

# Schematic Design Board Presentation

## Measure I Bond Projects

Haight Elementary School

November 28, 2017

AUSD

ALAMEDA UNIFIED SCHOOL DISTRICT

Excellence & Equity For All Students



# Schematic Design Board Presentation

## Measure I Bond Project – Haight ES

### Agenda:

- Review Board Approved Implementation Plan – Budget and Scope
- Review evolution of scope
- Present site specific plans
- Discuss project cost estimate and schedule, and budget reconciliation
- Receive approval to proceed



## IMPLEMENTATION PLAN AS APPROVED BY THE BOARD OF EDUCATION IN JUNE 2014

<u>Haight Elem School</u>	<u>Growth: 51</u>	<u>Net Clsrm Chg: 2</u>	<u>\$4.3 M</u>
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- Reconfigure east wing into one new science classroom and four kindergarten classrooms
- Build two new classrooms
- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements



# IMPLEMENTATION PLAN AS APPROVED BY THE BOARD OF EDUCATION IN JUNE 2014

Haight Elem School      Growth: 51      Net Clsrm Chg: 2      \$4.3 M

- Reconfigure east wing into one new science classroom and four kindergarten classrooms
- Build two new classrooms
- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements

Budget also includes funds  
for general modernization  
upgrades

This is the **Project** budget,  
including soft costs  
estimated at 25%

Minus 25% soft costs =  
**\$3,225,000 Construction**  
budget



## Scope evolution that occurred after the Board approved Implementation plan in 2014:

- Demographic shifts since 2014 – No growth for Haight, no new classrooms needed for growth
- MOF and QKA met on site with engineering consultants to verify assumptions of the Implementation Plan
- Board has approved district design guidelines for Safety and for Technology
- Severe 2017 weather – rain and heat - has exposed new critical facility needs
- Bay area construction has exploded, causing escalation to spike beyond expected levels
- Meanwhile, the construction budget remains fixed
- MOF and QKA met with Site Committee a total of **4** times







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April 11, 2017

4:00 PM

Haight Elementary School

Haight Elementary School Measure I Bond Project

Site Committee Meeting #2

Sign-In Sheet

# SITE IMPROVEMENTS

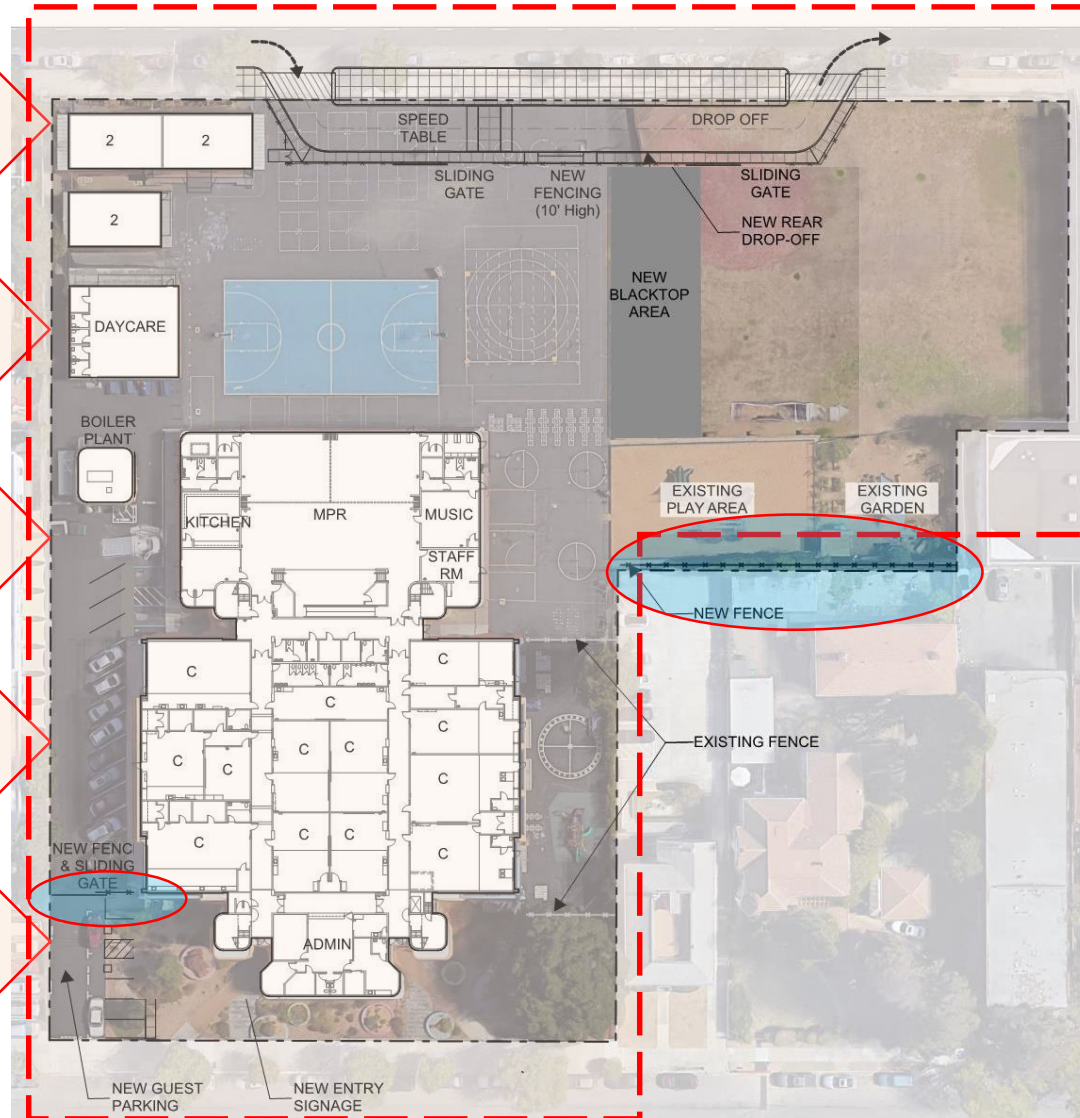
New Student Drop-off Loop and fencing with expanded black top

