



Sierra Sands Unified School District

## **BOARD OF EDUCATION WORKSHOP**

October 9, 2014

# **AGENDA**

**PURPOSE:** THE PURPOSE OF THE WORKSHOP IS TO PROVIDE AN OVERVIEW OF THE PROCESSES INVOLVED AND THE ACTIVITIES UNDERTAKEN IN ORDER TO MANAGE THE PROJECTS TO THEIR SUCCESSFUL COMPLETION.

**FORMAT:** A PRESENTATION OF THE MEANS AND METHODS OF THE PROJECT MANAGEMENT SYSTEMS AND SERVICES PROVIDED TO IMPLEMENT THE TWO DoD PROJECTS IS INTENDED TO PROVIDE THE BACKGROUND INFORMATION REQUIRED TO ACCOMMODATE A "ROUNDTABLE" DISCUSSION ABOUT PROJECTS STATUS AND FORECAST OF FUTURE EVENTS AND MILESTONES.

**ITEM 1** PROJECT BUDGETS  
NEW MURRAY MIDDLE SCHOOL  
BURROUGHS HIGH SCHOOL MODERNIZATION  
SIEMENS REMEDIATION

**ITEM 2** PROJECT RELATED CONSULTING SERVICES

**ITEM 3** PROJECT DELIVERY METHODS



BURROUGHS HIGH SCHOOL

Project Number: 220001  
DSA A#: 03-115512



Original Date: 11-18-13  
Revised Date: 9-8-14

0 Total Project Budget		\$ 31,909,274.00		\$ 32,300,480.73		
		Original Grant Budget	Company	Revised Budget	Budget Balance	Comments
1 Site Acquisition						
A Purchase Price of Property		\$ -		10 \$ -		
B Appraisals		\$ -		10 \$ -		
C Cost Incurred in Escrow		\$ -		10 \$ -		
D Surveys		\$ -		10 \$ -		
E Other Cost		\$ -		10 \$ -		
Total Site Cost		\$ -		\$ -	\$ -	
2 Design, Consultant, Surveys and Misc. Fees						
A District Generated Fees		\$ -				
1 Personnel				20 \$ 319,100.00		Estimate@ 10% ETPC
B Basic Architectural & Engineering Design Fees		\$ 2,037,426.73	Westberg+White	20 \$ 2,037,426.73		Actual Contract
1 Schematics		\$ -		20 \$ -		
2 Design Development		\$ -		20 \$ -		
3 Construction Documents		\$ -		20 \$ -		
4 Quality Assurance		\$ -		20 \$ -		
5 DSA		\$ -		30 \$ -		
6 Bidding & Negotiation		\$ -		40 \$ -		
7 Construction Administration		\$ -		50 \$ -		
8 Post Construction		\$ -		60 \$ -		
9 DSA Acceptance		\$ -		60 \$ -		
10 Reimbursable Expenses		\$ -		20 \$ -		
11 VE and Rebid Fees				20		
12 LEED Design				20 N/A		
13.1 Additional Services #1 - Parking Lot				20 \$ 8,304.00		Redesign due to City of RC requirements
C Consultant Fees						
1.1 LEED Commissioning				20 N/A		
1.2 LEED, Application				20 N/A		
2 LEED Registration				20 N/A		
3 AV, IT & Security		\$ -		20 \$ -		Included in W+W Fee
4 Labor Compliance		\$ 26,000.00		20		
5 Furniture Consultant				20 N/A		
6 Peer Review Structural				20 N/A		
7 Peer Review Cost Estimating		\$ -		20 \$ -		
D Surveys, Test, & Specialty Fees						
1 Preliminary Test		\$ -		20 \$ -		
2 Site Investigation		\$ -		20 \$ -		
3 Land Survey		\$ 22,000.00	Eastern Sierra Survey	20 \$ 6,910.00		Actual
4 Geotechnical Report		\$ 20,000.00	BSK Associates	20 \$ 12,690.00		Estimate
5 CA Geological Fee			CGS	20 \$ 3,600.00		Actual
6 DSA Plan Check Fee		\$ 133,958.86	DSA	20 \$ 177,283.00		Actual
7 CDE Consultant		\$ 5,000.00	Capitol Advisors	20 \$ 2,500.00		Actual
8 CEQA Consultant		\$ 90,000.00	PlaceWorks	20 \$ 107,110.00		Actual
9 SWPPP Plan		\$ -		20 \$ 5,000.00		Estimate - add to W+W estimate
10 SWPPP Registration		\$ -	SWRCB	40 \$ 500.00		Estimate
11 Client Move		\$ 25,000.00		60 \$ 30,000.00		Estimate
12 Laydown Yard Fencing & Gate		\$ -		60 \$ 6,000.00		Estimate
13 SWRCB - State Water Resources Board		\$ -		20 \$ 1,500.00		Estimate
14 DTSC		\$ -		20 \$ 1,500.00		Estimate
15 City of Ridgecrest Fees		\$ 10,000.00				
E Signs, Printing, Advertisement & Misc. Project Fees		\$ 25,000.00				
1.1 Project Sign				50 \$ 650.00		Estimate
1.2 Temp. Wayfinding Signs				50 \$ -		
2.1 Printing Cost				20 \$ 15,000.00		Estimate
2.2 Printing Cost				20		
3 Bid Advertising				40 \$ 6,000.00		Estimate
4 Prof Svcs Advertising				40 \$ 6,000.00		Estimate
Subtotal of Items A, B, C, D, & E		\$ 2,394,385.59		\$ 2,747,073.73	\$ (352,688.14)	

