



CENTRAL VALLEY
SCHOOL DISTRICT

Project Update

Building / District Renovations

January 11, 2017



Providing a Client-Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates - Architects

WARRIORS



WARRIORS

Agenda

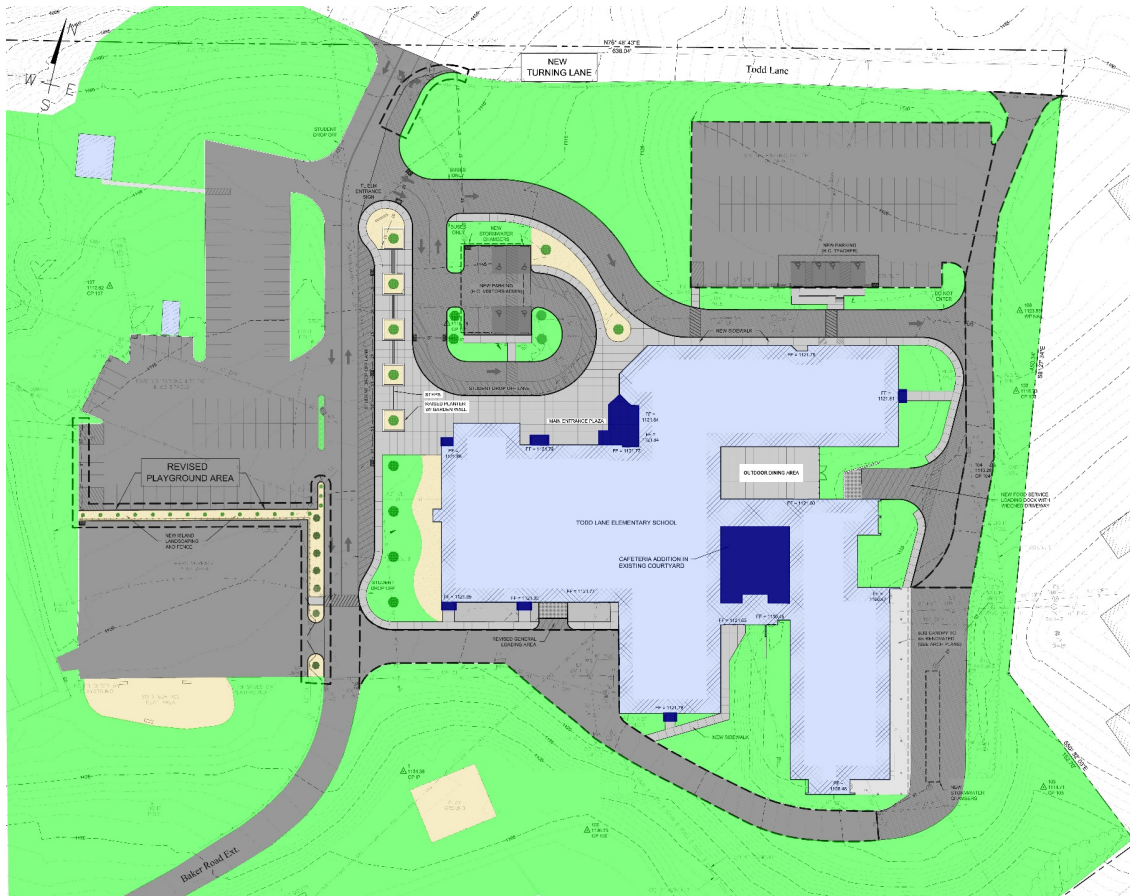
Todd Lane Elementary School Update

- Site Plan
- Floor Plans
- Budget
- Draft of PlanCon – Parts D & E