Improve exterior door landings for accessibility

Improve site lighting for safety

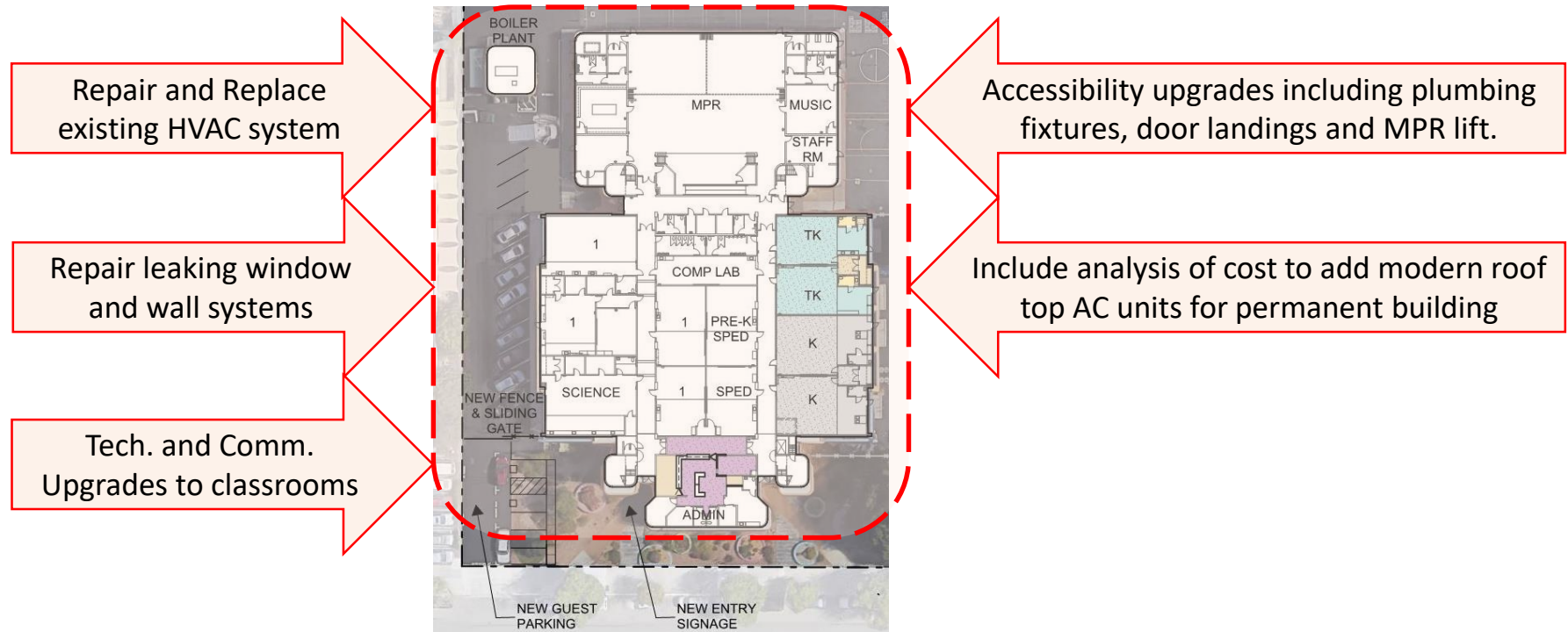
Repair Perimeter Fencing and Gates for safety