3 Construction Phase							
A Utility Service			\$ -		50	\$ -	
B Pre-Bid Site Development						\$ -	
1	Construction Fencing		\$ -		40	\$ 10,600.00	Estimate
2	Site Security		\$ -		50	\$ 53,000.00	Estimate
3	Temporary Concrete Walkway		\$ -		50	\$ -	
4	Move Gas & Electric		\$ -		60	\$ -	
5	Connect Electric		\$ -		60	\$ -	
6	Hazmat Remediation		\$ -		60	\$ -	Incl in W+W estimate
7	Connect Electrical		\$ -		60	\$ -	
C Demolition			\$ -			\$ -	Incl in W+W estimate
D Construction - Bid Packages		Allowances	Remaining	\$ 26,410,282.00	50	\$ 26,707,158.00	W+W Estimate at 50% CD's less GC fees
1	Earthwork Exterior Improvements		\$ -		50	\$ -	
2	CIP Concrete - Structural		\$ -		50	\$ -	
3	CIP Concrete - Site		\$ -		50	\$ -	
4	Masonry		\$ -		50	\$ -	
5	Structural Steel & Misc. Metals		\$ -		50	\$ -	
6	Casework & Millwork		\$ -		50	\$ -	
7	Roofing & Roof Insulation		\$ -		50	\$ -	
8	Metal Wall Panel System		\$ -		50	\$ -	
9	Glazing		\$ -		50	\$ -	
10	Metal Studs, Drywall, etc		\$ -		50	\$ -	
11	Doors, Frames, & Hdwr		\$ -		50	\$ -	
12	Cement Plaster		\$ -		50	\$ -	
13	Flooring & Ceramic Tile		\$ -		50	\$ -	
14	Painting		\$ -		50	\$ -	
15	Specialities		\$ -		50	\$ -	
16	Plumbing & Site Utilities		\$ -		50	\$ -	
17	HVAC & Controls		\$ -		50	\$ -	
18	Electrical, Fire Alarm, Site Electrical		\$ -		50	\$ -	
19	Communications		\$ -		50	\$ -	
20	Landscaping		\$ -		50	\$ -	
21	Network Systems		\$ -		50	\$ -	
22	AV		\$ -		50	\$ -	
Total Allowance Budget			\$ -			\$ -	
E Additional Project Augmentation							
1					50		
F Change Orders		Description					
1	Change Order #				50		
2	Change Order #				50		
3	Change Order #				50		
4	Change Order #				50		
5	Change Order #				50		
Subtotal			\$ 26,410,282.00			\$ 26,770,758.00	\$ (360,476.00)
			Original Budget	Company		Revised Budget	Un-Allocated Funds
							Comments
4 Test & Inspections							
A Special Test							
1	SWPPP Monitoring		\$ -		50	\$ -	Included in W+W Estimate
2	Construction Phase Survey				50	\$ 15,000.00	
B Inspections							
1	IOR Inspector		\$ 240,000.00		50	\$ 250,000.00	Estimate for 18 months
2	Geotechnical & Special Testing and Inspections		\$ 98,000.00		50	\$ 275,000.00	Estimate for 18 months
Subtotal			\$ 338,000.00			\$ 540,000.00	\$ (202,000.00)
5 Contingency							
A Unforeseen Conditions							
1	Project Contingency		\$ 2,214,025.59		50	\$ 2,233,649.00	7% Reserve on ETPC @ Grant Agreement
2	Soft Cost Contingency		\$ 298,633.22		50		10% of Total Soft Costs
B Owner Requested							
1	Administrative Approval		\$ -		50	\$ -	
2	Administrative Approval		\$ -		50	\$ -	
Subtotal			\$ 2,512,658.81			\$ 2,233,649.00	\$ 279,009.81
6 Construction Management							
A Pre Construction Management							
1	Pre Construction Phase Services		\$ -	PROWEST	20	\$ 100,000.00	Estimate as lump sum
B Construction Phase Management							
1	Contract		\$ -	PROWEST	50	\$ 1,891,226.00	Estimate - match GC fees @ 6.6%
2	Amendment		\$ -		50		
Subtotal			\$ -				\$ -
7 Furniture and Group II Equipment							
A Furnishings and Modular Systems			\$ -			\$ -	
1	Seating & Classroom Tables				60	\$ -	Re-used only
2	Computer Lab Tables		\$ -		60	\$ -	
3	Library Shelving/Wkstns/Appliances		\$ -		60	\$ -	Included in W+W Estimate
4	ENO Boards				60	\$ -	Estimate
5	Relocate Existing Kitchen Equipment				60	\$ -	Included in Moving Costs
B Equipment / Computers		Qty	Cost Ea.	Total			
1	Instructors Computers	6	\$1,000.00	\$6,000.00		60	\$ 6,000.00
2	OFCl IT Hardware	1	\$3,000.00	\$3,000.00		60	\$ 3,000.00
3	Computer Lab Computers	0	\$0.00	\$0.00		60	\$ -
4	ADA Computer Lab	0	\$0.00	\$0.00		60	\$ -
5	Clocks	8	\$150.00	\$1,200.00		60	\$ -
C Group II Equipment							
1	IT Equipment		\$ -		60	\$ -	Included in W+W Estimate
2	AV Equipment		\$ -		60	\$ -	Included in W+W Estimate
Subtotal			\$ 253,947.60			\$ 9,000.00	\$ 244,947.60
8 Total Project Cost			\$ 31,909,274.00			\$ 32,300,480.73	\$ (391,206.73)

OVER BUDGET						
9   LEGEND			CASH FLOW			
			Phase for Cash Flow	Budget		
		Budget, Contract or P.O. Pending	Preliminary Phase	10	\$0.00	
		Allowances	Design Phase	20	\$2,797,923.73	
		Subtotals	DSA Review Phase	30	\$0.00	
		Project Augmentation	Bidding Phase	40	\$23,100.00	
		Change Orders	Construction Phase	50	\$31,425,683.00	
		Unanticipated Expenses	Closeout Phase	60	\$45,000.00	
			Un-Allocated Funds	70	-\$391,206.73	
			Total Budget		\$33,900,500.00	

ALTERNATE BID ITEMS							
	No.	Description	Estimated		Bid Amount	Accepted Item	
	1					\$ -	
	2					\$ -	
	3					\$ -	
	4					\$ -	
	5					\$ -	
	6					\$ -	
	7					\$ -	
	8					\$ -	
	9					\$ -	
	10					\$ -	
	11					\$ -	
	12					\$ -	
	13					\$ -	
	14					\$ -	
Subtotal of Bid Alternates			\$ -			\$ -	