District Athletic Facilities Update

- Phase One Scope of Work Summary
- Budget

Project Schedule



Site Plan

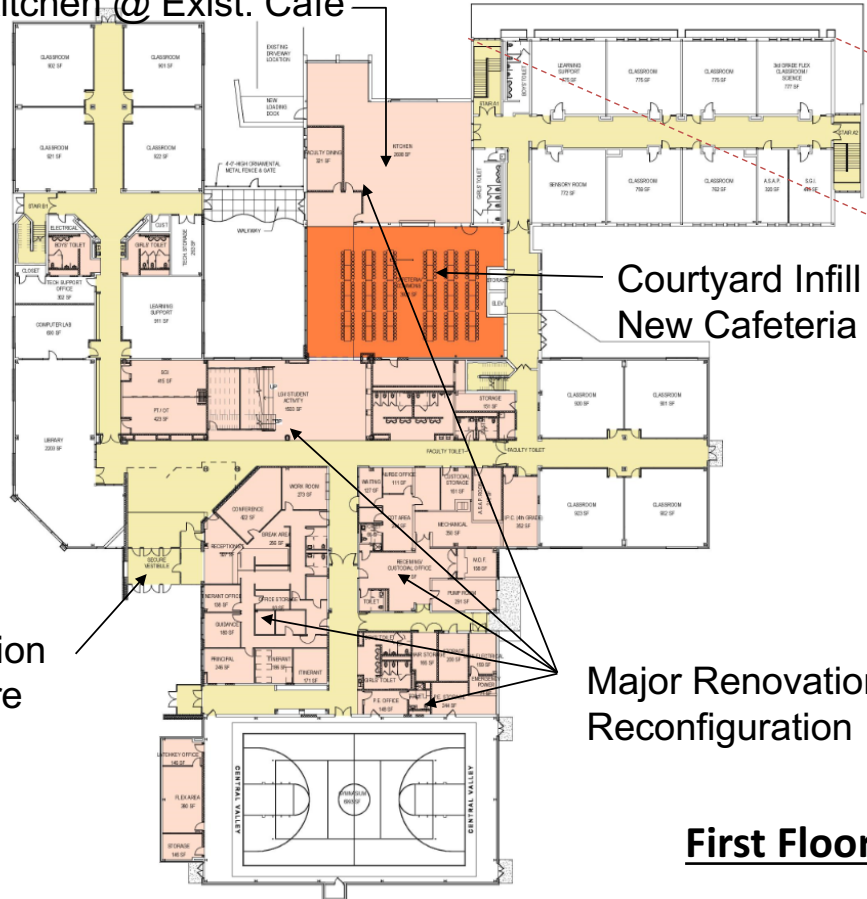
Site Improvements to address:

- Traffic Flow (especially bus & parent drop-off & pick-up)
- Condition of Pavement
- Adequate Parking (including handicap)
- Play Area Safety / Separation
- Storm Water & Erosion Control

