

Schematic Design Board Presentation

Measure I Bond Projects

Franklin Elementary School

November 28, 2017



Schematic Design Board Presentation

Measure I Bond Project – Franklin 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

Franklin Elem School Growth: 24 Net Clsrm Chg: 1 \$3.7 M

- One reconfigured science classroom
- Three new kindergarten classrooms
- Remove two modular and portable classrooms
- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements



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- One reconfigured science classroom
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- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements

Budget also includes funds for general modernization upgrades such as classroom **window replacement.**

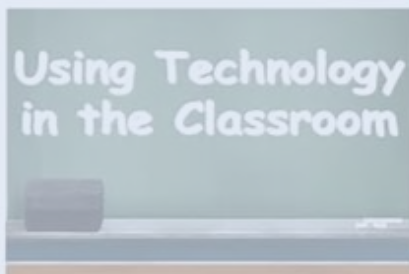
This is the **Project** budget, including soft costs estimated at 30%

Minus 30% soft costs =
\$2,590,000 **Construction**
 budget



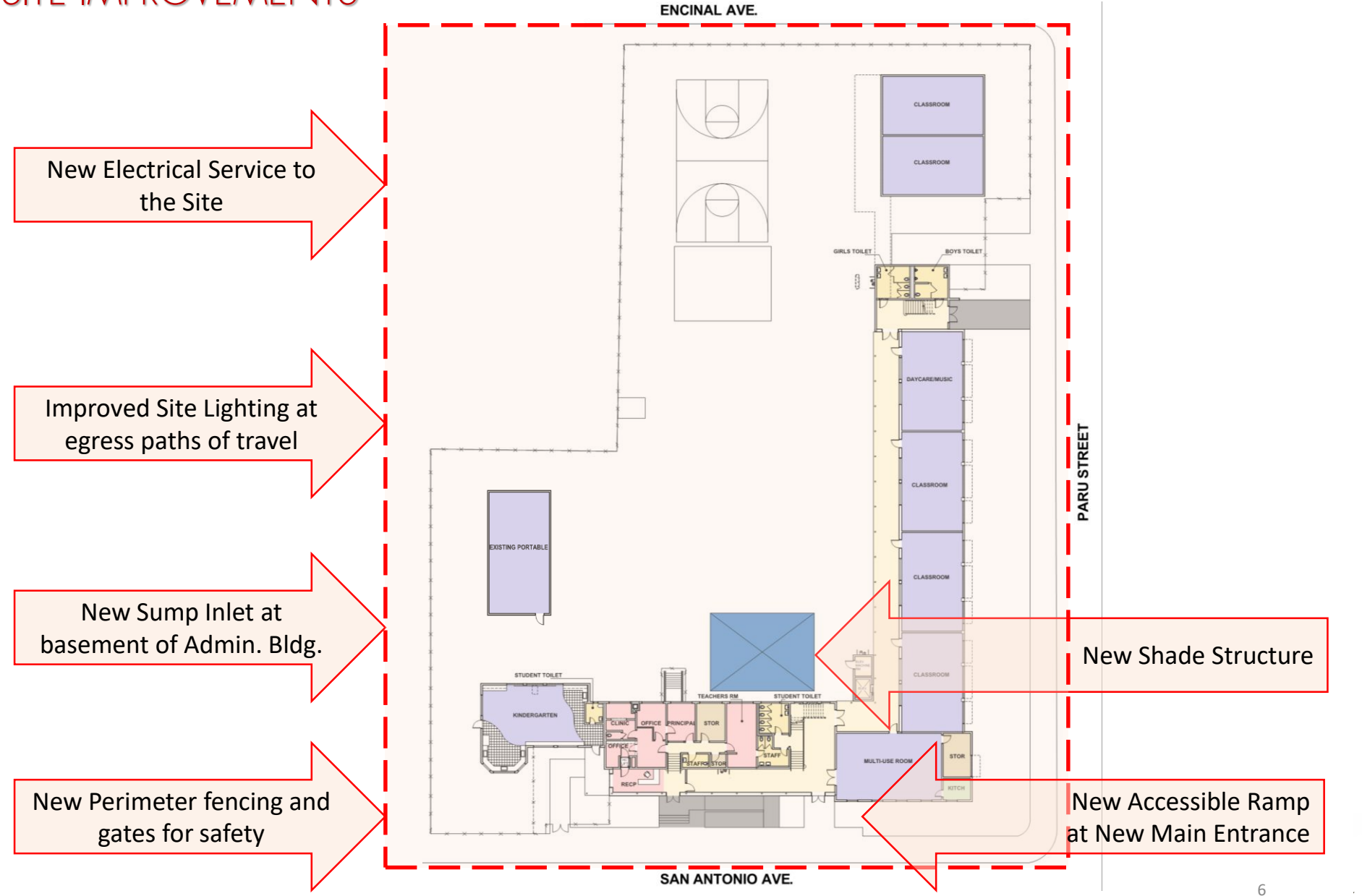
Scope evolution that occurred after the Board approved Implementation plan in 2014:

