



Alum Rock Union Elementary School District
Bond Program Update for December 8, 2016 Board Meeting

CURRENT PROJECTS:

Restroom Projects

DSA Modernization projects

The following 4 school sites are to receive DSA Modernization improvements.

- **Cassell E.S.**
- **Dorsa E.S.**
- **Ryan E.S.**
- **Adelante Academy**

Based on various meetings and negotiations with DSA, it was mutually agreed to limit DSA Upgrades and Modernization only to the Listed Sites, including ADA accessibility. All Restroom Projects were under construction this summer of 2016. Cassell and Ryan Restroom Projects are 100% complete. Adelante and Dorsa are 99% complete, but are fully operational and functional. They are being used by Students and Staff. We are in the punchlist phase of completion for Adelante and Dorsa.

The following sites and number of restrooms are as follows:

Adelante Academy: 1 Nurse, 1 Men, 1 Woman, 1 Boys, 1 Girls = **5 total**

- **Admin Bldg (Nurse/Men/Women Rstrms)**, 100% complete.
- **Student Rstrms**, 99% complete.
- **Expected final completion**, In punchlist phase.

Cassell ES: 1 Nurse, 1 Men, 1 Woman, 1 Boys, 1 Girls = **5 total**

- **Admin Bldg (Nurse/Men/Women Rstrms)**, 100% complete.
- **Student Rstrms**, 100% complete.
- **Expected final completion**, Complete.

Dorsa ES: 1 Boys, 1 Girls = **2 total**

- **Student Rstrms**, 99% complete.
- **Expected final completion**, In punchlist phase.

Ryan ES: 1 Nurse, 1 Boys, 1 Girls = **3 total**

- **Admin Bldg (Nurse Station & Rstrm)**, 100% complete.
- **Student Rstrms**, 100% complete.
- **Expected final completion**, Complete

Note:

- *As stated previously, DSA restrooms are more extensive in scope of work due to the Additional scope required by DSA (e.g. ADA access work) vs the previous Restroom improvement projects, thus the additional time required to complete work.*



- District requested additional work beyond the original Contracted Scope, e.g.

Adelante:

- Paint entire Admin. Offices
- Removal of existing Concrete and adjacent Trees at Quad area
- Remove & Replace concrete driveway at Garbage Bin area
- Remove & Replace Asphalt Parking Lot at front entry
- concrete driveway at Garbage Bin area

Cassell:

- Repaint Principal's Office and adjacent Hallway

Construction Budget of this summer's DSA restrooms is approximately **\$3,545,285**.

It is noted, that at some time in the future, additional Restrooms within the District will also require DSA Upgrades/Modernization.

Of all 25 Sites, 16 sites have received Restroom Improvements, or 64% of all sites.

Hubbard ES: Portable Bldg Relocation/Interim Housing

Relocate to Hubbard ES the following bldgs.:

- two (2) existing Portable Classroom Bldgs from Fischer MS
- one (1) Portable Classroom Bldg from Cesar Chavez ES
- one (1) NEW Restroom bldg.

Due to unforeseen soil conditions identified in the Soils Report, engineering required additional time to identify and determine appropriate course of action. Thus, construction started later than anticipated.

The three portable classrooms are on site and currently in use by Staff and Students.

The Restroom Bldg has been delivered to the site. The final terminations and sewer lines are to be connected by the end of December.

Cesar Chavez ES: Walkway Roofing Project

Project is 100% complete.

UPCOMING PROJECTS:

New HVAC Projects: Dorsa ES and LUCHA

Scope of Work is to install new HVAC within classrooms at Dorsa ES and LUCHA. Combined project construction budget is \$2,000,000.

Projects were at DSA, pending review and approval. DSA provided comments and have sent the plans to the Architect (SFA). SFA is currently addressing DSAs comments and will respond accordingly.

SFA is tentatively scheduled to re-submit updated Plans to DSA for final DSA review and final approval December 7, 2016.



Multi-Purpose School Community Center (MPSCC)

Fischer MS Project

Construction Budget: \$10.3M

The Design **plans were submitted to DSA for their review process.** Previously, District Staff and Bond Facilities Committee reviewed the Renderings, provided comments and design clarifications. Overall, the Project Design was very well received. No other changes were recommended. District Administration and Bond Facilities Committee (BFC) approved the project's final design. Renderings were presented to Board of Trustees at July meeting. Plans were submitted to DSA for their review. Final DSA approval was recently estimated to be at the end of December, 2016, or mid January 2017.

George MS Project

Construction Budget: \$7.0M

- On February 25, 2016 the Planning Team, i.e. Del Terra, District Administration and Project Architect, Sugimura Finney Architects (SFA), met with the Parent/Staff School Site Committee, Principal Barbara Campbell and Site Staff. Meeting was to gather school site input on the preferred **use and function** of the new facility.
- On March 3, 2016 the Planning Team and committee also visited the Mexican Heritage Museum to see additional design and function concepts.
- Bond Facilities Committee reviewed the updated Schematic plans. A few recommendations on access points and aesthetic issues were discussed. Overall Project was recommended to move forward. The plan did comply with all the requirements of the District, Site Staff, and Community Input.
- As such, Del Terra and Architect did meet and confer on final design details in order for the Architect to finish Schematic Design.
- On Sept. 29, 2016 Del Terra presented to the District Administration and Bond Facilities Committee for final Schematic Design Approval. BFC provided their approval of the Projects Schematic design.
- At the BFC Del Terra stated that based on the current design directed by the District the estimated cost of the Project is no longer \$7.0M. A new Budget will be updated once the Final Schematic Design is completed.
- During the Oct. 13, 2016 Board Meeting Del Terra advised the Board that the Project budget will be increased due to the current approved design.
- District received the latest floor plan to review and will confirm final acceptance by the end of October 2016.
- District, End Users, Architect and Del Terra met on October 28, 2016 to discuss the project for Final Acceptance and it was well received. However, the District asked the Architect to look into a couple minor modifications, e.g. layout options for office space, color selections, and Equipment Storage.
- Del Terra and the Architect (SFA) are ready to re-schedule another meeting for Final Acceptance of modified design which will include the items previously discussed. Upon acceptance the project will move into the Design Development Phase.
- Once Design Development is complete, the renderings will be presented to the Bond Facilities Committee and Board of Trustees for approval.



DELTERRA

- In our most recent committee meeting, the District requested that Del Terra work with the Architect (SFA) and look into some value engineering components to save some money.
- Del Terra will meet with the Bond Facilities Committee (BFC) to review the potential value engineering savings, which do not impact the overall “theme” of the building.
- Upon final confirmation of acceptance of value engineering and design, the revised design can be resubmitted to District staff and BFC for review and recommendation to the Board of Education.

Alum Rock Professional Development Center (old MACSA)

As of current time Del Terra is on Hold on this Project.

Facility will require various improvements and repairs.

The current scope of work is as follows:

- Roofing
- Electrical Upgrades
- HVAC units are to be replaced
- Painting
- Landscaping
- Building modifications
- Create new Access Road & Drop-Off areas
- New Signage

Final Land Survey was completed and pending District Admin. approval.

As further assessments determine, additional improvements and repairs will be evaluated as necessary.