Current Budget: **\$1,185,000**

Floor Plans

New Kitchen @ Exist. Cafe

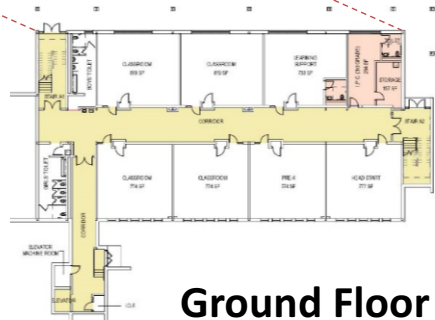


Courtyard Infill for New Cafeteria

New Addition with Secure Vestibule

Major Renovation / Reconfiguration

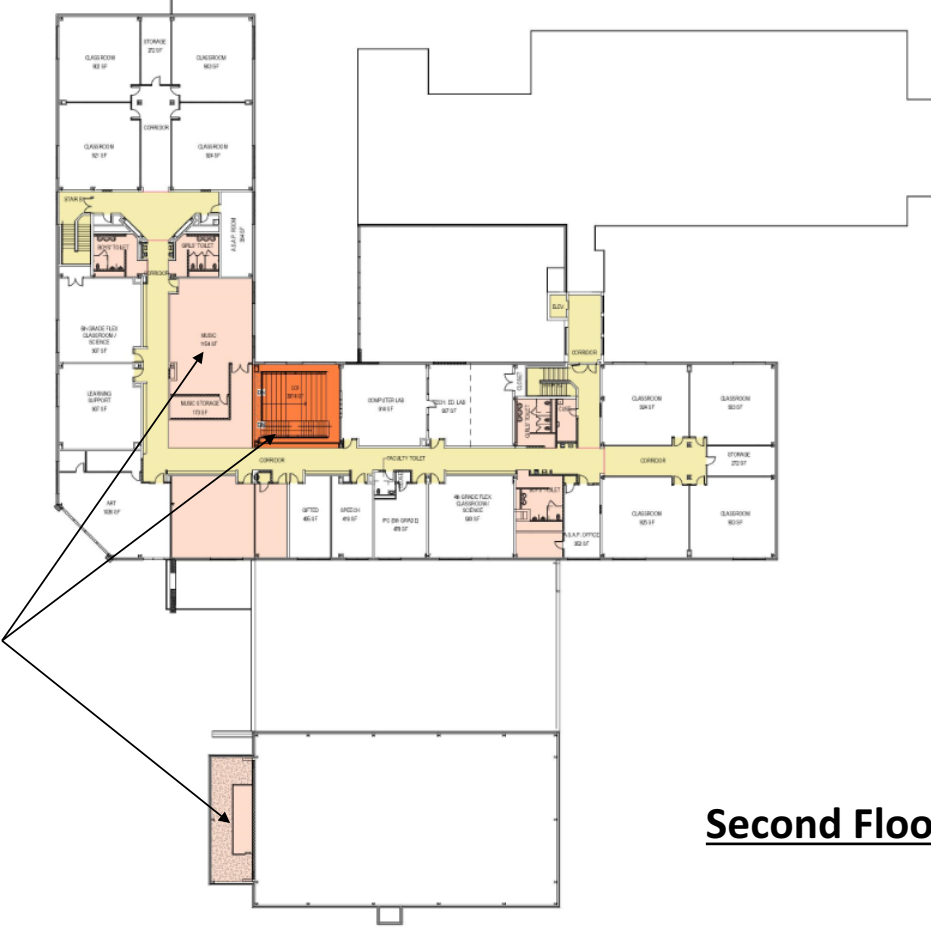
First Floor Plan



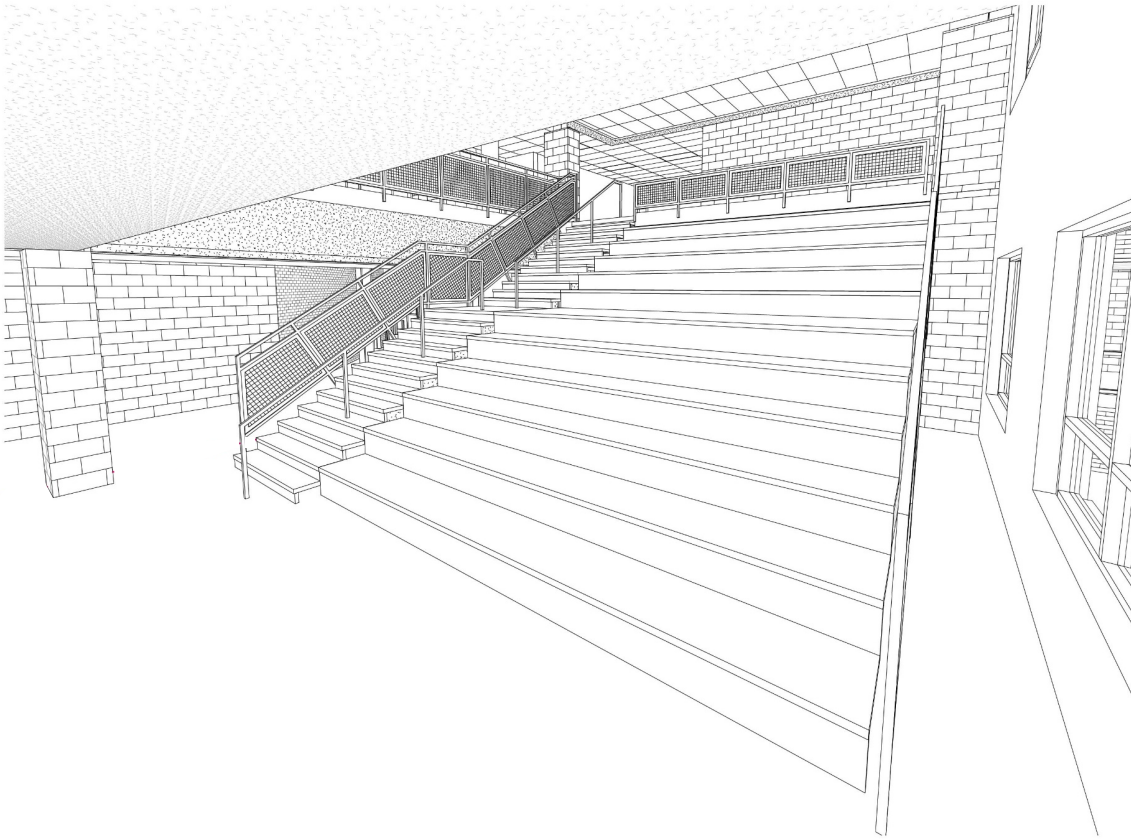
Ground Floor Plan

Floor Plans

Major Renovation
Reconfiguration

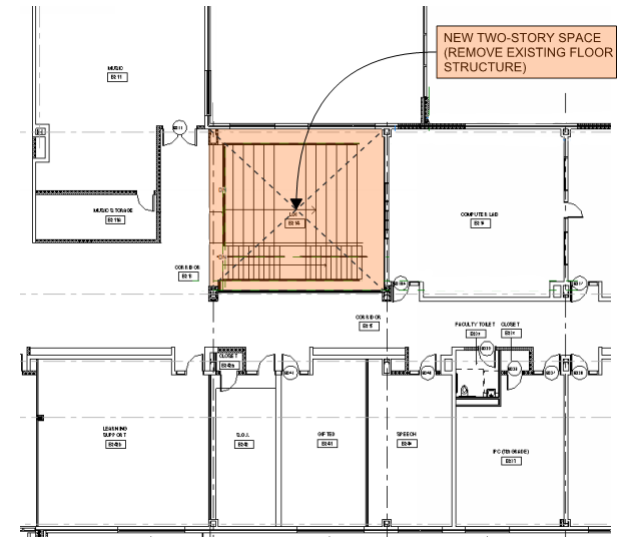


Second Floor Plan

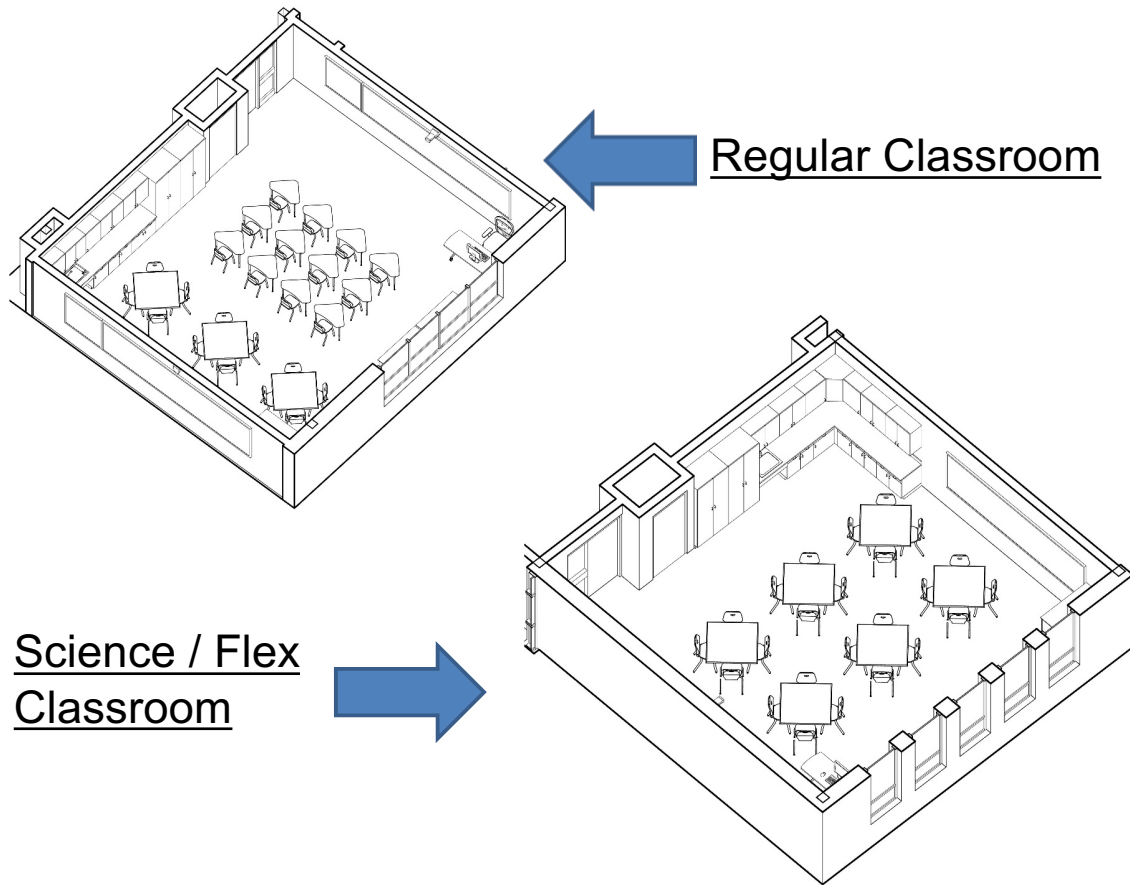


STUDENT ACTIVITY / L.G.I.

Interior Concepts



- Multiple functions: assemblies, lectures, rehearsals, etc.
- Accommodates an entire grade



TYPICAL CLASSROOMS

Interior Concepts

- Standard Layouts apply to all Grade Levels
- All new interior finishes (durable & attractive)
- All new equipment, including built-in and mobile casework, white marker boards, tack boards, projectors, etc.
- Flexibility is key concept
- Science Classrooms to serve as Regular Classrooms during “bubble” years

Area Summary				
Existing Building Area			98,030	
Demolition Area			-	
Additions - Building Area			3,950	
Additions - Canopies (1/2 total area)			650	
New Additions			4,600	