- Demographic shifts since 2014 – No growth for Franklin, no new classroom 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



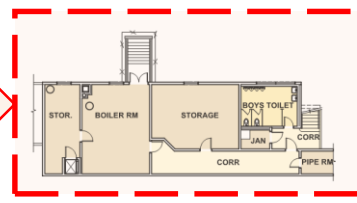
April 10, 2017	3:00 PM	Franklin Elementary School
Franklin Elementary School Modernization Programming - Site Committee Meeting Sign-In Sheet		
Name	Title	Email Address
Nick Stephenson	Associate, QKA	nicks@qka.com
John Flanagan	Senior Project Architect, QKA	johnf@qka.com
Steven Lee	Compassa Coordinator	stlee@alameda.k12.ca.us
Emillyanne Schulte	Parent	schulte.emillyanne@gmail.com
Carolyn Kernkamp	Teacher	ckernkamp@alameda.k12.ca.us
Lynnette Chirnick	Teacher	lchirnick@ceres.k12.ca.us
ALICE CHENG	PARENT	MEMOCHENG@YAHOO.COM
Tina Twite	Parent	fat.stollan@gmail.com
Dustin Brandler (Askvik)	Teacher	twite@alameda.k12.ca.us
Dustin Brandler (Askvik)	Teacher	daskvik@alameda.k12.ca.us
Blundholm	Librarian	blundholm@alameda.k12.ca.us
November 07, 2017	3:30 PM	Franklin Elementary School
Franklin Elementary School Modernization - Site Committee Meeting #4 Sign-In Sheet		
Name	Title	Email Address
✓ Nick Stephenson	Associate, QKA	nicks@qka.com
Lynnette Chirnick	Principal	lchirnick@alameda.k12.ca.us
Emillyanne Schulte	Parent	Schulte.emillyanne@gmail.com
Rolo van Hoen	Technology	
MONTY JANTSON	PROJECT MGR - ASD	
AUCIA ANDREWS	PROJ. MGR - ASD	
Robbie	MOF	
Kevin	MOF	

