

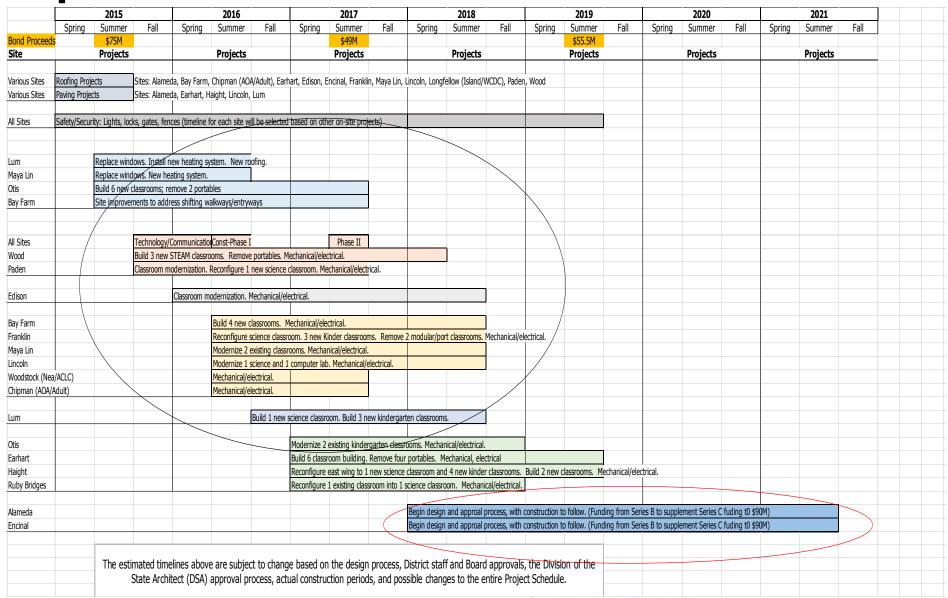
# Measure I Bond Program Schedule: Additional Options for Consideration

24 March 2015

Dr. Robert Clark
Chief Business Officer

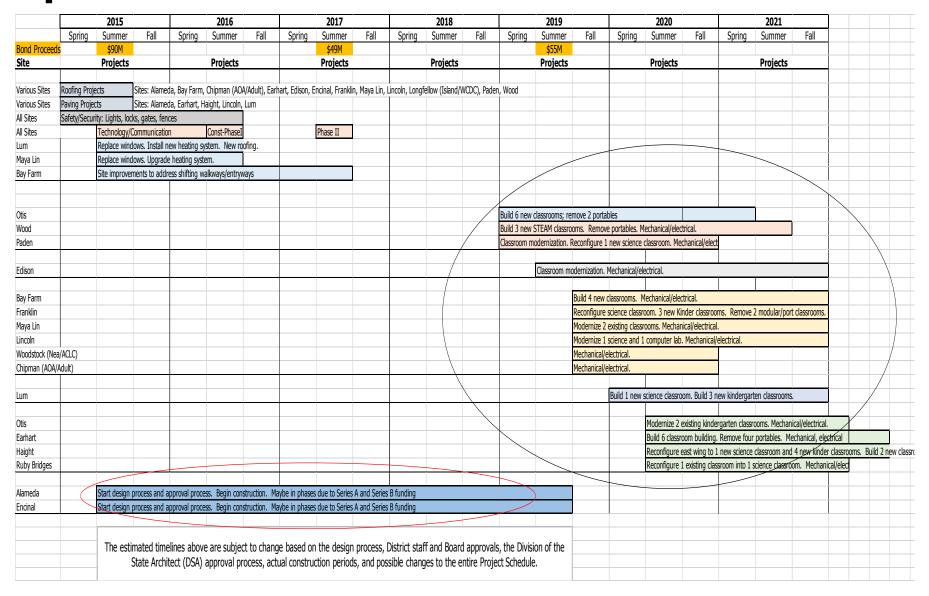
### From March 10, 2015 Meeting

- District staff presented a draft project schedule representing changing priorities and the tradeoffs of a revised schedule.
- The Board directed staff to revisit the options and return to the following board meeting with additional options.
- Staff met and developed three additional options for consideration.