MURRAY MIDDLE SCHOOL

Project Number: 210001  
DSA A#: 0



Original Date: 11-18-13  
Revised Date: 9-8-14- MODULAR OPTION

0		Total Project Budget		\$ 39,542,838.00		\$ 39,542,838.00			
				Original Grant Budget	Company		Revised Budget	Budget Balance	Comments
1 Site Acquisition									
A		Surveys		\$ -		10	\$ -		
B		Appraisals		\$ -		10	\$ -		
C		Lease Payment In Kind		\$ -		10	\$ -		
Total Site Cost				\$ -			\$ -	\$ -	
2 Design, Consultant, Surveys and Misc. Fees									
A		District Generated Fees					\$ -		
1		Personnel		\$ 271,249.00		20	\$ 395,000.00		Estimate @ 10% of Grant TPC
B		Basic Architectural & Engineering Design Fees		\$ 1,920,057.05	W+W	20	\$ 1,205,795.00		90% Construction Documents
1		Schematics			IBI GROUP	20	\$ 1,200,000.00		Actual
2		Design Development				20			
3		Construction Documents				20			
4		Quality Assurance				20			
5		DSA				30			
6		Bidding & Negotiation				40			
7		Construction Administration				50			
8		Post Construction				60			
9		Warranty				60			
10		Reimbursable Expenses			IBI GROUP	20	\$ 130,000.00		Actual
11		VE and Rebid Fees				20			
C		Consultant Fees							
1		AV, IT & Security		\$ -		20	\$ -		
2		Threat Force Protection Consultant			Protective Technologies	20	\$ 99,000.00		Actual
3		Peer Review Structural		\$ -		20	\$ -		
4		Peer Review Cost Estimating			ProWest Constructors	20	\$ 17,000.00		Actual
5		Labor Compliance		\$ 5,000.00		20	\$ 5,000.00		Estimate
D		Surveys, Test, & Specialty Fees							
1		Preliminary Test		\$ -		20	\$ -		
2		CEQA Consultant		\$ 110,000.00	PlaceWorks	20	\$ 133,268.00		Actual
2.1		CEQA Consultant - increase per DTSC			PlaceWorks	20	\$ 44,245.00		Actual
2.2		CEQA Consultant - Additional Soil Lab			PlaceWorks	20	\$ 5,500.00		Estimate
3		Land Survey		\$ 32,000.00	East Sierra Land Survey	20	\$ 8,610.00		Actual
4		Geotechnical Report		\$ 26,000.00	BSK Associates	20	\$ 65,100.00		Actual
5		CA Geological Fee			CGS	20	\$ 3,600.00		Actual
6		DSA Plan Check Fee		\$ 153,604.56	DSA	20	\$ 153,604.00		Estimate
7		CDE Consultant		\$ 5,000.00	Capitol Advisors	20	\$ 10,835.00		Actual
8		Fire Hydrant Flow Test			Kern County Fire Dept	20	\$ 340.00		Actual
9		SWPPP Plan				20	\$ 5,000.00		Estimate
10		SWPPP Registration			SWRCB	40	\$ 500.00		Estimate
11		Client Move		\$ 20,000.00		60	\$ 30,000.00		Estimate
12		Laydown Yard Fencing & Gate				60	\$ 6,000.00		Estimate
13		SWRCB - State Water Resources Board				60	\$ 1,000.00		Estimate
14		DTSC		\$ 1,500.00		60	\$ 31,767.00		Actual
15		City of Ridgecrest Fees		\$ 10,000.00		60	\$ 20,624.00		Estimate
16		Earthquake Fault Investigation		\$ 167,000.00	BSK Associates	60	\$ -		See Geotech Report
E		Signs, Printing, Advertisement & Misc. Project Fees							
1.1		Project Sign				50	\$ 500.00		Estimate
1.2		Temp. Wayfinding Signs		\$ -		50	\$ -		
2.1		Printing Cost		\$ 25,000.00		20	\$ 15,000.00		Estimate
2.2		Printing Cost				20			
3		Professional Services Bid Advertising				40	\$ 6,000.00		Estimate
4		Construction Bid Advertising				40	\$ 6,000.00		Estimate
Subtotal of Items A, B, C, D, & E				\$ 2,746,410.61			\$ 3,599,288.00	\$ (852,877.39)	

<div><div></div><div><div>SIEMENS REMEDIATION</div><div>Project Number : DSA A#</div></div><div></div></div> <div><div>Original Date: 7-31-14</div><div>Revised Date: 9-24-14</div></div>						
0 Total Project Budget		\$ 7,000,000.00		\$ 7,000,000.00		\$ -
	Original Budget	Company		Revised Budget	Budget Balance	Comments
1 Site Acquisition						
A Purchase Price of Property		NA		\$ -		
B Appraisals	\$ -	NA		\$ -		
C Cost Incurred in Escrow	\$ -	NA		\$ -		
D Surveys	\$ -	NA		\$ -		
E Other Cost	\$ -	NA		\$ -		
Total Site Cost	\$ -			\$ -		
2 Design, Consultant, Surveys and Misc. Fees						
A Preliminary Fees						
1 Programming		RBB	20			
B Basic Architectural Design Fees	\$ 179,843.00	RBB	20	\$ 179,843.00		Monroe and Vieweg Category 4 +5 Only
1 Schematics		RBB	20			
2 Design Development		RBB	20			
3 Construction Documents		RBB	20			
4 DSA		RBB	20			
5 Bidding & Negotiation		RBB	40			
6 Construction Administration		RBB	20			
7 Project Closeout/Warranty		RBB	20			
8 Reimbursable Expenses	\$ 14,387.00	RBB	20	\$ 14,387.00		
Sub-Total Basic Architectural Services		\$ 194,230.00				
9.1 Architectural Additional Services #1	\$ 830,443.00	RBB	20	\$ 830,443.00		Richmond, Vieweg, PAC, Mesquite Category 3
Reimbursable Expenses	\$ 66,435.00		20	\$ 66,435.00		
9.2 Architectural Additional Services #2		RBB	20			
9.3 Architectural Additional Services #3		RBB	20			
9.4 Architectural Additional Services #4		RBB	20			
9.5 Architectural Additional Services #5		RBB	20			
Sub-Total Additional Architectural Services		\$ 896,878.00				
C Consultant Fees						
1.1 LEED Certifying/Commissioning		NA	20			
1.2 LEED, Application		NA	20			
1.3 LEED Registration		NA	20			
2 AV, IT & Security		NA	20			
3 Furniture Consultant		NA	20			
D Surveys, Test, & Specialty Fees		NA	20			
1 Preliminary Test		NA				
2 Site Investigation		NA				
3 Land Survey		NA	20			
4 Geotechnical Report		NA	20			
5 USGS Review Fee		NA	20			
6 DSA Plan Check Fee	\$ 108,000.00	DSA	30	\$ 108,000.00		Estimate
7 Hazardous Material Survey			20			
8 Value Engineering			20			
9 Survey -Additional Services			20			
10 Fire Hydrant Flow Test			20			
11 SWPPP Plan			20			
12 SWPPP Registration			40			
13 Client Move			50			
E Signs, Printing, Advertisement & Misc. Project Fees			50			
1.1 Project Sign			50			
1.2 Misc. Temp. Signs	\$ 1,000.00		50	\$ 1,000.00		Estimate
2 Printing Cost for Bidding Purposes	\$ 2,000.00	IB Reprographics	40	\$ 2,000.00		Estimate
3 Bid Advertising #1	\$ 1,000.00		40	\$ 1,000.00		Estimate
4 Bid Advertising #2	\$ 1,000.00		40	\$ 1,000.00		Estimate
f Insurance			40			
OCIP Phase 1			40			
Phase 2		NA	50			
Subtotal of Items A, B, C, D, & E	\$ 1,204,108.00	30%		\$ 1,204,108.00	\$ -	
3 Construction Phase						
A Utility Service			50	\$ -		
B Site Development			50	\$ -		
C Construction	\$ 2,700,000.00	Remainder of 70% of ETPC	50	\$ 2,700,000.00		Richmond, Vieweg, Mesquite, PAC
D BHS - PRIOR A# WORK	\$ 1,200,000.00	Preliminary Estimate	50	\$ 1,200,000.00		Burroughs
A			50			
B			50			
C			50			
Subtotal Prior Projects						
E Demolition						
F Construction - Bid Packages - PHASE 1	Allowances	Remaining				
1 Site and Building Demolition			50			
2 Earthwork & Exterior Improvements			50			
3 Cast in place concrete (Structual)			50			
4 Cast in place concrete (Site)			50			
5 Masonry			50			
6 Structural Steel & Miscellaneous Metals			50			
7 Casework & Millwork			50			
8 Roofing			50			
9 Metal Panel Wall System			50			
10 Glazing			50			
11 Metals Studs, Drywall,Insulation& Ceilings			50			
12 Doors, Frames,&Hardware			50			
13 Stucco			50			
14 Flooring & Ceramic Tile			50			
15 Painting			50			
16 Specialties			50			
17 Fire Sprinkler			50			
18 Plumbing & Site Utilities			50			
19 HVAC & Controls			50			
20 Electrical, Fire Alarm, & Site Electrical			50			
21 Communications			50			
22 Landscaping & Irrigation			50			
18 Total Allowance Budget	\$ -	\$ -				
19 Deduct Change Orders						
G Construction - Bid Packages - PHASE 2	Allowances	Deduct C.O.				
BP01 Earthwork			50			
BP02 Site Plumbing & Gas			50			
BP03 Site Electrical, Low Voltage & HVAC Connections			50			
BP05 Cast-in-place Concrete Foundations (Structural)			50			
BP06 Cast-in-place Site Concrete			50			
BP07 Greenhouse Installation			50			
BP08 Shade Structure Installation			50			
BP10 General Trades			50			
Sub-total Phase 1 (Labor Only)	\$ -					
	Original Budget	Company		Revised Budget	Budget Balance	Comments
H Scope Changes due to unforeseen field conditions etc. Phase 2			50			
			50			
			50			
J Change Orders						
1			50	\$ -		
K SUPPLEMENTAL FUNDING			50			
L SUPPLEMENTAL FUNDING FOR INFLATION CONTINGENCY			50			
	\$ 3,900,000.00			\$ 3,900,000.00	\$ -	
4 Test & Inspections						
A Special Test						
1 SWPPP Monitoring			50	\$ -		
2 Structural Survey			50	\$ -		
B Inspections						
1 IOR Inspector	\$ 78,750.00	\$75/H for 6 months (1040)	50	\$ 78,750.00		Estimate
2.1 Testing & Inspections	\$ 150,000.00	LS	50	\$ 150,000.00		Estimate
2.2 Soils Testing			50			
2.3 Special Inspections - Additional Scope			50	\$ -		
Subtotal	\$ 228,750.00			\$ 228,750.00	\$ -	