SITE IMPROVEMENTS

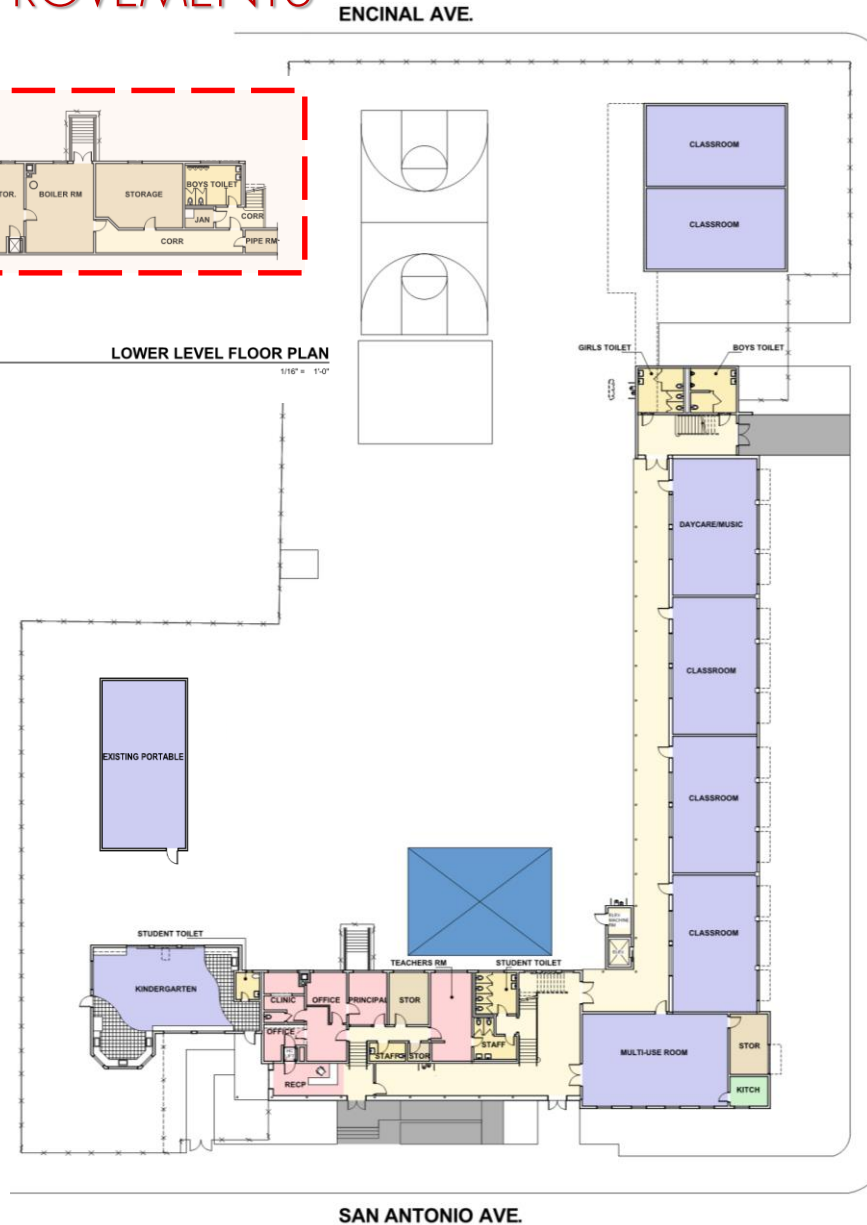


GENERAL BUILDING IMPROVEMENTS

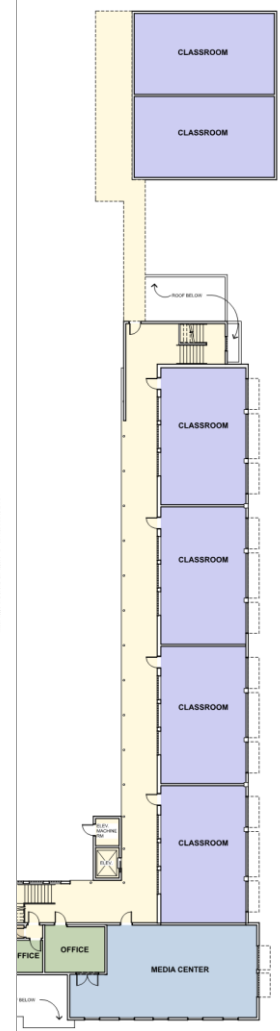
Install Sump to address flooding at Basement