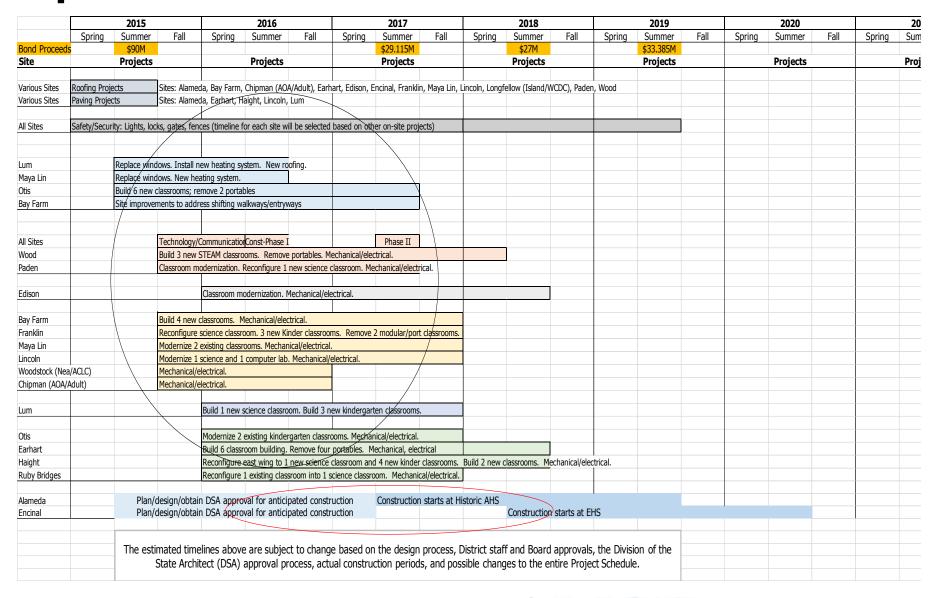
# **Key Points from Option 1** (the January 27<sup>th</sup> Plan)

- Focuses on critical projects early in bond program.
- K-8 Schools and Charters remain in originally planned sequence.
- The two high schools will begin the planning and design and construction phases at the end of the bond program.



# **Key Points from Option 2** (Presented March 10<sup>th</sup>)

- Focuses on critical projects early in bond program.
- Both high schools are advanced in the bond program to begin planning and design in 2015.
- The bulk of K-8 Schools and Charters projects are delayed past the high schools completion for funding purposes.



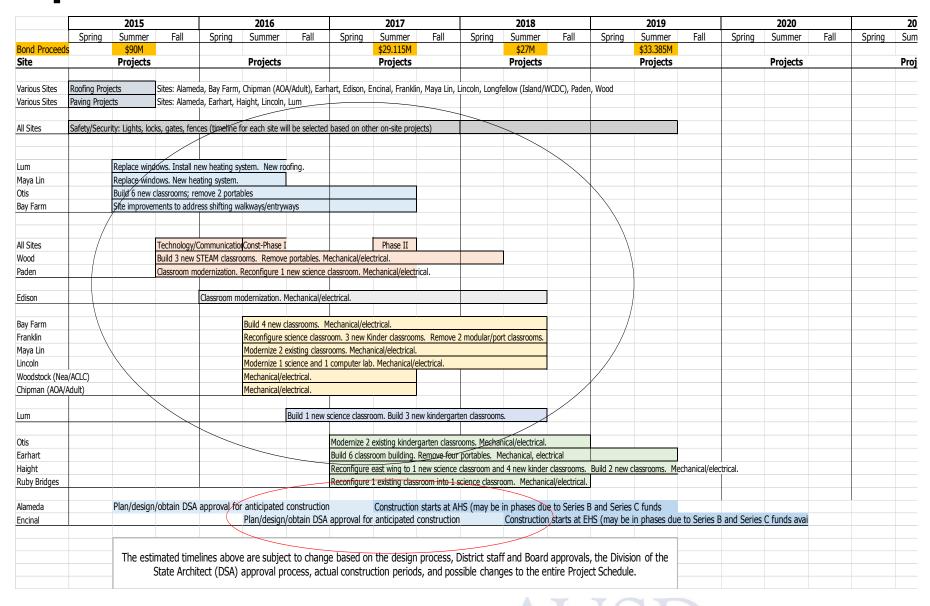
# **Key Points from Option 3**

- Focuses on critical projects early in the bond program.
- The K-8 Schools and Charters projects are condensed in the beginning of the overall bond program.
- Both high schools are advanced in the program with planning and designing at the same time, but construction is staggered by one year.