5 Contingency							
A Unforeseen Conditions							
1	Project Contingency		\$ 894,142.00	15.7% ETPC	5%	\$ 845,142.00	Estimate
B Owner Requested							
1	Administrative Approval	AA#	Description				
Subtotal			\$ 894,142.00			\$ 845,142.00	\$ 49,000.00
6 Project and Construction Management							
A Pre Construction Management							
1	Pre Construction Services		\$ 100,000.00		20	\$ 100,000.00	
B Construction Management							
1	Contract		\$ 392,000.00		5%	\$ 392,000.00	
2	Reimbursable				40		
C Project Management			\$ 281,000.00		50	\$ 281,000.00	
Subtotal			\$ 773,000.00			\$ 773,000.00	\$ -
7 Furniture and Group II Equipment							
A Furnishings and Modular Systems							
1	Temporary Boiler Rental				5%	\$ 49,000.00	
2					50		
3					50		
4					50		
5					50		
6					50		
7					50		
8					50		
9					50		
10					50		
11					50		
B Equipment / Computers		Qty	Cost	Total		60	
1	Instructors Computers	0	\$0.00	\$0.00		60	
2	Faculty Computers	0	\$0.00	\$0.00		60	
3	Computer Lab	0	\$0.00	\$0.00		60	
4	ADA Computer Lab	0	\$0.00	\$0.00		60	
5	Wireless Clocks	10	\$0.00	\$0.00			
C Group I Equipment						60	
Subtotal			\$ -			\$ -	
						\$ 49,000.00	\$ (49,000.00)
8 Total Project Cost							
			\$ 7,000,000.00			\$ 7,000,000.00	\$ -
9 LEGEND							
		Phase for Cash Flow			Budget		
		Preliminary Phase		10	\$0.00		
		Design Phase		20	\$1,191,108.00		
		DSA Review Phase		30	\$108,000.00		
		Bidding Phase		40	\$4,000.00		
		Construction Phase		50	\$5,696,892.00		
		Closeout Phase		60	\$0.00		
		Budget Balance		70	\$ -		
		Total Budget			\$7,000,000.00		

3 Construction Phase							
A Utility Service					50	\$ -	
1	Water	\$ 83,000.00	IWVWD		50	\$ 83,000.00	Estimate
2	Power	\$ 50,000.00	SCE		50	\$ 21,000.00	Estimate
3	Cable	\$ -	MediaComm		50	\$ 5,000.00	Estimate
4	Gas	\$ 50,000.00	PG&E		50	\$ 1,500.00	Estimate
5	Sewer Connection Fees	\$ 5,000.00	NAWS		50	\$ 5,000.00	Estimate
B Pre-Bid Site Development							
1	Construction Fencing				40	\$ 10,600.00	Estimate
2	Rerouting of Firewire	\$ -			50	\$ -	
3	Temporary Concrete Walkway	\$ -			50	\$ -	
4	Move Gas & Electric	\$ -			60	\$ -	
5	Connect Electric	\$ -			60	\$ -	
6	Hazmat Remediation				60	\$ 15,000.00	Estimate - transite pipe disposal
C Site Security					50	\$ 53,000.00	Estimate
D Demolition							
1	Demo Old Murray				50	\$ 3,200,000.00	From Grant Agreement
2	Demo Existing Underground Utilities				50	\$ 120,000.00	Estimate for removal
E Construction - Bid Packages		Allowances	Remaining	\$ 34,510,000.00		50	\$ 27,087,363.00
1	Earthwork Exterior Improvements		\$ -		50	\$ -	
2	CIP Concrete - Structural		\$ -		50	\$ -	
3	CIP Concrete - Site		\$ -		50	\$ -	
4	Masonry		\$ -		50	\$ -	
5	Structural Steel & Misc. Metals		\$ -		50	\$ -	
6	Casework & Millwork		\$ -		50	\$ -	
7	Roofing & Roof Insulation		\$ -		50	\$ -	
8	Metal Wall Panel System		\$ -		50	\$ -	
9	Glazing		\$ -		50	\$ -	
10	Metal Studs, Drywall, etc		\$ -		50	\$ -	
11	Doors, Frames, & Hdwr		\$ -		50	\$ -	
12	Cement Plaster		\$ -		50	\$ -	
13	Flooring & Ceramic Tile		\$ -		50	\$ -	
14	Painting		\$ -		50	\$ -	
15	Specialities		\$ -		50	\$ -	
16	Plumbing & Site Utilities		\$ -		50	\$ -	
17	HVAC & Controls		\$ -		50	\$ -	
18	Electrical, Fire Alarm, Site Electrical		\$ -		50	\$ -	
19	Communications		\$ -		50	\$ -	
20	Landscaping		\$ -		50	\$ -	
21	Network Systems		\$ -		50	\$ -	
22	AV		\$ -		50	\$ -	
Total Allowance Budget			\$ -	\$ -		\$ -	
F Additional Project Augmentation							
1					50		
G Change Orders		Description					
1	Change Order #				50		
2	Change Order #				50		
3	Change Order #				50		
4	Change Order #				50		
5	Change Order #				50		
Subtotal			\$ 34,698,000.00			\$ 30,601,463.00	\$ 4,096,537.00
			Original Budget	Company		Revised Budget	Un-Allocated Funds
							Comments
4 Test & Inspections							
A Special Test							
1	SWPPP Monitoring	\$ -			50	\$ 33,000.00	Estimate
2	Construction Phase Survey				50	\$ 25,000.00	Estimate
B Inspections							
1	IOR Inspector	\$ 392,450.00			50	\$ 250,000.00	Estimate for 18 months
2	Special Inspections and Materials Testing	\$ 160,000.00			50	\$ 275,000.00	Estimate for 18 months
Subtotal		\$ 552,450.00				\$ 583,000.00	\$ (30,550.00)
5 Contingency							
A Unforeseen Conditions							
1	Project Contingency	\$ 1,035,860.14	3% of Grant TPC		50	\$ 2,415,528.00	6% Reserve on TPC in Grant Agreement
2	Soft Cost Contingency	\$ 338,702.62			50	\$ 307,569.00	8.5% of Total Soft Cost Budget
B Owner Requested							
1	Administrative Approval	\$ -			50	\$ -	
2	Administrative Approval	\$ -			50	\$ -	
Subtotal		\$ 1,374,562.76				\$ 2,723,097.00	\$ (1,348,534.24)
							7% Reserve on TPC in Grant Agreement
6 Construction Management							
A Pre Construction Management							
1	Pre Construction Phase Services	\$ -	CM		20	\$ 100,000.00	Estimate
B Construction Phase Management							
1	Contract	\$ -	CM		50	\$ 1,893,990.00	Estimate @7% ETCC
2	Amendment	\$ -			50		
Subtotal		\$ -				\$ 1,993,990.00	\$ (1,993,990.00)