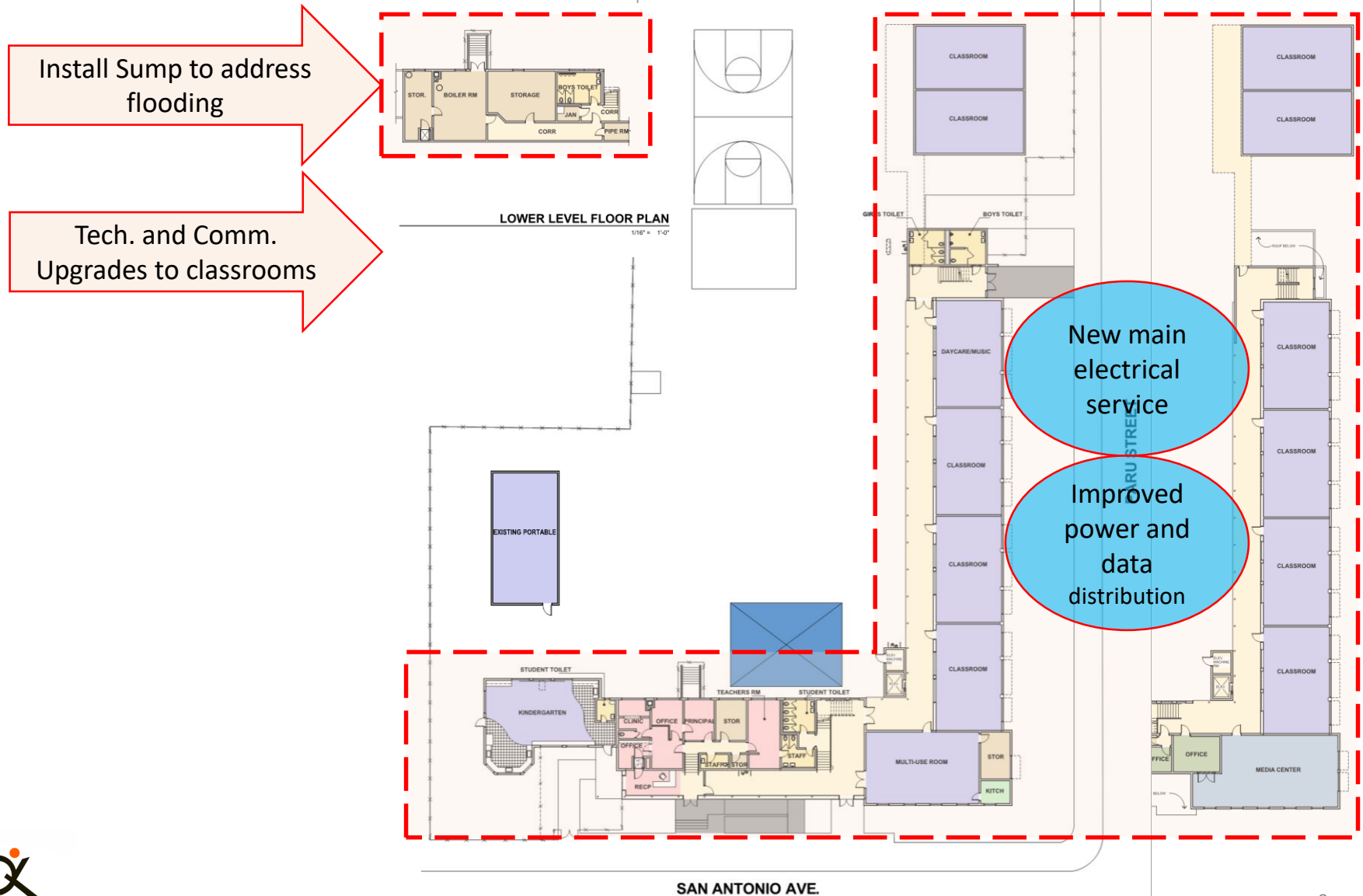
LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"



PARU STREET



GENERAL BUILDING IMPROVEMENTS



ENCINAL AVE.