|                      | 2015   |   | 2016   |   |                 | 2017                                    |                 | 2018               |   | 2019  |                 | 2020        |               |              | 20              |            |                |      |        |      |
|----------------------|--|---|--|---|-----------------|---|-----------------|--------------------|---|---|-----------------|-------------|---------------|--------------|-----------------|------------|----------------|------|--------|------|
|                      | Spring   | Summer  | Fall   | Spring  | Summer          | Fall                                    | Spring          | Summer             | Fall                                    | Spring  | Summer          | Fall        | Spring        | Summer       | Fall            | Spring     | Summer         | Fall | Spring | Sum  |
| Bond Proceed         |  | \$90M   |  |   |                 | -                                       | -1-5            | \$29.115M          | -                                       | - r - J   | \$27M           |             | -1-5          | \$33.385M    |                 | i i        |                | -    | - i- J |      |
| Site                 |  | Projects  |  |   | Projects        |   |                 | Projects           |   |   | Projects        |             |               | Projects     |                 |            | Projects       |      |        | Proj |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Various Sites        | Roofing Pro  | jects   | Sites: Alamed  | da, Bay <del>Farm,</del>  | Chipman (AO     | A/Adult), Ear                           | hart, Edison, I | Encinal, Franklir  | n, Maya Lin, L                          | Lincoln, Longf  | ellow (Island/V | VCDC), Pade | n, Wood       |              |                 |            |                |      |        |      |
| Various Sites        | Paving Proje   | ects  | Sites: Alamed  | da, Earhart, H  | aight, Lincoln, | Lum                                     |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| All Sites            | Safety/Secu  | rity: Lights, Jøt   | ks, gates, fen   | ces (with expe  | ediency at site | s without nee                           | ed to remove f  | or future work)    |   |   |                 |             |               |              |                 |            |                |      |        |      |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
|                      |  | -   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Lum                  |  | /   | dows. Install n  |   | stem. New ro    | ofing.                                  |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Maya Lin             |  | /——   | dows. New he   |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Otis                 | /  |   | classrooms; re   |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Bay Farm             |  | Site improve  | ments to addr  | ess shifting w  | alkways/entry   | ways                                    |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| All Sites            |  |   |  |   | Const-Phase 1   |   |                 | Phase II           |   |   |                 |             |               |              |                 |            |                |      | 1      |      |
| Wood                 |  |   | Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.  Classroom modernization. Reconfigure 1 new science classroom. Mechanical/elect |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Paden                |  |   | Classroom m  | odernization.   | Reconfigure 1   | new science                             | classroom. M    | echanical/electr   | ical.                                   |   |                 |             |               |              |                 |            |                |      |        | -    |
| E.P.                 |  |   |  | Cl  |                 | 4111/-1                                 | lant feet       |                    |   |   |                 |             |               |              |                 |            |                |      |        | -    |
| Edison               | <del>                                     </del>   |   |  | Classroom m   | odernization. I | viecnanicai/e                           | lectrical.      |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Day Farm             | +  |   | Duild 4 nau  | olo caro oma . N  | lachanical/ala  | atrical                                 |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Bay Farm<br>Franklin | +  |   | Build 4 new classrooms. Mechanical/electrical.   |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            | +              |      |        |      |
| Maya Lin             | +  |   |  | onfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms.  |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Lincoln              | <del>                                     </del>   | Modernize 2 existing classrooms. Mechanical/electrical  Modernize 1 science and 1 computer lab. Mechanical/ |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            | 1              | -    |        |      |
| Woodstock (Nea       | -/ACLC)  |   | Mechanical/e   |   | Computer lab    | . Piechanical                           | / Electrical.   |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Chipman (AOA)        |  |   | Mechanical/e   |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Chipman (AOA)        | Tuuit)   |   | riccitatiical/c  | iccu icai.  |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        | +    |
| Lum                  |  |   |  | Ruild 1 new   | science classro | om Build 3 i                            | new kindergar   | ten classrooms.    |   |   |                 |             |               |              |                 |            |                |      |        | +    |
| Luiii                |  | _   |  | Dulla 1 Hew .   | SCIENCE CIASSIC | Join. Dulla 3 i                         | Kildergal       | teri ciassi oomis. |   |   |                 |             |               |              |                 |            |                |      |        | +    |
| Otis                 |  |   |  | Modernize 2   | existina kinde  | rgarten classi                          | rooms. Mecha    | nical/electrical.  |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Earhart              |  |   |  | Modernize 2 existing kindergarten classrooms. Mechanical/electrical.  Build 6 classroom building, Remove four portables. Mechanical, electrical |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Haight               |  |   |  | Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms.   |                 |   |                 | Build 2 new o      | classrooms. Me                          | echanical/ele   | ctrical.        |             |               |              |                 |            |                |      |        |      |
| Ruby Bridges         |  |   | Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.  |   |                 |   |                 |                    | , | 1   |                 |             |               |              |                 |            |                |      |        |      |
| ,g.c                 |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      |        |      |
| Alameda              |  | Plan/design   | n/obtain DSA   | approval for  | anticinated     | construction                            | n               | Construction       | starts (may                             | be be in ph   | ases due to     | eries B and | d'Series C fu | nds          |                 |            |                |      |        |      |
| Encinal              |  | ,   | ., 05 50/ .  | /   | _               |   |                 | available)         | construction                            |   | Construction    | ctarte at F | HS (mavha i   | n nhacac dua | to Sarias F     | and Spring | C funde avail: |      |        | -    |
| LIICIIIai            | Tranjucsignjobitali DS/  |   |  |   |                 | A approval for anticipated construction |                 |                    |   | Construction starts at EHS (maybe in phases due to \$ |                 |             | to Series L   | and Series   | C Turius availe |            |                |      |        |      |
|                      |  |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      | +      |      |
|                      | The estimated timelines above are subject to change based on the design process,             |   |  |   |                 |   |                 |                    | lictrict ctaf                           | f and Board   | l annrovale     | the Divici  | on of the     |              |                 |            |                |      |        |      |
|                      | State Architect (DSA) approval process, actual construction periods, and possible changes to |   |  |   |                 |   |                 |                    |   |   |                 |             |               |              |                 |            |                |      | 1      |      |
|                      |  | 1   | State Archi  | lect (DSA)  | approval pi     | ocess, act                              | uai constru     | iction period:     | s, and pos                              | sible chang   | jes to trie ei  | nure Proje  | cc Schedul    | <b>≓.</b>    |                 |            |                |      |        | +    |

