

Measure EE | CBOC Financial Update

Jason Hasty, Ed.D., Chief Business Official

June 1, 2023

**Your Bond Dollars
at Work**

21-22 Bond Expenditures for Measures E and A

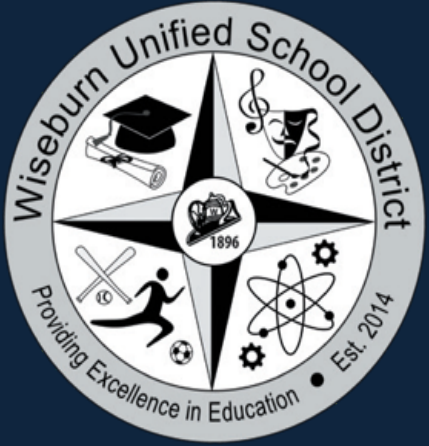
21-22 EXPENDITURES	SUM OF EXPENDITURE
<u>2 - Measure E</u>	\$1,000.00
US BANK	\$1,000.00
<u>3 - Measure A</u>	\$92,276.38
DIAMOND ENVIRONMENTAL SERVICES	\$3,408.48
DIVISION OF THE STATE ARCHITECT	\$1,000.00
EMCOR SERVICES	\$65,570.50
GENSLER	\$11,045.48
HCI SYSTEMS INC	\$3,478.00
MONTGOMERY HARDWARE CO	\$2,983.92
PRECISION AIR BALANCING COMPANY	\$2,400.00
SANDY PRINGLE ASSOCIATES, INC.	\$390.00
US BANK	\$1,750.00
Grand Total	\$93,276.38

22-23 Bond Expenditures for Measures E and A

22-23 Bond Expenditures	Sum of Expenditure
2 - Measure E	\$43,395.73
N A Z Building Program Advisors	\$42,895.73
US BANK	\$500.00
3 - Measure A	\$31,747.13
Tao Rossini (Legal Counsel)	\$14,262.50
N A Z Building Program Advisors	\$8,944.27
US BANK	\$1,250.00
DIAMOND ENVIRONMENTAL SERVICES	\$7,290.36
Grand Total	\$75,142.86

Current Balance as of May 30, 2023

CURRENT BALANCE	
Measure E	\$61,882.42
Measure A	\$233,357.79
Total	\$295,240.21



Measure EE | CBOC Bond Program Update No. 1

N|A|Z Building Program Advisors, Inc.

June 1, 2023



AGENDA

- ❖ Program Update
- ❖ Board Priorities
- ❖ Series A Bond Sale
- ❖ FMP: Facilities Condition Assessment
- ❖ Recommended Series A Projects
- ❖ Project Updates

ENGAGE.



EMPOWER.



ELEVATE.



MEASURE EE PROGRAM UPDATE No. 1

Program Management Kick-Off – March 29, 2023

- ❖ First Issuance: Series A Bond - *\$25 million*
- ❖ Confirmed District's Project Needs, Goals & Priorities – *4/20/23 Board Mtg.*
- ❖ Develop Series A Program Strategy (Scope/Budget/Schedule)
- ❖ Formation of Citizens' Oversight Committee
- ❖ Development of Design Standards – *LPA (approved 5/25)*
- ❖ Issued RFQ's to Establish Architectural/Engineering Pool

TOP FOUR (4) BOARD PRIORITIES

1

SAFETY & SECURITY

Includes but is not limited to fencing and gates to support a secured campus, safety locks for all existing and reconfigured spaces, fire alarms, public address and other communication systems, signage, and exterior lighting on campus and within parking areas. Also includes secured main entry into campus.

2

ADMINISTRATION, STAFF SUPPORT, STUDENT & COUNSELING (138th & Juan De Anza Only)

This scope includes work to the Administrative spaces, offices, workrooms, faculty lounge areas. Providing a learning center model at each campus with dedicated spaces for psych, speech, IEP conference and counselors.

3

MODERNIZATION OF EXISTING CLASSROOMS

Scope of work typically includes replacement/repair of roofs, walls, windows, doors, floors, ceilings, interior/exterior painting and replacement/repair of classroom casework. These needs are identified in the Conditions Assessments for each school site.