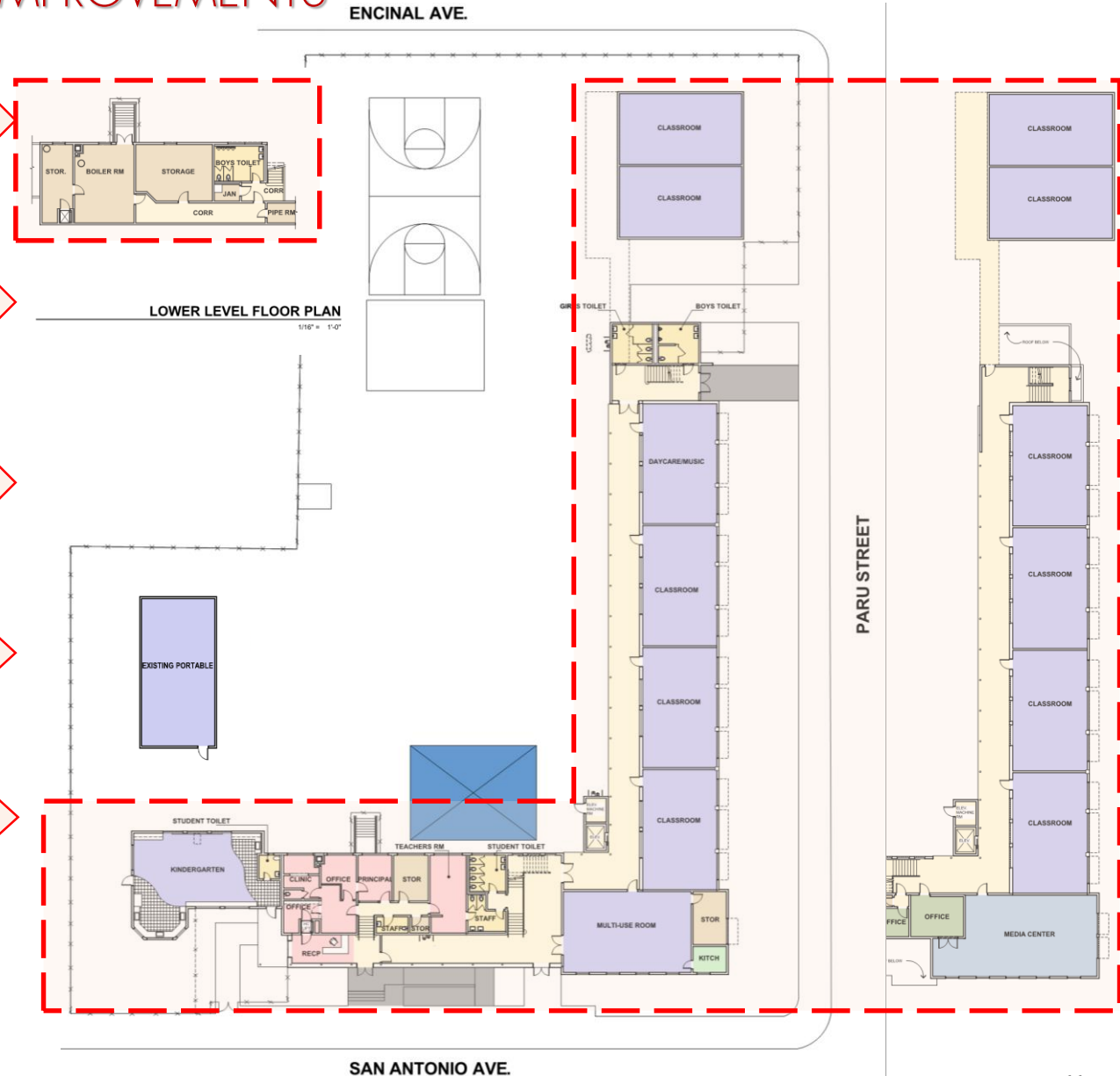


ENCINAL AVE.



GENERAL BUILDING IMPROVEMENTS

- Install Sump to address flooding
- Tech. and Comm. Upgrades to classrooms
- Replace or Repair Windows
- MEP and Accessibility upgrades
- Replace all door locks and panic hardware



ENCINAL AVE.

LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"