7 Furniture and Group II Equipment									
A Furnishings and Modular Systems				\$	-			\$	-
1	Seating & Classroom Tables			\$	-		60	\$	20,000.00
2	Computer Lab Tables			\$	-		60	\$	-
3	Library Shelving/Wkstns/Appliances			\$	-		60	\$	-
4	Relocate Bleachers from Old Murray			\$	-		60	\$	10,000.00
5	Relocate Existing Kitchen Equipment			\$	-		60	\$	3,000.00
B Equipment / Computers									
		Qty	Cost Ea.	Total	\$	171,414.63			
1	Instructors Computers	6	\$1,000.00	\$6,000.00	\$	-	60	\$	6,000.00
2	OFCI IT Hardware	1	\$3,000.00	\$3,000.00	\$	-	60	\$	3,000.00
3	Computer Lab Computers	0	\$0.00	\$0.00	\$	-		\$	-
4	ADA Computer Lab	0	\$0.00	\$0.00	\$	-	60	\$	-
5	Clocks	8	\$150.00	\$1,200.00	\$	-	60	\$	-
C Group II Equipment									
1	IT Equipment				\$	-	60	\$	-
2	AV Equipment				\$	-	60	\$	-
Subtotal				\$	171,414.63			\$	42,000.00
								\$	129,414.63
8 Total Project Cost				\$	39,542,838.00			\$	39,542,838.00
								\$	-
				OVER BUDGET	\$	-			UNDER BUDGET
9 LEGEND					CASH FLOW				
					Phase for Cash Flow		Budget		
		Budget, Contract or P.O. Pending			Preliminary Phase	10	\$0.00		
		Allowances			Design Phase	20	\$3,596,897.00		
		Subtotals			DSA Review Phase	30	\$0.00		
		Project Augmentation			Bidding Phase	40	\$23,100.00		
		Change Orders			Construction Phase	50	\$35,776,450.00		
					Closeout Phase	60	\$146,391.00		
					Un-Allocated Funds	70	\$0.00		
					Total Budget		\$39,542,838.00		

ALTERNATE BID ITEMS							
	NO.	Description	Estimated			Bid Amount	Accepted Item
	1						\$ -
	2						\$ -
	3						\$ -
	4						\$ -
	5						\$ -
	6						\$ -
	7						\$ -
	8						\$ -
	9						\$ -
	10						\$ -
	11						\$ -
	12						\$ -
	13						\$ -
	14						\$ -
Subtotal of Bid Alternates			\$ -				\$ -



Sierra Sands Unified School District



# **BOARD OF EDUCATION WORKSHOP ANTICIPATED CONSULTING SERVICES MAJOR CAPITAL PROJECTS (PROJECT RELATED SOFT COSTS)**

## **PRE-DESIGN PHASE SERVICES**

PRE-DESIGN PHASE SERVICES ESTABLISH THE DESIGN CRITERIA TO BE USED IN THE DESIGN & DEVELOPMENT OF THE PROJECT.		
SERVICE	PURPOSE	REGULATORY AGENCY
BOUNDARY & TOPOGRAPHIC SURVEY.	ESTABLISH THE PHYSICAL LIMITS & TOPOGRAPHIC FEATURES OF THE SITE.	DSA OPSC
GEOTECHNICAL SURVEY & REPORT	EXAMINE, SAMPLE & TEST EXISTING SOILS CONDITIONS & RESEARCH ARCHIVAL DATA TO ESTABLISH THE GEOTECHNICAL DESIGN CRITERIA TO BE USED FOR STRUCTURAL DESIGN,	DSA OPSC
ENVIRONMENTAL SURVEY(S) & REPORT(S) (1)	EXAMINE, SAMPLE & TEST EXISTING ENVIRONMENTAL CONDITIONS & RESEARCH ARCHIVAL DATA TO EITHER VALIDATE THE SITE AS BEING ACCEPTABLE OR PRESCRIBE MEASURES NECESSARY TO ACHIEVE COMPLIANCE	OPSC CEQA

### **NOTES**

(1) PROTOCOLS FOR ENVIRONMENTAL ASSESSMENTS ARE GENERALLY AS FOLLOWS:

- EXISTING DEVELOPED SITES GENERALLY REQUIRE A NEGATIVE DECLARATION STATING THAT EXISTING CONDITIONS ARE SUCH THAT ADDITIONAL DEVELOPMENT WILL HAVE MINIMAL ENVIRONMENTAL IMPACT.
- SITES WHICH HAVE NOT PREVIOUSLY BEEN DEVELOPED ("GREENFIELD" SITES) REQUIRE A PRELIMINARY INVESTIGATION AND ASSESSMENT. BARRING ANY EVIDENCE OF A NEGATIVE ENVIRONMENTAL IMPACT, A NEGATIVE DECLARATION IS PREPARED AND FILED.
- SITES WHICH ARE VACANT, BUT HAVE PREVIOUSLY BEEN DEVELOPED ("BROWNFIELD" SITES) REQUIRE A PRELIMINARY INVESTIGATION AND ASSESSMENT. ANY EVIDENCE OR EVEN SUGGESTION THAT THERE MAY BE TOXIC MATERIALS FOUND ON THE SITE REQUIRES FURTHER INVESTIGATION AND TESTING.