4

EXTERIOR PLAY SURFACES, PLAYFIELDS & HARDCOURTS

Improvements and repairs to existing playfields and hardcourts.

SERIES A BOND

SERIES A DRAW	25,000,000	
Bond Administration	625,000	2.50%
Program Contingency	2,500,000	10.00%
BALANCE SERIES A	21,875,000	
SOFT COSTS	5,468,750	25.00%
HARD COSTS	16,406,250	75.00%



FMP: FACILITIES CONDITION ASSESSMENT

Category 0

Juan Cabrillo Elementary

Category 1

Juan De Anza Elementary
R.H. Dana Middle School
Maintenance & Operations

Category 2

138th Street School
Success Learning Center/Futures Plus

Category 3

Del Aire Site



RECOMMENDED SERIES A PROJECTS

PROJECT NAME	BUDGET	
NETWORK INFRASTRUCTURE	\$3,000,000	
SOFT COST	\$750,000	25%
HARD COSTS	\$2,250,000	75%
135TH & AVIATION PLAYFIELD	\$8,000,000	
SOFT COST	\$2,000,000	25%
HARD COSTS	\$6,000,000	75%
WISEBURN SOCCER FIELD	\$2,000,000	
SOFT COST	\$500,000	25%
HARD COSTS	\$1,500,000	75%
DE ANZA SAFETY & SECURITY AND MINOR MOD	\$8,875,000	
SOFT COST	\$2,218,750	25%
HARD COSTS	\$6,656,250	75%

Project Considerations:

1. Safety & Security #1 Priority
2. Limited First Bond Sale - \$\$
3. Facilities Condition Assessment & Age of School
4. Strategic Sequencing of Projects

BALANCE SERIES A	21,875,000	
SOFT COSTS	5,468,750	25.00%
HARD COSTS	16,406,250	75.00%



NETWORK INFRASTRUCTURE PROJECT

Safety & Security Project

- ❖ Bond Funded - \$3 million
- ❖ Board Approval to Procure Equipment: **4/20/2023**
- ❖ Equipment Ordered (Switches, WAPs, Server, Firewall)
- ❖ Data Center Assessment by a Building Technology Systems Engineer
 - MEP Recommendations/Specs/Layouts: **70 Days**
- ❖ Develop Design & Implementation Plan – IT Management: **90 Days**
 - Define Scope of Work / Implementation Timeline / Cost