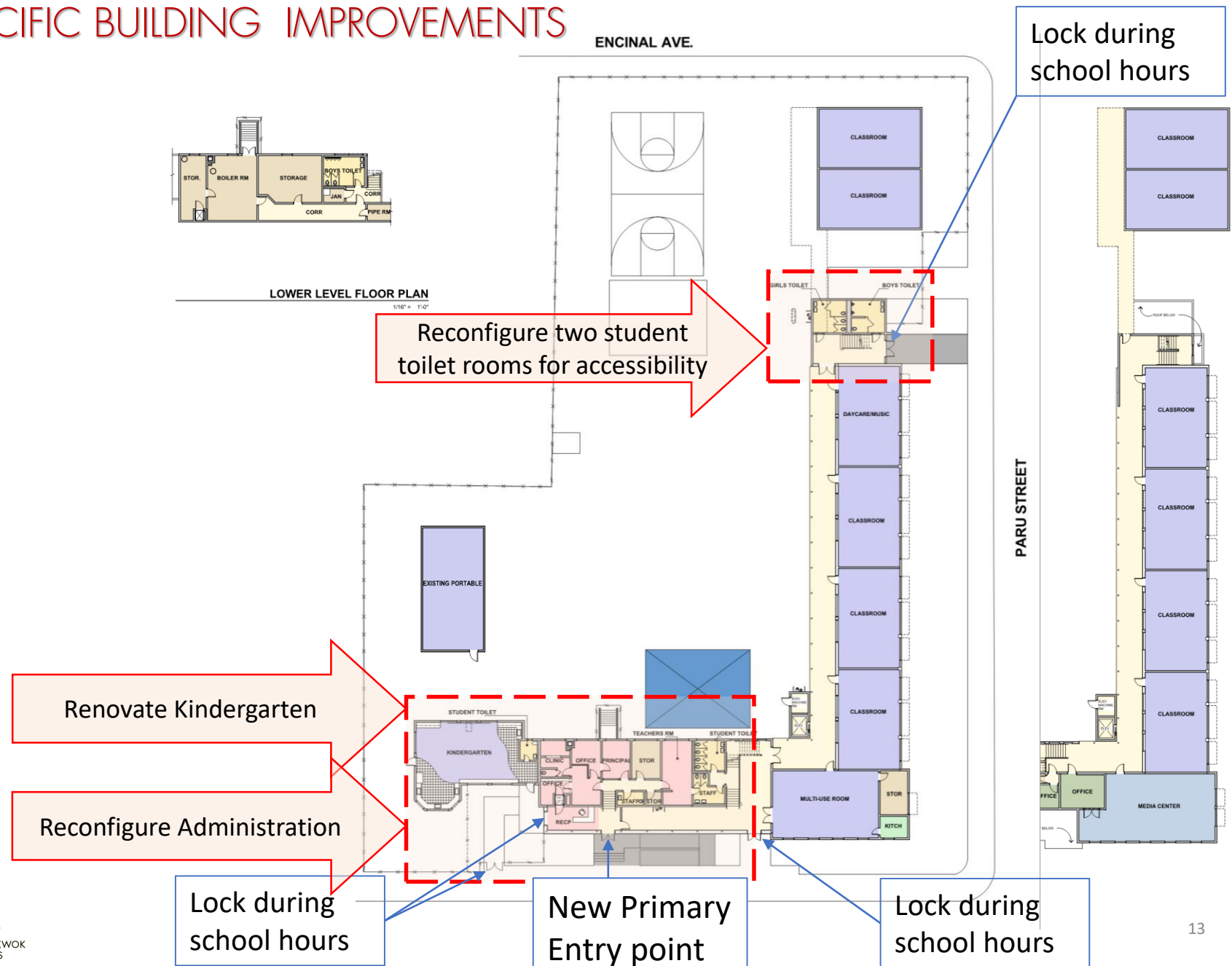
EXISTING PORTABLE