Sierra Sands Unified School District

## BOARD OF EDUCATION WORKSHOP PROJECT DELIVERY

**1**

THE TWO DoD PROJECTS ARE VERY DIFFERENT FROM EACH OTHER AND EACH PRESENT A SET UNIQUE SET OF CIRCUMSTANCES AND CHALLENGES

BURROUGHS IS A SERIES OF INTEGRATED PROJECTS THAT MUST BE CONSTRUCTED IN A SEQUENCE THAT CAUSES THE MINIMUM OF DISRUPTION WHILE THE SCHOOL REMAINS OPERATIONAL AND FUNCTIONAL

MURRAY WILL BE DELIVERED AS A SET OF PERMANENT MODULAR STRUCTURES, THAT, GIVEN THE VARIETY OF FUNCTIONAL REQUIREMENTS WILL, IN ALL PROBABILITY BE PROVIDED BY MORE THAN ONE MANUFACTURER

**2**

GIVEN THE AGREEMENTS WITH THE OEA, THESE PROJECTS ARE BOTH EXTREMELY COST & TIME SENSITIVE

**3**

BOTH PROJECTS ARE BEING EXECUTED IN A TRADITIONAL DESIGN - BID - BUILD FORMAT. WITHIN THIS FORMAT THERE ARE 2 DELIVERY OPTIONS

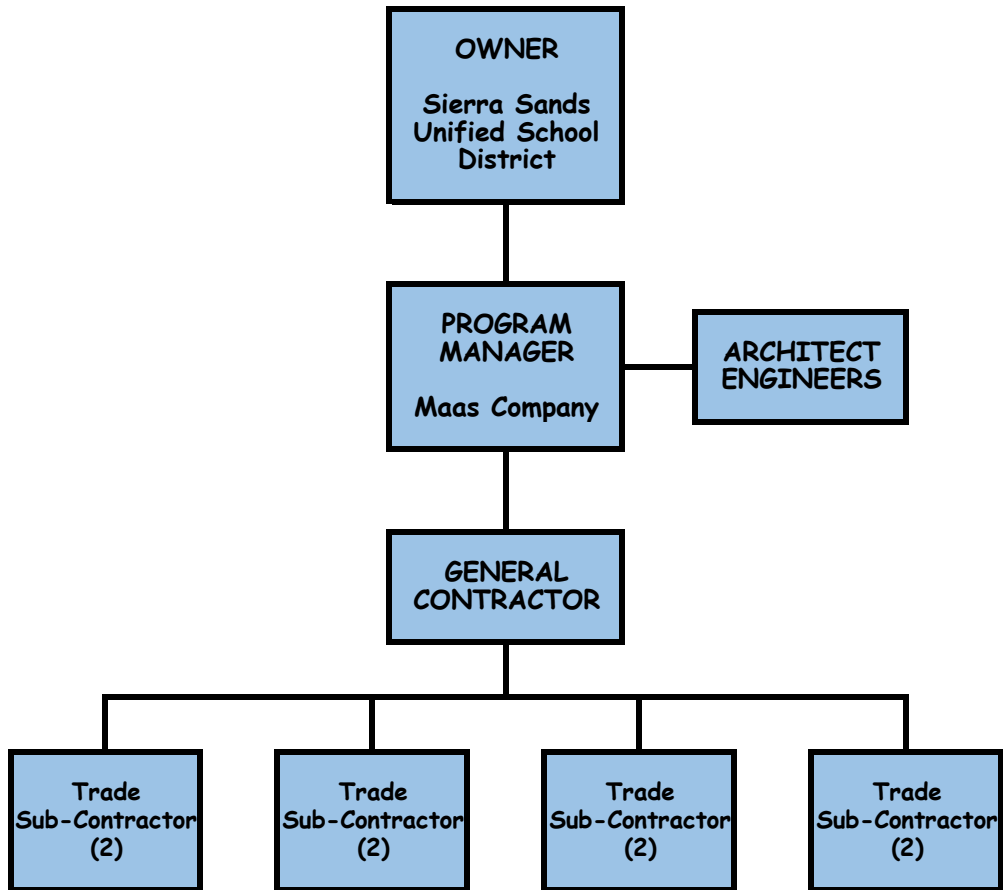
SINGLE CONTRACT, LUMP SUM  
BID BY A GENERAL CONTRACTOR  
(SEE EXHIBIT A)

MULTIPLE PRIME TRADE  
CONTRACTS MANAGED BY A  
CONSTRUCTION MANAGER  
(SEE EXHIBIT B)