Total Building Area			102,630	
		Unit	Quantity	\$/Unit
				Costs
Construction Costs				
New Construction				
General Construction	SF	4,600	\$ 163.00	\$749,800
HVAC Construction	SF	3,950	\$ 29.00	\$114,550
Plumbing	SF	3,950	\$ 8.00	\$31,600
Fire Protection Construction	SF	3,950	\$ 3.50	\$13,825
Data / Technology Construction	SF	3,950	\$ 9.00	\$35,550
Electrical Construction	SF	4,600	\$ 7.50	\$34,500
Subtotal			\$220.00	\$979,825
Renovations				
General Construction	SF	98,030	\$ 47.00	\$4,607,410
Exterior Fenestration Remediation	Lump Sum	1	Allowance	\$245,000
Food Service Equipment	Lump Sum	1	Allowance	\$290,000
Asbestos Abatement	SF	28,000	\$ 3.00	\$84,000
HVAC Construction	SF	98,030	\$ 29.00	\$2,842,870
Plumbing	SF	98,030	\$ 8.00	\$784,240
Fire Protection Construction	SF	98,030	\$ 3.50	\$343,105
Data / Technology Construction	SF	98,030	\$ 9.00	\$882,270
Electrical Construction	SF	98,030	\$ 17.50	\$1,715,525
Subtotal			\$117.00	\$11,794,420
Site Work				
Site Work Construction Costs	Lump Sum	1	Allowance	\$1,185,000
Subtotal - Construction Costs				\$13,959,245

Budget Review

- Building Area Summary remains the same, but may change as the design progresses
- Slight refinements to the Scope of Work is typical, which can reflect cost changes
- Cost Estimating format will become more detailed as Project evolves (Construction Document phase)

Additional Construction-Related Costs				
Construction Contingency			3.00%	\$418,777
Construction Testing & Inspection				\$176,410
Regulatory Agency Fees				\$70,564
Asbestos Monitoring				\$12,700
	Subtotal			\$678,451
Total Estimated Cost of the Work				\$14,637,696
Soft Costs				
Architectural & Engineering Design - Basic Services				\$914,856
Engineering/Consultants - Additional Services				
Civil Engineering (confirmed)				\$79,811
Food Service Equipment Design (confirmed)				\$15,290
Asbestos Abatement Design (confirmed)				\$2,750
Geotechnical Engineering				\$11,550
Site Survey (confirmed)				\$27,338
Code Review				\$10,500
Furniture/Fixtures/Equipment				\$622,102
Reimbursable Expenses (printing, shipping, travel, etc.)				\$29,275
Construction Administration Software				\$21,957
Financing Costs				\$146,377
	Subtotal			\$1,881,806
Total Estimated Project Costs				\$16,519,502
Board-Approved PlanCon Part A Budget				\$16,800,000
Difference (amount <i>under</i> budget)				\$280,498

