

MEASURE X BOND PROJECT IMPLEMENTATION

**Presentation to the Board of Trustees
2 June 2016**

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- January 2016 Board approves Measure X projects - design and construction in two phases.

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- **Phase 1 Projects:**
 - New Elementary School Campus in Foster City
 - New Gym at Bayside STEM/STEAM
 - Abbott Middle School Classrooms and Gym Building
 - Borel Middle School Classrooms and Gym Building

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- **Phase 1 Projects:**
 - New Elementary School Campus in Foster City
 - New Gym at Bayside STEM/STEAM
 - Abbott Middle School Classrooms and Gym Building
 - Borel Middle School Classrooms and Gym Building
- **Phase 2 Projects:**
 - New Elementary School Campus in North Central San Mateo
 - Sunnybrae Elementary School Classrooms and Gym
 - George Hall Elementary School Classrooms and Gym
 - Bowditch Middle School Admin., Classrooms & Art Building

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- Design and Construction Team – Requests for Qualifications (RFQ)
 - Architects RFQ – December 2015
 - Material and Testing Firm RFQ – December 2015
 - Civil Engineering RFQ – January 2016
 - Geo-Technical Engineering RFQ – January 2016
 - California Environmental Quality Act (CEQA) RFQ – February 2016
 - Hazmat Consultant RFQ – Pending
 - Inspector of Record (IOR) RFQ – Pending

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- Citizens' Bond Oversight Committee (CBOC) – February 2016
 - First Meeting, May 10, 2016

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- Project Design Implementation
 - New Foster City Elementary School – Under Negotiations
 - Bayside STEM/STEAM –Summer construction to include elementary component, new administration – will wait for completion and begin design in Fall 2016
 - Abbott MS and Borel MS – Design to start immediately
 - Abbott MS Architect Interview – May 11, 2016
 - Borel MS Architect Interviews – May 9 and 12, 2016

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■ Step 1 – Selection of Architect

- Abbott MS – Firm Interviews held on May 11, 2016
 - 3 firms were selected from District's pool of 7 firms
 - Cody Anderson Wasney Architects selected.
- Borel MS – Firm Interviews held on May 9 & 12, 2016
 - 3 firms were selected from District's pool of 7 firms
 - CSDA Design Group selected.
- Bayside STEM/STEAM – Same process as Abbott and Borel.
 - Will begin firm selection in Fall 2016.

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■ Step 2 - Architect's Proposal

- Typical architect proposal from Project Kick-Off Meeting until occupancy/DSA closeout.
- “Partial Design Proposal” only
 - Preliminary Investigation of school site
 - Required “tools” – Civil/Topographic Survey, Geo-Tech Survey, etc.
- Fall 2016 meeting with stakeholders to begin the design process
- All inclusive proposal will be requested from architect.

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■ Step 3 – Architect's "Tools" from the District

- Existing School Plans – Site plan, Utility plan, Topographic Surveys
- New Topo Survey by Civil Engineer
- Geo-Tech Survey of area of Potential Building Location, Core Drilling at various locations in and around the area
- Additional Utility Surveys

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- **Step 4 – School Community Engagement (FALL 2016)**
 - Ideally a small “core group” comprising the school administration, teachers, parents and district staff – begin initial discussion to develop “Education Spec”
 - “Core Group” to disperse information to larger school community
 - Meet throughout the Fall – open meeting with larger school community, and invite neighbors

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■ Step 5– Preparation of Geo-Tech Reports

- Geo-tech report prepared by engineer to be submitted to Division of the State Architect (DSA) where it is forwarded to California Geologic Survey (CGS) for Review.
- Initial Review 3 to 4 months with comment period. Could take up to 9 months for CGS approval of report.
- Significance of Geo-tech report - helps structural engineer to determine size and depth of building footing, and **DSA will not accept any project without having Geo-Tech Report approved by CGS.**

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- **Step 6– Architect Begins Development of Design from Schematic Phase**
 - Information from Step 5, Architect is able to develop some site plans and potential floor plan layout.
 - Architect assembles his design team – Structural, Mechanical, Plumbing, Acoustical, Low Voltage (Data, Phone, Fire Alarm), Civil, and Landscape.
 - Electrical engineer will need to assess electrical capacity to ensure existing service is capable of handling new buildings.

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■ Step 7– District Prepares CEQA Report

- The CEQA consultant prepares reports – noise, traffic, etc., called an Initial Study.
- Report is distributed to all agencies having jurisdiction over the construction of project – Bay Area Air Quality Management District (BAAQMD), Planning, etc. for review and comment.
- The Initial Study will be filed and reviewed. If the construction work will have no substantial impact to the environment a Negative Declaration can be filed.

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■ Step 7– District Prepares CEQA Report

- Mitigated Negative Declaration – If the project is reviewed and found that there is an impact to the environment, the report is revised to address the impact, and a mitigated negative declaration is filed.
- Environmental Impact Report (EIR) – If the impact of the project is so great an EIR is prepared. Further studies are required and a comment period on the studies is held.

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- **Step 8 – Design and Drawings Finalized – Initial Submittal to DSA**
 - After the community engagement process, designs are finalized and plans completed. Three sets of plans and specifications are submitted to DSA.
 - Plans are reviewed by the Fire Life Safety plan checker, Structural Safety plan checker, and the Access (ADA) plan checker.
 - Initial review normally takes 4 months and drawings and specifications are returned to architect with comment.
 - Architect addresses comments, and when done, makes an in person appointment with DSA for plan approval.

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■ Step 9 – Bidding and Contract Procurement

- Contractors and sub contractors are pre-qualified to bid on the project.
- Project is advertised for 30 days, and within that 30 days, two “bid Walks” are performed.
- Contractors submit bids on the date and time that is noted on the advertisement.
- Contract is awarded to the lowest responsive bidder.
- Contractor’s contract is presented to the Board for approval.

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Phase I - School Projects - Borel MS/Abbott MS/ Bayside STEM STEAM

	May 2016	June 2016	July 2016	August 2016	September 2016	October 2016	November 2016	December 2016	January 2017	February 2017	March 2017	April 2017	DSA Initial Submittal	May 2017	June 2017	July 2017	August 2017	September 2017	October 2017	November 2017	DSA Approval of Plans	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	July 2018	August 2018	September 2018	October 2018	November 2018	December 2018	January 2019	February 2019	March 2019	April 2019	May 2019	June 2019	July 2019	August 2019	September 2019						
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District's Civil Survey																																																	
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CEQA Process																																																	
Bidding/Negotiations																																																	
Construction (20 Months)																																																	

* New Foster City Elementary School Schedule - Undetermined

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Phase II - School Projects - Sunnybrae ES/George Hall ES/ Bowditch MS/ North Central

	March 2019	April 2019	May 2019	June 2019	July 2019	August 2019	September 2019	October 2019	November 2019	December 2019	January 2020	February 2020	March 2020	April 2020	May 2020	June 2020	July 2020	August 2020	September 2020	October 2020	November 2020	December 2020	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021	July 2021	August 2021	September 2021	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	4/2022	May 2022	June 2022	July 2022				
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Questions?