Reconfigure visitor and accessible parking





## GENERAL BUILDING IMPROVEMENTS



## SPECIFIC BUILDING IMPROVEMENTS



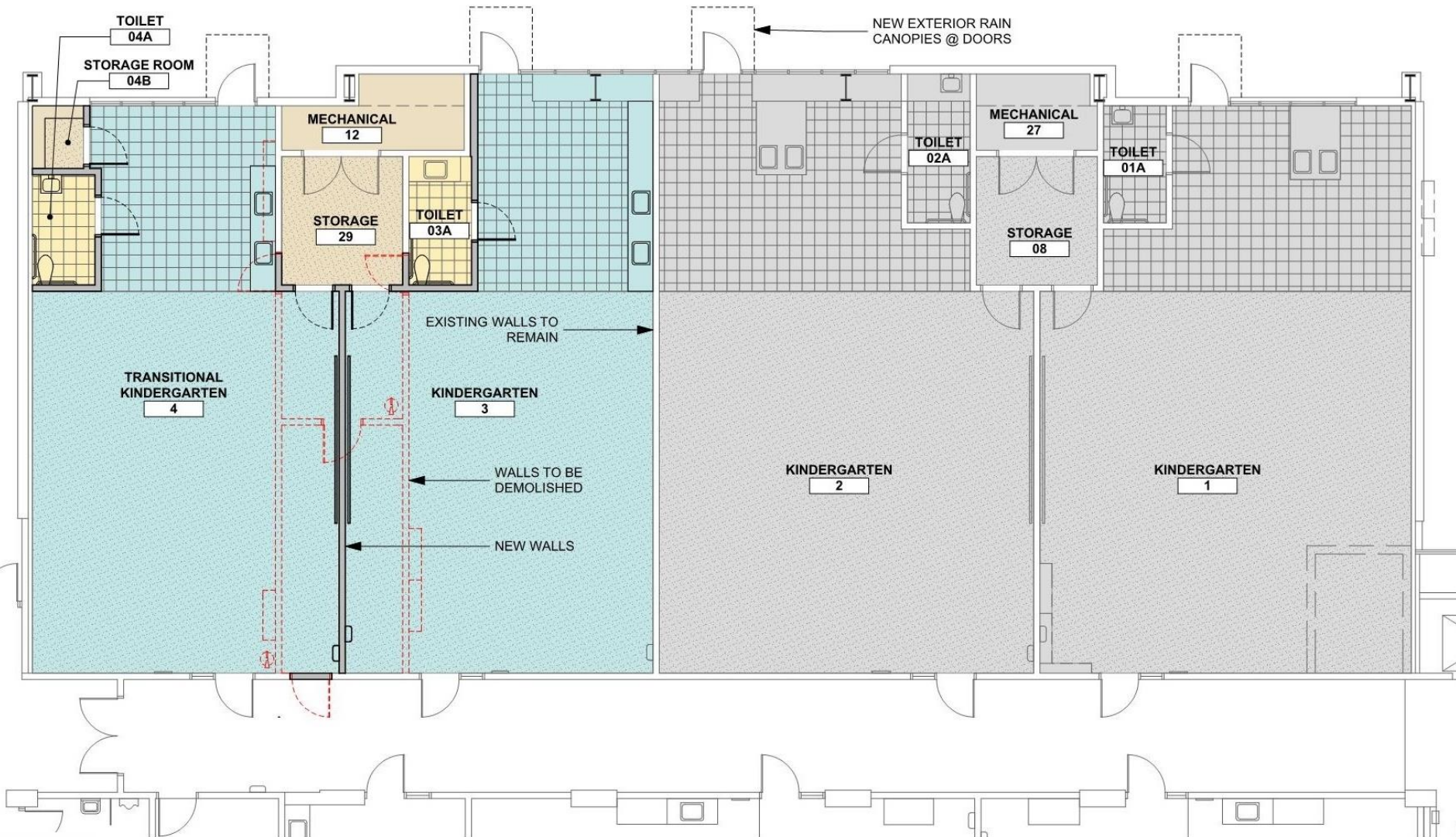
Reconfiguration of  
Administration for security