# EXHIBIT A

## PROJECT ORGANIZATION CHART<sup>(1)</sup>

### TRADITIONAL GENERAL CONTRACTOR MODEL



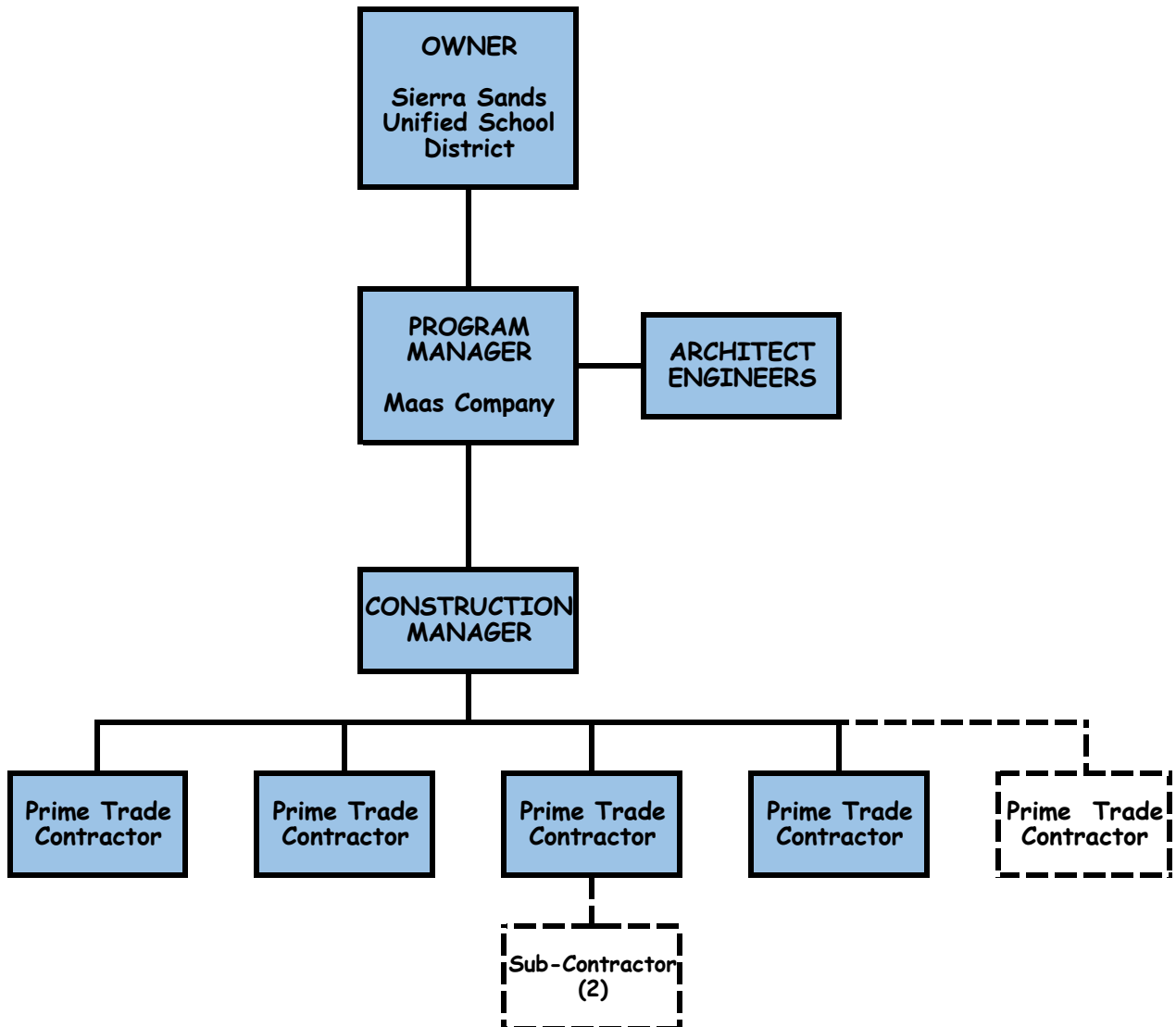
#### NOTES

- (1) This Chart is intended to demonstrate the organizational structure for management purposes only. The Program Manager, Architect and General Contractor contract directly with SSUSD separate and apart from each other, avoiding conflict of interest.
- (2) Sub-Contractors contract directly to Prime Trade Contractors.

# EXHIBIT B

## PROJECT ORGANIZATION CHART<sup>(1)</sup>

### MULTIPLE PRIME TRADE CONTRACTOR MODEL



#### NOTES

- (1) This Chart is intended to demonstrate the organizational structure for management purposes only. The Program Manager, Architect, Construction Manager and Prime Trade Contractors each contract directly with SSUSD separate and apart from each other, avoiding conflict of interest.
- (2) Sub-Contractors contract directly to Prime Trade Contractors.

# 4

## CONSTRUCTION MANAGER ROLES & RESPONSIBILITIES

### PRE-CONSTRUCTION SERVICES CONSIST OF:

- DETAILED COST ESTIMATE ESTABLISHING PROJECT BUDGETS PRIOR TO FORMAL BIDDING
- DEVELOPMENT OF MASTER PROJECT SCHEDULE, WHICH BECOMES PART OF THE BID PACKAGE(S) AND, ULTIMATELY, INCORPORATED INTO THE CONTRACT FOR CONSTRUCTION.
- DEVELOPMENT OF A CONSTRUCTION SEQUENCING PLAN & STRATEGY, WHICH BECOMES PART OF THE BID PACKAGE(S) AND, ULTIMATELY, INCORPORATED INTO THE CONTRACT FOR CONSTRUCTION.
- FIELD SURVEY & REPORT CLEARLY ESTABLISHING EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

### THE CONSTRUCTION MANAGER:

- PREPARES EACH INDIVIDUAL BID PACKAGE.
- UNDERTAKES AN OUTREACH PROGRAM, MAKING DIRECT CONTACT WITH LARGE NUMBERS OF POTENTIAL BIDDERS FOR THE PURPOSE OF ENSURING AS GREAT A NUMBER OF BIDS FROM PRIME TRADES AS POSSIBLE.
- PERFORMS ALL OF THE TRADITIONAL GENERAL CONTRACTOR ADMINISTRATIVE DUTIES.
- OVERSEES AND MANAGES THE DAILY ACTIVITIES FOR THE CONSTRUCTION OF THE PROJECT.
- IS RESPONSIBLE FOR CONSTRUCTION SCHEDULE MANAGEMENT
- OVERSEES THE ADMINISTRATION OF EACH PRIME TRADE CONTRACT
- IN CONJUNCTION WITH THE DISTRICT'S PROJECT MANAGER, REVIEWS EACH MONTHLY PAY APPLICATION AND PREPARES THE FINAL REQUEST (INCLUDING ALL SUPPORTING DOCUMENTATION) FOR THE DISTRICT TO PROCESS.

THE CONSTRUCTION MANAGER PROVIDES A PROFESSIONAL SERVICE. THEIR FEE IS A LUMP SUM BASED ON A SPECIFIED SCOPE OF SERVICES FOR A SPECIFIED DURATION OF TIME. THEIR FEE HAS NO DIRECT RELATIONSHIP TO THE HARD COSTS OF CONSTRUCTION. THEY ARE NOT ENTITLED TO, NOR DO THEY RECEIVE, ANY MARKUP ON CHANGE ORDERS, AS WOULD A GENERAL CONTRACTOR.

# 5

## MULTIPLE PRIME TRADE CONTRACTS FORMAT

### CHARACTERISTICS OF THE MULTIPLE PRIME TRADE FORMAT:

- THE CONSTRUCTION MANAGER SUPPLANTS THE GENERAL CONTRACTOR FOR THE OVERALL MANAGEMENT OF THE WORK OF THE PROJECT. THE FEE FOR THE CONSTRUCTION MANAGER IS, GENERALLY, THE EQUIVALENT TO THE FEE A GENERAL CONTRACTOR WOULD RECEIVE.
- RATHER THAN OBTAIN A SINGLE LUMP SUM BID FOR CONSTRUCTION, MULTIPLE BIDS ARE RECEIVED FROM PRIME TRADE CONTRACTORS (FORMERLY IDENTIFIED AS SUB-CONTRACTORS).
- THE PROJECT IS SEGREGATED INTO LOGICAL WORK ELEMENTS, PACKAGED INTO INCREMENTAL PORTIONS OF WORK. QUALIFIED PRIME TRADE CONTRACTORS BID ON THE PORTION OF WORK FOR WHICH THEY ARE QUALIFIED. EACH QUALIFIED BIDDER CONTRACTS DIRECTLY WITH THE DISTRICT. THE SUM OF ALL OF THE CONTRACTS IS THE TOTAL COST OF THE CONSTRUCTION.