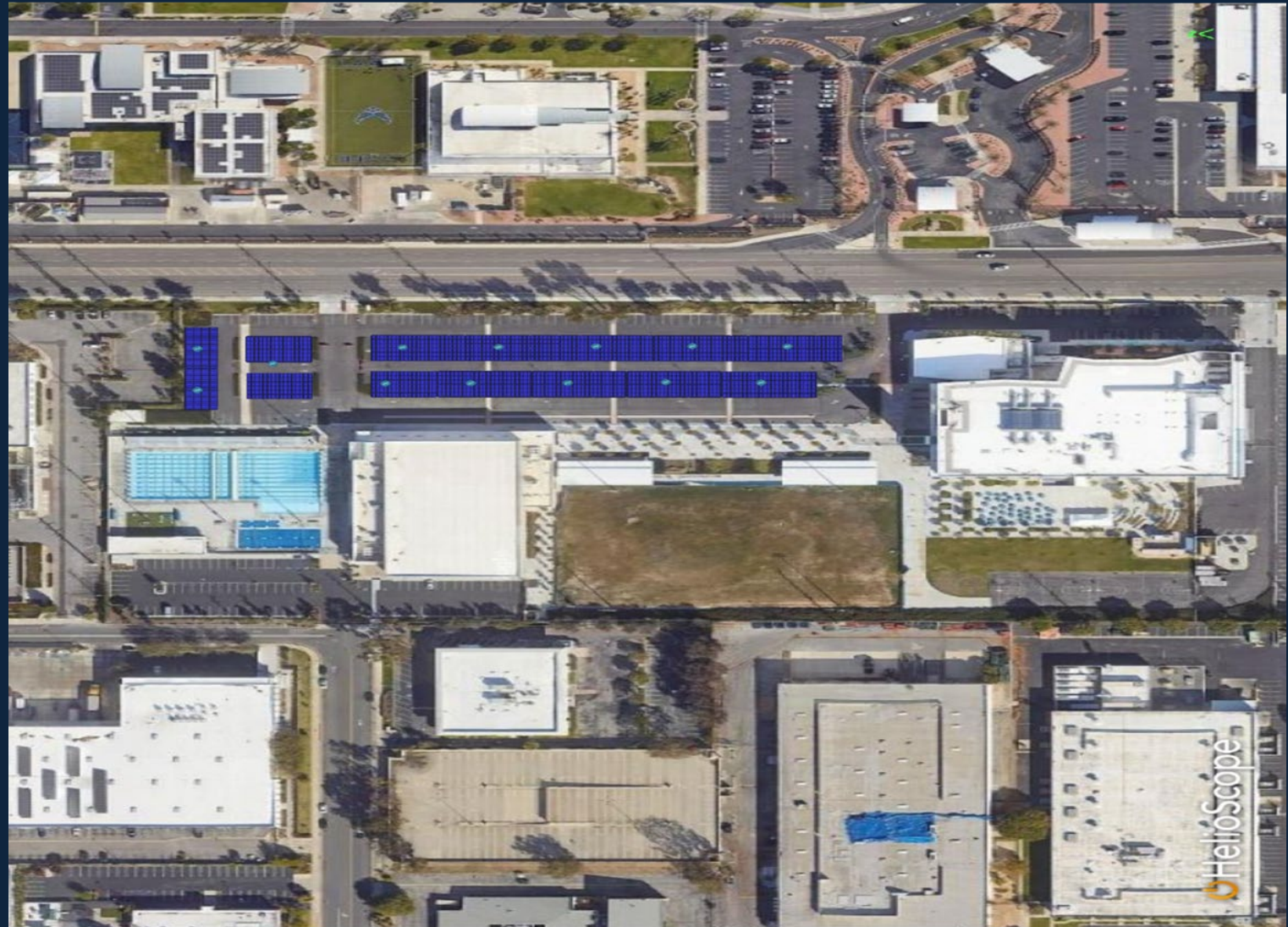
SOLAR PROJECT SUMMARY

SITE	SOLAR SIZE	ANNUAL PRODUCTION	OFFSET	NEM 2.0 SAVINGS
DISTRICT OFFICE	908 KW	1,367,525 kWh	72%	\$251,479
R.H. DANA	416 KW	653,508 kWh	95%	\$116,366
JUAN DE ANZA	266 KW	400,058 kWh	94%	\$66,687
JUAN CABRILLO	216 KW	338,565 kWh	84%	\$77,888
138TH ST	177 KW	266,423 kWh	90%	\$53,064
TOTAL	1,983 KW	3,026,079 kWh	-	\$565,484*

*NEM 2.0 SAVINGS APPROXIMATELY 20% GREATER (\$94,905) THAN UNDER NEM 3.0

DISTRICT OFFICE/DA VINCI

- ❖ Solar Size (KW)
908
- ❖ Annual Production (kWh)
1,367,525
- ❖ Offset
72%
- ❖ Estimated Savings
\$251,479