Reconfiguration of East Wing for  
new Kindergarten wing adjacent  
to kinder. Play yard



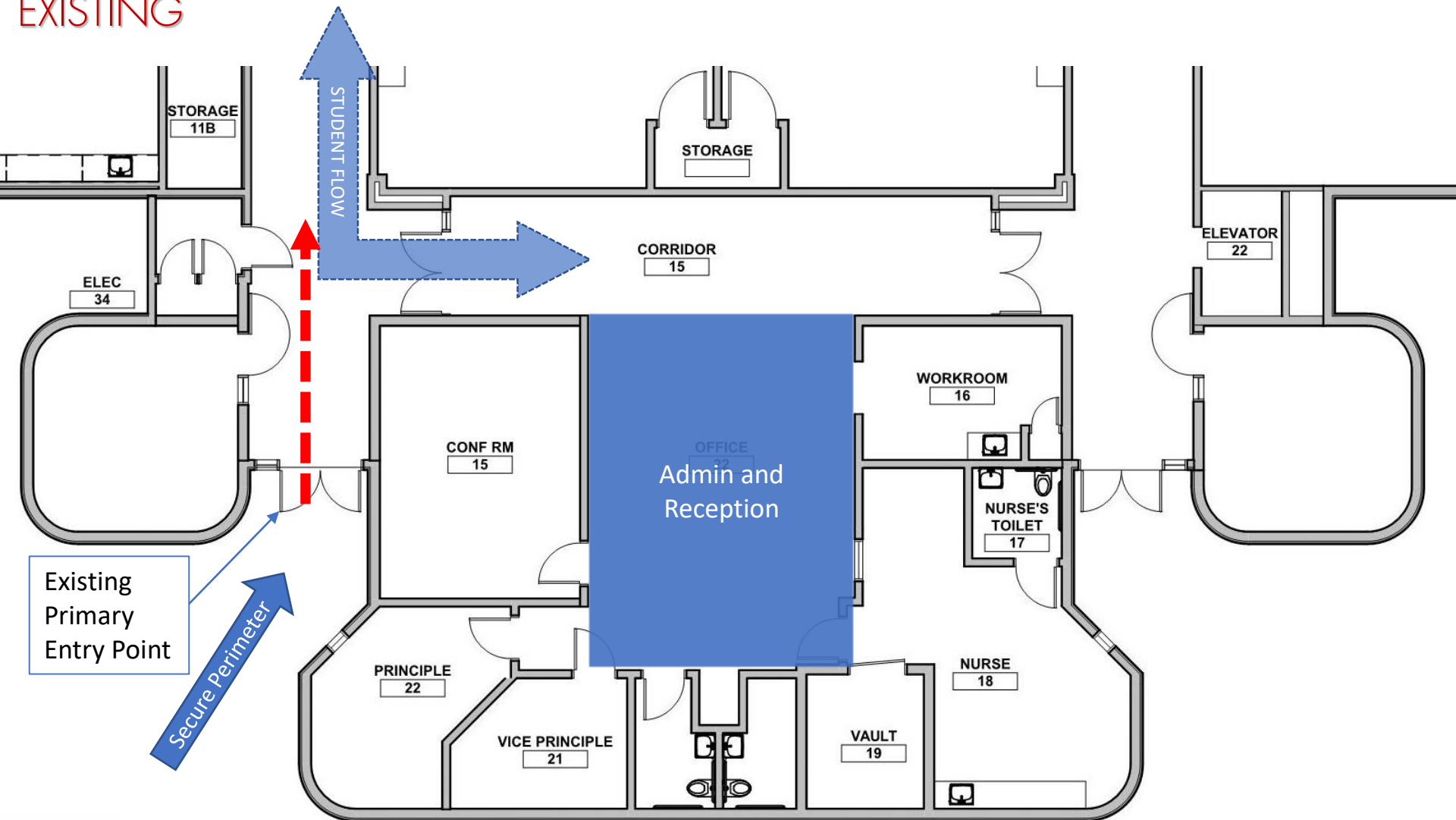


# SPECIFIC BUILDING IMPROVEMENTS – EAST WING RECONFIGURATION

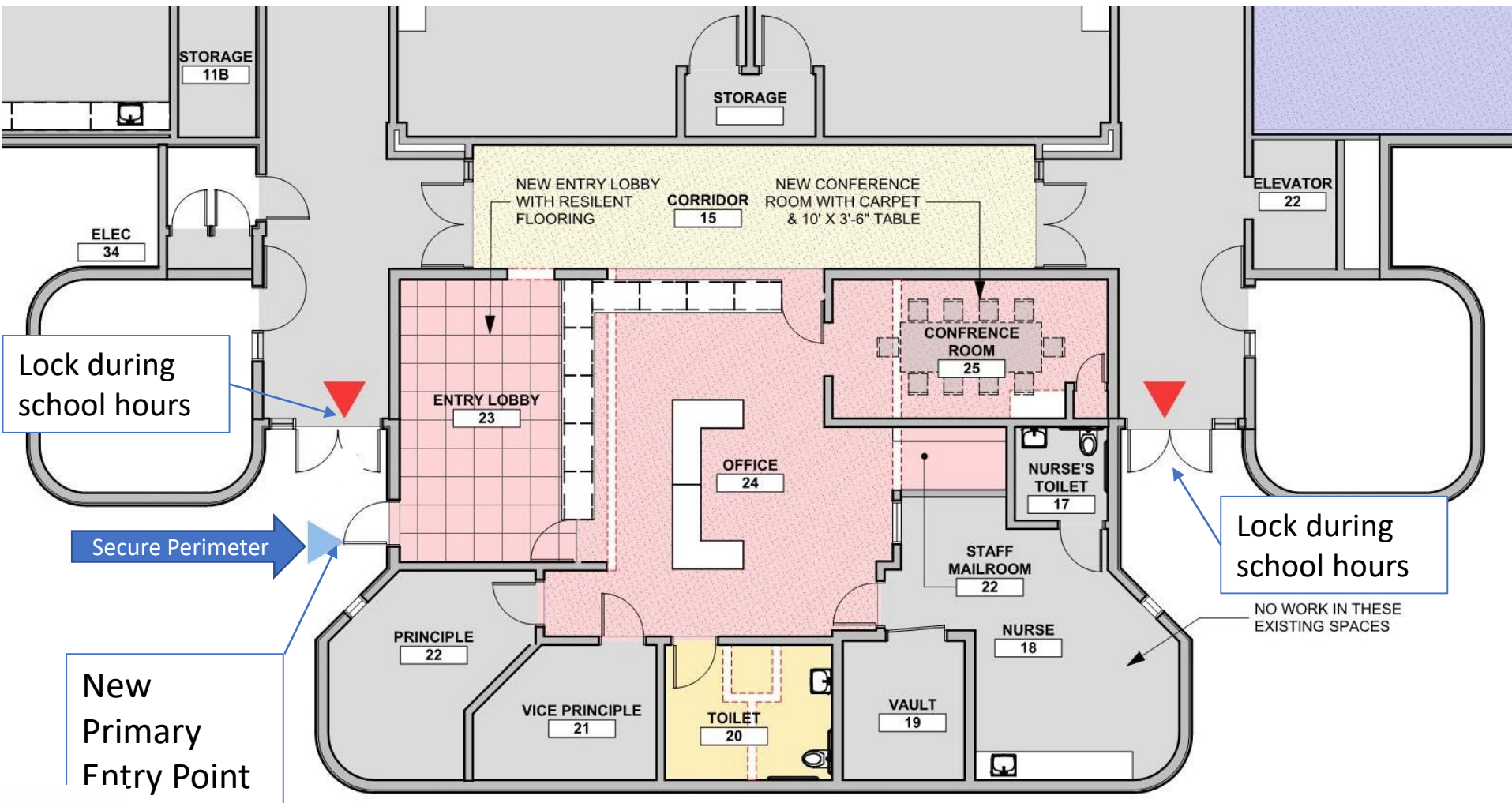


# SPECIFIC BUILDING IMPROVEMENTS – ADMINISTRATION RECONFIGURATION

## EXISTING



# SPECIFIC BUILDING IMPROVEMENTS – ADMINISTRATION RECONFIGURATION PROPOSED





Haight Elem	Growth: 51	Net Clsrm Chg: 2	Project Budget	\$	4,300,000
			Construction Budget	\$	3,225,000

- Reconfigure east wing into four kindergarten classrooms
- Build two new classrooms
- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements
- Miscellenous modernization and window replacement

Added during programming and design:

Bid alternates requested should budget allow:

- Reconfiguration of the Administration area
- Install new drop-off loop at Lincoln Ave.
- Reconfigure visitor parking

BID CONTINGENCY IF BID IN MAY  
ESCALATION CONTINGENCY IF BUILT SUMMER 2018  
TECHNOLOGY DEVICE ALLOWANCE (FROM AUD ESTIMATES)