## **BENEFITS TO THE CONSTRUCTION MANAGER/ PRIME TRADE CONTRACTOR FORMAT**

### **GREATER CONTROL OVER THE BID PROCESS**

- **PRECONSTRUCTION SERVICES INCLUDE:**
  - DETAILED ESTIMATE ESTABLISHING THE BUDGET GUIDELINES FOR PROJECT COSTS,
  - DEVELOPMENT OF A SEQUENCING PLAN AND A MASTER CONSTRUCTION SCHEDULE THAT ARE INCORPORATED INTO THE BID DOCUMENTS. THE PRIME TRADE CONTRACTOR BECOMES CONTRACTUALLY OBLIGATED TO PERFORM ACCORDINGLY.
  - ORGANIZATION THE PROJECT ACCORDING TO MULTIPLE LOGICAL WORK ELEMENTS AND DEVELOP INDIVIDUAL BID PACKAGES THAT RESPOND TO THAT STRUCTURE.
  - ORGANIZATION THE BID SCHEDULE.
  - IMPLEMENTATION OF AN OUTREACH PROGRAM WHEREBY DIRECT CONTACT IS MADE WITH NUMEROUS QUALIFIED BIDDERS TO ENCOURAGE THEIR INTEREST IN THE PROGRAM AND TO ENSURE SUFFICIENT BID COVERAGE FOR ALL TRADES.
- **BID PHASE SERVICES INCLUDE:**
  - DETAILED ANALYSIS OF EACH PRIME TRADE BID, TO ENSURE THE BID IS RESPONSIVE AND CONFORMS TO THE PRE-ESTABLISHED BUDGET REQUIREMENTS. ANY INDIVIDUAL BID THAT DOES NOT CONFORM TO THE BUDGET CAN BE REJECTED, THE DOCUMENTS MODIFIED AS NECESSARY AND BE RE-BID.

### **GREATER CONTROL OVER CONSTRUCTION PROCESS**

- THE CONSTRUCTION SEQUENCE AND SCHEDULE IS DETERMINED PRIOR TO BIDDING RATHER THAN BEING ESTABLISHED BY A GENERAL CONTRACTOR AFTER A CONTRACT IS AWARDED. EACH PRIME TRADE IS CONTRACTUALLY OBLIGATED TO PERFORM THEIR WORK ACCORDINGLY.
- EACH PRIME TRADE CONTRACTOR CONTRACTS DIRECTLY TO THE DISTRICT AS OPPOSED TO CONTRACTING WITH A GENERAL CONTRACTOR, WHO IN TURN CONTACTS WITH THE DISTRICT. IN THE EVENT ANY GIVEN CONTRACTOR IS NOT PERFORMING, THEY CAN DEALT WITH DIRECTLY WITHOUT HAVING A GENERAL CONTRACTOR AS AN INTERMEDIARY.
- EACH PRIME TRADE CONTRACTOR CONTRACTS DIRECTLY TO THE DISTRICT. PAYMENTS WILL BE MADE DIRECTLY TO THE PRIME TRADE CONTRACTOR RATHER THAN TO A GENERAL CONTRACTOR WHO SHOULD THEN PAY THE CONTRACTORS.



6

**BENEFITS TO THE CONSTRUCTION MANAGER/  
PRIME TRADE CONTRACTOR FORMAT  
(CONTINUED)**

**MISCELLANEOUS**

- THE CONSTRUCTION MANAGER IS RETAINED AS A PROFESSIONAL SERVICE AND AS SUCH ACTS AS THE OWNER'S AGENT, PROTECTING THE INTERESTS OF THE DISTRICT RATHER THAN THE INTEREST OF THE CONTRACTOR.
  - THE FEE FOR THEIR SERVICES IS A LUMP SUM FOR A SPECIFIC SCOPE OF WORK FOR A SPECIFIED DURATION OF TIME. IT IS NOT DETERMINED BASED ON A PERCENTAGE OF CONSTRUCTION, THE ONLY CHANGE TO THEIR FEE WOULD BE BASED ON A CHANGE SCOPE OF SERVICES OR DURATION OF TIME.
  - ALL CHANGE ORDERS ARE FULLY VETTED AND CHALLENGED. THE CONSTRUCTION MANAGER HAS NO FINANCIAL INTEREST IN ANY CHANGE ORDERS AS THEY DO NOT PARTICIPATE IN ANY MARK-UP TO A CHANGE ORDER AS A GENERAL CONTRACTOR WOULD.

# DESIGN PHASE SERVICES

DESIGN PHASE SERVICES CONSIST OF PERMIT AND REVIEW APPLICATIONS FOR VARIOUS PARTS OF THE WORK		
SERVICE	PURPOSE	REGULATORY AGENCY
PRE-CONSTRUCTION SERVICES	MAKE ALL NECESSARY PREPARATION TO ENSURE THAT SCOPE, SCHEDULE & BUDGET CAN BE ACHIEVED. SERVICES INCLUDE: <ul style="list-style-type: none"> <li>• DETAILED COST ESTIMATE</li> <li>• CONSTRUCTABILITY REVIEW</li> <li>• CONSTRUCTION SCHEDULE</li> <li>• BID PACKAGE ORGANIZATION</li> </ul>	N/A
BLAST FORCE PROTECTION	THE DEPARTMENT OF DEFENSE REQUIRES THAT ALL NEW FACILITIES CONSTRUCTED ON FEDERAL PROPERTY MEET FEDERAL BLAST FORCE PROTECTION CRITERIA.	DoD
CONSTRUCTION DOCUMENT REVIEW	ENSURE THAT CONSTRUCTION DOCUMENTS ARE COMPLIANT WITH REGULATORY REQUIREMENTS	DSA OPSC NAVFAC
UTILITY CONNECTION FEES <ul style="list-style-type: none"> <li>• WATER DISTRICT</li> <li>• SANITARY DISTRICT</li> <li>• ELECTRICAL SERVICE</li> <li>• GAS SERVICE</li> </ul>	FEES REQUIRED TO RECEIVE SERVICE FROM VARIOUS AGENCIES AND UTILITY COMPANIES.	IWVWD CRC SCE PG&E

# CONSTRUCTION PHASE SERVICES

CONSTRUCTION PHASE SERVICES PROVIDE OVERSIGHT AND INSPECTION  
TO ENSURE THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ARE MET.

SERVICE	PURPOSE	REGULATORY AGENCY
CONSTRUCTION MANAGEMENT	SUPPLANTS THE ROLE "TYPICALLY" PROVIDED BY THE GENERAL CONTRACTOR IN MANAGEMENT AND EXECUTION OF THE PROJECT	N/A
CONSTRUCTION INSPECTION	ENSURE THAT CONSTRUCTION DOCUMENTS ARE COMPLIANT WITH REGULATORY REQUIREMENTS AND DOCUMENTS.	DSA
STORM WATER POLLUTION PREVENTION PLAN	ENSURES THAT NO DELETERIOUS MATERIALS WILL AFFECT ADJACENT PROPERTIES AS THE RESULT OF CONSTRUCTION ACTIVITIES.	CEQA