# **Key Points from Option 4**

- Focuses on critical projects early in the bond program.
- The K-8 Schools and Charters projects are condensed in the beginning of the bond program.
- Both high schools are advanced in the program with planning and designing at AHS starting in 2015 and EHS planning and designing delayed one year starting in 2016.
- Construction at AHS would start in 2017 and EHS would start in 2018.



# **Key Points from Option 5**

- Focuses on critical projects early in the bond program with the K-8 Schools and Charters projects returned to the original schedule of January 27th schedule.
- Both high schools are advanced in the program with planning and designing at AHS starting in 2015 and EHS planning and designing delayed one year starting in 2016.
- Construction at AHS would start in 2017 and EHS would start in 2018.

# **Bond Funding Strategies for Schedule Options**

| Option          | 2015         | 2017         | 2018         | 2019         |
|-----------------|--------------|--------------|--------------|--------------|
| Option 1        | \$75,000,000 | \$49,000,000 |              | \$55,500,000 |
| Option 2        | \$90,000,000 | \$29,115,000 |              | \$60,385,000 |
| Options 3, 4, 5 | \$90,000,000 | \$29,000,000 | \$27,000,000 | \$33,000,000 |

### **High Priority Projects – March 2015**

Very <u>rough estimates</u> based on estimates from Facilities Master Plan documents with final amounts dependent upon cost escalation, final Board-approved scope of work, and the final public bids received.

| Project   | <b>Estimated Cost</b> |
|---|-----------------------|
| Roofing/Paving at selected sites                          | \$6,300,000           |
| Safety and Security                                       | \$3,000,000           |
| Technology and Communication                              | \$14,000,000          |
| Lum   | \$1,848,000           |
| Maya Lin  | \$1,615,000           |
| Bay Farm (estimate pending required testing/construction) | \$2,000,000           |
| Total Estimated Cost                                      | \$28,763,000          |

# **High School Projects – A Reminder of Scope of Work**

#### Alameda High School

- Structural rehab of all Historic AHS buildings
- Comprehensive restoration of HAHS Technical Arts bldg.
- Create 9 fully modernized science classrooms in HAHS East Wing
- Renovate HAHS Central Avenue façade
- Remove debris fence from HAHS buildings
- Technology, communication & safety/security
- <u>Critical</u> mechanical, electrical, roofing and accessibility improvements
- Estimated total: \$44M

#### **Encinal High School**

- Complete classroom reconfiguration of 100/200 wings
- Build two new 2 story 400 classroom wings for growth
- Complete science classrooms modernization/reconfiguration
- Modernize 600 wing and restrooms throughout campus
- Modernize existing Gym Locker Rooms
- Science and computer lab modernization at Library/Media Center
- Technology, communication & safety/security
- <u>Critical</u> mechanical, electrical, roofing and accessibility improvements
- Estimated total: \$39.5M



### **Bond Program Project Estimated Budget**

With any bond program, there should be funds set aside for unexpected contingencies, potential project budget cost overruns, and unforeseen conditions. A general rule is 10% at the beginning of a bond program. As the bond program completes projects, the amount can be reduced.

The Bond Program Schedule option selected will require careful monitoring of project budgeting and scope increase to ensure compliance with the budget constraints.

### **Remaining Considerations**

- The program presented herein does not include a comprehensive plan for anticipated growth in Alameda based on planned development projects in progress or in the future.
- The Maintenance Yard Facilities are still not addressed.
- The District Office solution is not resolved, with the current lease set to expire in January 2019.
- The Alameda Point 20-acre parcel with the Bachelors' Officers
  Quarters remains undecided.

# **Questions/Comments/Queries**