ROUGH ALLOWANCE TO ADD AIR CONDITIONING	Ranges from	to
to		to

Haight Elem	<del>Growth: 51</del>	<del>Net Clsrn Chg: 2</del>	Project Budget	\$	4,300,000
			Construction Budget	\$	3,225,000
					ESTIMATES
➤ Reconfigure east wing into four kindergarten classrooms				\$	538,279
➤ <del>Build two new classrooms</del>				\$	-
➤ Technology, communication & safety/security				\$	1,025,618
➤ <u>Critical</u> mechanical, electrical and accessibility improvements				\$	1,034,496
➤ Miscellenous modernization and window replacement				\$	441,598
			94.26%	\$	3,039,991
<u>Added during programming and design:</u>					
Bid alternates requested should budget allow:					
➤ Reconfiguration of the Administration area				\$	287,598
➤ Install new drop-off loop at Lincoln Ave.				\$	323,927
➤ Reconfigure visitor parking				\$	73,620
			115.51%	\$	<b>3,725,136</b>
BID CONTINGENCY IF BID IN MAY			25.00%	\$	931,284
ESCALATION CONTINGENCY IF BUILT SUMMER 2018			0.00%	\$	-
TECHNOLOGY DEVICE ALLOWANCE (FROM AUSD ESTIMATES)				\$	69,625
			146.54%	\$	<b>4,726,045</b>
ROUGH ALLOWANCE TO ADD AIR CONDITIONING	Ranges from \$3,214,200 to \$3,749,900				
	246.21%	to	262.82%	<b>\$7,940,245</b>	<b>to \$8,475,945</b>

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<u>Added during programming and design:</u>					
Bid alternates requested should budget allow:					
➤ Reconfiguration of the Administration area				\$	-
➤ Install new drop-off loop at Lincoln Ave.				\$	-
➤ Reconfigure visitor parking				\$	-
			94.26%	\$	<b>3,039,991</b>
BID CONTINGENCY IF BID IN JANUARY			4.00%	\$	121,600
ESCALATION CONTINGENCY IF BUILT SUMMER 2019			6.00%	\$	182,399
TECHNOLOGY DEVICE ALLOWANCE (FROM AUD ESTIMATES)				\$	69,625
			105.85%	\$	<b>3,413,615</b>
ROUGH ALLOWANCE TO ADD AIR CONDITIONING					<b>\$0</b>
			105.85%		<b>\$3,413,615</b>



# Schematic Design Board Presentation

## Measure I Bond Projects

Haight Elementary School

November 28, 2017

Thank you!

AUSD

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