



QUATTROCCHI KWOK  
ARCHITECTS

November 07, 2017

## Franklin Elementary School Modernization– Schematic Design Meeting #4

### Attendees:

Nick Stephenson	QKA Architects	<a href="mailto:nicks@qka.com">nicks@qka.com</a>
Monty Patterson	PM - MOF	<a href="mailto:mpatterson@alameda.k12.ca.us">mpatterson@alameda.k12.ca.us</a>
Kevin Chan	PM - MOF	<a href="mailto:kchan@alameda.k12.ca.us">kchan@alameda.k12.ca.us</a>
Alicia Andrews	PM - MOF	<a href="mailto:aandrews@alameda.k12.ca.us">aandrews@alameda.k12.ca.us</a>
Robbie Lyng	Director - MOF	<a href="mailto:rlyng@alameda.k12.ca.us">rlyng@alameda.k12.ca.us</a>
Lynette Chirrick	Principal, Franklin ES	<a href="mailto:lchirrick@alameda.k12.ca.us">lchirrick@alameda.k12.ca.us</a>
Emily Anne Schulte	Parent, Franklin ES	<a href="mailto:Schulte.emilyanne@gmail.com">Schulte.emilyanne@gmail.com</a>

### Distribution List for Non-attendees

John Flanagan	QKA Architects	<a href="mailto:johnf@qka.com">johnf@qka.com</a>
Alice Cheng	Parent	<a href="mailto:memecheng@yahoo.com">memecheng@yahoo.com</a>
Ashley Rogers	Parent	<a href="mailto:arogers@hotmail.com">arogers@hotmail.com</a>

### Discussion Item 1 – Recap of the Bond Measure as it pertains to Implementation Plan B and Construction Schedule.

- Robbie Lyng recapped the Facilities Master Plan, Implementation Plan for Bond Measure I, and bonds processes. He indicated that all this info. Is on the district website.
- He explains that not all Facilities Master Plan items will be implemented in Bond Measure I due to a fixed budget having to be divided among all the District's campuses.
- He explains that the School Board has approved an Implementation Plan in June of 2014 which is a fixed scope that is anticipated to align with the Board's designated budget for each campus.
- If the design/scope of work estimate exceed the allocated budget, priorities will need to be set by the site committee.
- Mentioned the spike in construction costs in recent years, and said this may impact how much work we can do at each campus.

### Discussion Item 2 – QKA explained the current SD scope of work included in the Current SD estimate.

- NS reviewed the direction received from this committee through the three previous meetings.

- NS reviewed the cost estimate for all scopes of work from the Implementation plan and the added or deleted scopes of work as derived from changing demographics, recent site assessments, direction received by this committee, and the current cost estimate.

#### **Discussion Item 3 – Technology and Communications Scopes of work**

- Rob Van Herk explained the scope of work included for the Technology and Communications upgrades.
- Rob indicated that there will be a new phone system and clock speaker system. Infrastructure will come first (wiring and electrical capacity upgrades).
- Site currently has wall mounted projection devices so there will be no new AV devices.
- Refer to presentation for details

#### **Discussion Item 4 – Prioritization of Work Scope to align with the Implementation Plan B**

- RL discussed the spike in construction work throughout the bay area, how it impacts costs, and how the timing of bidding a project affects the costs. Due to there being so much work throughout the bay area contractors are too busy, and therefore only competitively bid the projects they really want or need. If a project comes out to bid in late spring (as franklin is currently scheduled to do) contractors who are already busy for the summer will be hard pressed to pull together competitive bids, and thus will “pad” their bids with premium pricing. Professional cost estimators are currently advising that this premium pricing can be as much as 25% above typical competitive bid pricing. This is having an enormous impact on AUSD project budgets.
- A strategy to help mitigate this is to delay the bidding until the most optimal bid season, which occurs between November and February. This will require the project – which targets a summer construction window – to be delayed from summer 2018 to summer 2019. This will reduce the bidding contingency from 25% down to 4%. It will add an escalation contingency of 6%, for a total contingency of 10% for summer 2019, vs. the previously mentioned 25% for summer 2018. The net result is a reduced contingency of 15%. This will allow the project to remain on budget.
- RL also indicated that the “below the line” scope items can be identified as bid alternates if necessary to ensure that the bid can be awarded should any of these items come in too high.

- Lynette requested the priority of the alternates be as follows: shade structure, admin reconfiguration, window repair, new fencing at kindergarten play area.

#### Discussion Item 5

- Next steps:
  - Project will be presented to the Board for approval to proceed.
  - Design development and construction documents will be completed.
  - Project will be submitted to DSA for approval.
  - A final cost estimate will be prepared prior to bidding to ensure costs are still within budget.

End of Notes

*Author of Quattrocchi Kwok Architects recorded these notes. All meeting notes are considered correct and accurate unless the author is notified in writing within 5 days.*