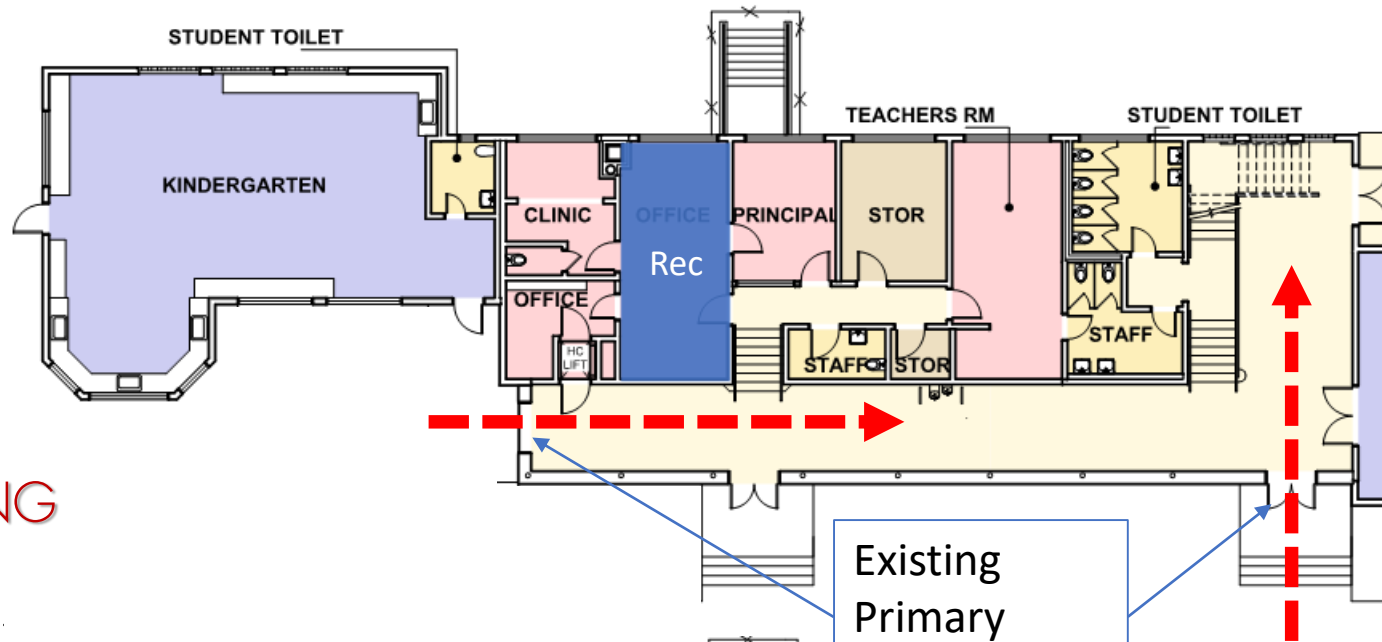
PARU STREET

SAN ANTONIO AVE.