Budget Review

- Renovation Costs & Scope of Work were adjusted to reflect surveys, District input and faculty workshops
- Construction Contingency remains; Estimating Contingency DELETED
- All known Soft Costs are included, many of which have been confirmed
- Design Development (PlanCon D)
Budget: **\$16.5M**
- Board-Approved PlanCon Part A
Budget: **\$16.8M**

January	
1/11/17 SB Work Session	CRA to present project update, including: Final Design Development phase design/drawings (including any renderings) Updated project schedule & cost estimate Present Plancon Parts D & E
1/19/17 SB Meeting	SB to approve Plancon Parts D & E (CRA to proceed to Construction Documents phase)
March	
3/8/17 SB Work Session	CRA to present final design & Plancon Part F
3/16/17 SB Meeting	SB to approve Plancon Part F, authorize solicitation of bids
3/20/17	Project released for bids; bids due on 4/19/17
April	
*4/20/17 SB Meeting	Bid results presented to SB SB authorizes award of construction contracts (contingent upon required approvals)
<i>*If bid opening date is extended for any reason, a special SB voting session may be needed in order to maintain schedule</i>	
May	
5/10/17 SB Work Session	CRA to present project status & Plancon Part G to SB
5/18/17 SB Meeting	SB approves Plancon Part G
5/19/17	CRA issues formal Notice to Proceed to contractors; construction start Phased Construction through late July 2018 (approx. 430 calendar days)

PLANCON Documents

- PlanCon Part D (Project Accounting based on Estimates):
 - Project cost data in PDE format
- PlanCon Part E (Design Development Documents):
 - Drawings (including interior layouts of key spaces) and Outline Specifications

Board Approval scheduled for January 19, 2017
- CRA submits both parts to PDE
- Hold Part E review meeting with PDE

WARRIORS



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District Athletic Facilities

PHASE ONE: Proposed Improvements

- ✓ Track Resurfacing
- ✓ Tennis Court Replacement (4)
- ✓ Stadium Lighting
- ✓ Pedestrian Access
- ✓ Storm Drainage
- ✓ P/A System
- ✓ Sideline Power/Wi-Fi Rough-In
- ✓ Field Turf Replacement
- ✓ Stadium Scoreboards

Preliminary Budget: **\$1.7 – 1.9M**

Phase 1 Athletic Facility Improvements				CRA #3011	11-Jan-2017	
Construction Costs						
Original Scope of Work Items					Estimated Cost	
Field Turf Replacement (maintain existing drainage system)					\$480,500	
Scoreboard Replacement (relocate existing, add new)					\$81,800	
Stadium Lighting Replacement (poles, bases & fixtures; pedestrian fixtures where needed)					\$329,900	
Pedestrian Access (concrete steps & walkways; accessible parking)					\$121,200	
Storm Drainage (west side of stadium)					\$81,100	
Replace Public Address/Sound System (all new sound equipment, speakers)					\$33,400	
Rough-In Future Sideline Power & WiFi (installed by District or Phase 2)					\$7,400	
Subtotal - Original Scope					\$1,135,300	
New Scope of Work Items (per Nov. 9, 2016 SB presentation)						
Track Resurfacing (remove existing down to subbase, install new surface)					\$304,400	
Replace Tennis Courts (improve subgrade deficiencies; all new paving, surfacing, fencing & equipment)					\$195,500	
Subtotal - New Scope					\$499,900	
Subtotal - Construction Costs					\$1,635,200	
Construction-Related Costs & Soft Costs					14.0%	
Construction Contingency						
Architectural & Engineering Design Fees						
Geotechnical Engineering						
Site Survey						
Regulatory Agency Fees/Permitting						
Reimbursable Expenses (printing, shipping, travel, etc.)						
Construction Administration Software						
Financing Costs						
Subtotal - Construction-Related Costs & Soft Costs					\$228,928	
Total Estimated Project Costs					\$1,864,128	

District Athletic Facilities

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Schedule Overview

Project Timeline

		2016												2017												2018											
		J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D					
Todd Lane ES	Design			1	2	3	4	5	6	7	8																										
	Bidding																																				
	Construction														1	2	3	4	5	6	7	8	9	10	11	12	13	14	15								
District Athletic Facilities								1	2	3	4	5		1	2	3																					

- Todd Lane ES Project is still within Board-Approved Part A Budget
- Projects are on Schedule



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Questions?



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