>
32	<b>Final Completion</b>	<b>23 days</b>	<b>Thu 2/23/17</b>	<b>Mon 3/27/17</b>

Project: Project1  
Date: Mon 12/12/16

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			



# Emergency Repair Program

## Soledad USD- ERP Scope of Work (As of December 14, 2016)

- Maintenance Yard & Bus Barn PENDING (to be completed January-July 2017)
- ERP Construction Cost Budget – Not to Exceed \$117,216
- Concrete area in front of two of the bays to be removed and A/B installed with asphalt cap per Engineers design (1500 SF).
- Three asphalt paved areas in need of R/R (12'X24'); (12'X30') & (12'X20')-total of 888 SF
- Slurry seal and stripe all asphalt paving in Maintenance & Bus Barn area (24,000 SF)

# ERP San Vicente

- ERP Construction Cost Budget – Not to Exceed \$289,442
- Nine landings at base of ramps need R/R; Portables 27 through 36
- Slurry seal and stripe interior of campus, including play areas and walkways
- Replace damaged concrete at Kinder play areas (1,650 SF)
- Replace damaged concrete in center walkway (30 SF)
- Replace damaged asphalt area by Kinder 120 square feet
- Other areas as defined in ERP Grant of May 25, 2016 (still in initial planning)

# ERP Gabilan

- ERP Construction Cost Budget – Not to Exceed \$186,948
- Asphalt area from Portable 31 to common fence should be replaced (50 SF)
- Slurry seal and stripe asphalt play areas and interior walkways on campus
- Parking lot by office needs slurry seal and striping
- Bus loop needs slurry seal and striping
- Other areas as defined in ERP Grant of May 25, 2016 (still in initial planning)

# ERP Main Street Middle School

- ERP Construction Cost Budget – Not to Exceed \$442,840
- ERP Scope and plans for New MS/2 now being analyzed to determine which ERP line items may be utilized
- Basketball courts adjacent to MS need cracks filled with slurry seal and stripe

# ERP Frank Ledesma

- ERP Construction Cost Budget – Not to Exceed \$549,143
- ERP Scope of Work in initial planning stages

# ERP Soledad High School

- ERP Construction Cost Budget – Not to Exceed \$137,844
- ERP Scope of Work in initial planning stages
- The paving repair/replacement at sites in the District will be completed by the end of July 2017, and may be completed earlier, subject to weather and Civil Engineering/DSA approval timelines.

# Prop 39 Energy Efficiency

- Johnson Controls is being recommended for selection. After board approval for selection, School Site Solutions has worked with staff to develop the Project Development Agreement for board Ratification.

# Additional Facility Program Updates

- The District currently has modernization eligibility estimated for the following campuses:
  - Gabilan Elementary: \$445,000
  - Main Street Middle School: \$259,000
  - San Vicente Elementary: \$1,600,000
- These amounts need to be verified with the State Office of Public School Construction, but could be used as the Board desires, for either modernization of the existing facilities on each campus, replacement of portable classrooms, or for energy efficiency measures.
- The use of these dollars would require a 40% match from the District.



ANY  
QUESTIONS?