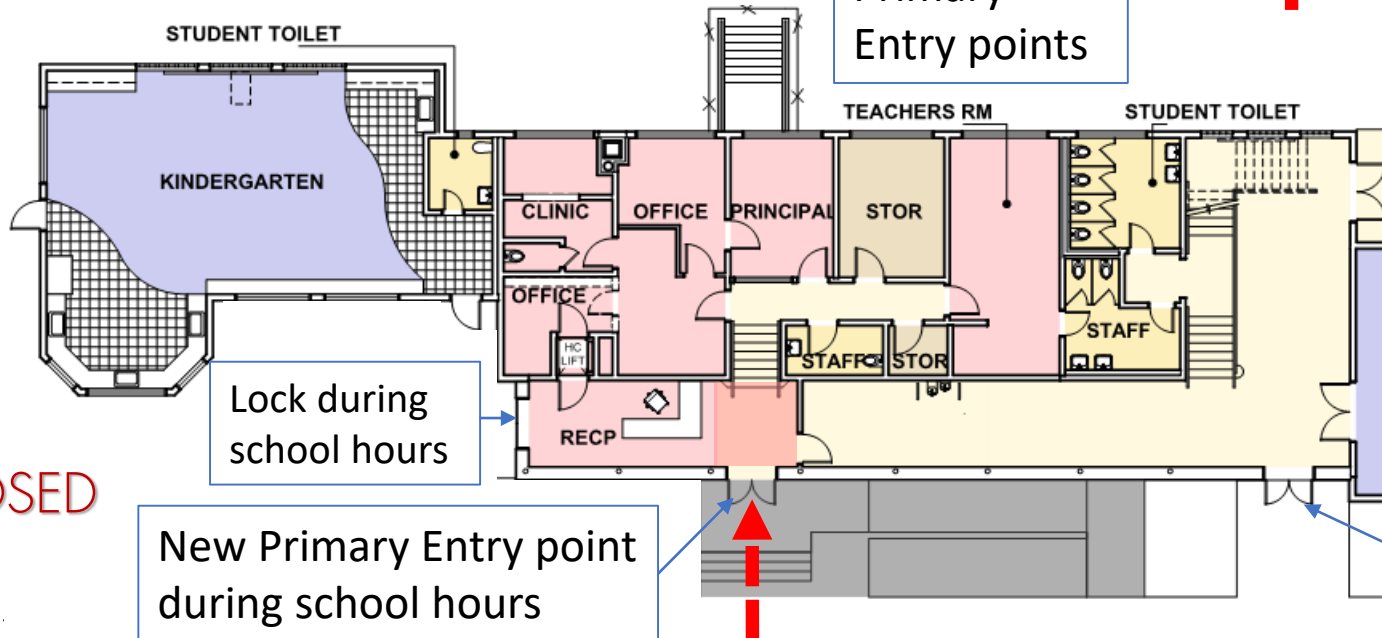
SPECIFIC BUILDING IMPROVEMENTS



ADMIN. And KINDERGARTEN RECONFIGURATION



EXISTING



PROPOSED

Franklin Elem :	Growth: 24	Net Clsrm Chg: 1	Project Budget	\$	3,700,000
			Construction Budget	\$	2,590,000
ESTIMATES					

- One reconfigured science classroom
- Two new kindergarten classrooms
- Remove two modular and portable classrooms
- Technology, communication & safety/security
- Critical mechanical, electrical and accessibility improvements
- Miscellenous modernization and window replacement

Added during programming and design:

- Install a new lunch shade structure
- Reconfiguration of the Administration area
- Repair glass-block windows
- New fencing to enlarge Kinder. Play area

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

ROUGH ALLOWANCE TO ADD AIR CONDITIONING	Ranges from	to
to		to

Franklin Elem : —Growth: 24	Net Clsrn Chg: 1	Project Budget	\$	3,700,000
		Construction Budget	\$	2,590,000
ESTIMATES				
➤ One reconfigured science Kindergarten classroom			\$	66,365
➤ Two new kindergarten classrooms			\$	1,485,512
➤ Remove two modular and portable classrooms			\$	27,992
➤ Technology, communication & safety/security			\$	515,237
➤ Critical mechanical, electrical and accessibility improvements			\$	752,128
➤ Miscellenous modernization and window replacement			\$	672,140
		135.88%	\$	3,519,374
Added during programming and design:				
➤ Install a new lunch shade structure			\$	46,653
➤ Reconfiguration of the Administration area			\$	81,050
➤ Repair glass-block windows			\$	31,071
➤ New fencing to enlarge Kinder. Play area			\$	9,610
		142.38%	\$	3,687,758
BID CONTINGENCY IF BID IN MAY	25.00%		\$	921,940
ESCALATION CONTINGENCY IF BUILT SUMMER 2018	0.00%		\$	-
TECHNOLOGY DEVICE ALLOWANCE (FROM AUSD ESTIMATES)			\$	42,686
		179.63%	\$	4,652,384
ROUGH ALLOWANCE TO ADD AIR CONDITIONING	Ranges from		\$1,901,000	to \$2,184,000
	253.03%	to 263.95%	\$6,553,384	to \$6,836,384

Franklin Elem : —Growth: 24	Net Clsrm Chg: 1	Project Budget	\$	3,700,000
		Construction Budget	\$	2,590,000
				ESTIMATES
➤ One reconfigured science Kindergarten classroom			\$	66,365
➤ Two new kindergarten classrooms			\$	-
➤ Remove two modular and portable classrooms			\$	-
➤ Technology, communication & safety/security			\$	515,237
➤ <u>Critical</u> mechanical, electrical and accessibility improvements			\$	752,128
➤ Miscellenous modernization and window replacement			\$	672,140
		77.45%	\$	2,005,870
<u>Added during programming and design:</u>				
➤ Install a new lunch shade structure			\$	46,653
➤ Reconfiguration of the Administration area			\$	81,050
➤ Repair glass-block windows			\$	31,071
➤ New fencing to enlarge Kinder. Play area			\$	9,610
		83.95%	\$	2,174,254
BID CONTINGENCY IF BID IN JANUARY	4.00%		\$	86,970
ESCALATION CONTINGENCY IF BUILT SUMMER 2019	6.00%		\$	135,673
TECHNOLOGY DEVICE ALLOWANCE (FROM AUSD ESTIMATES)			\$	42,686
		94.19%	\$	2,439,584
ROUGH ALLOWANCE TO ADD AIR CONDITIONING				\$0
		94.19%		\$2,439,584

Schematic Design Board Presentation

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Franklin Elementary School

November 28, 2017

Thank you!

AUSD

ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students