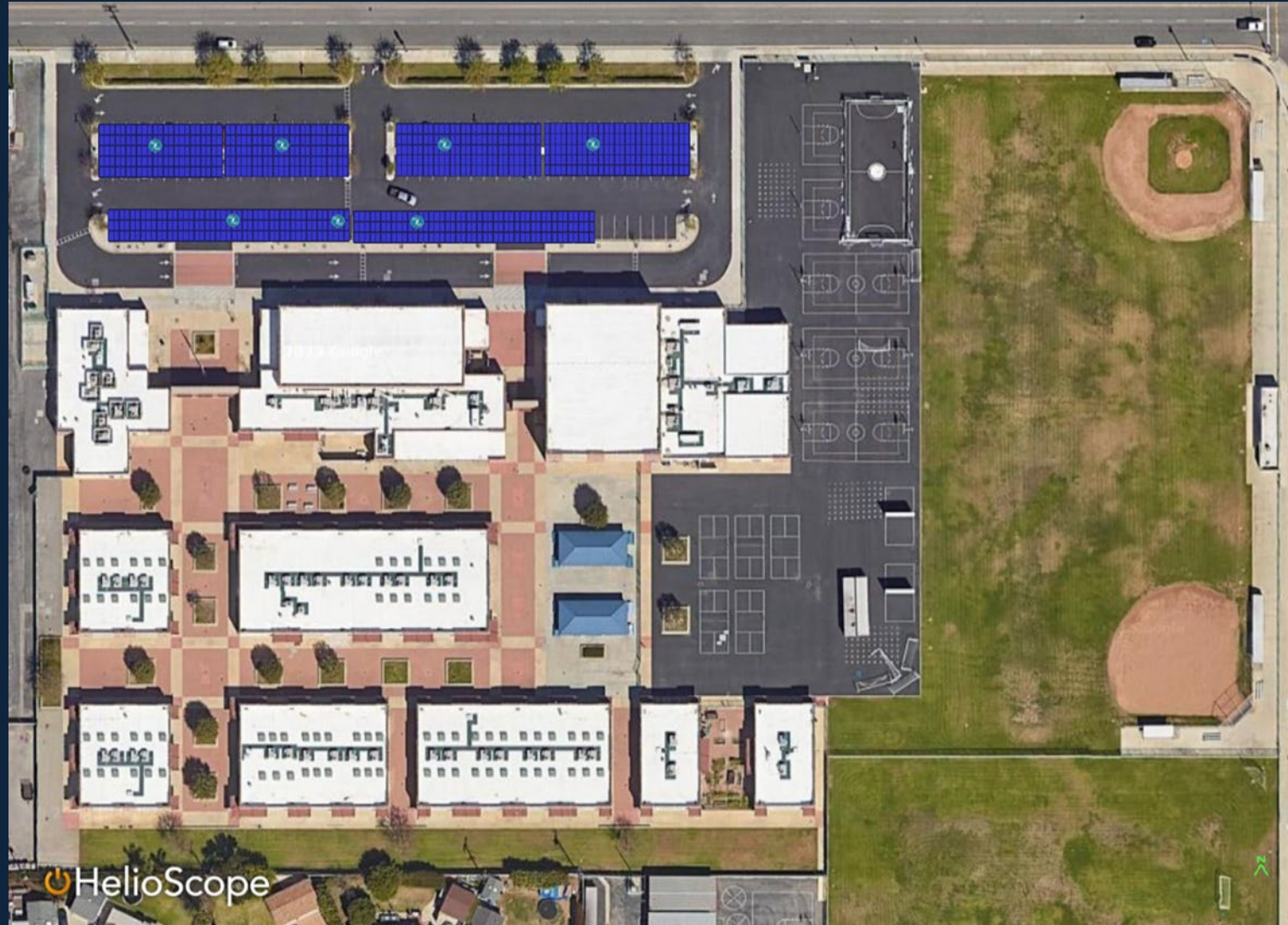
R.H. DANA MIDDLE SCHOOL

❖ Solar Size (KW)
416

❖ Annual Production (kWh)
653,508

❖ Offset
95%

❖ Estimated Savings
\$116,366



JUAN DE ANZA ELEMENTARY

- ❖ Solar Size (KW)
266
- ❖ Annual Production (kWh)
400,058
- ❖ Offset
94%
- ❖ Estimated Savings
\$66,687



JUAN CABRILLO ELEMENTARY

- ❖ Solar Size (KW)
216
- ❖ Annual Production (kWh)
338,565
- ❖ Offset
84%
- ❖ Savings
\$77,888



138TH STREET

- ❖ Solar Size (KW)
177
- ❖ Annual Production (kWh)
266,423
- ❖ Offset
90%
- ❖ Estimated Savings
\$53,064



WISEBURN + DA VINCI CTE STUDIO

CTE Studio – Project Evolution

- ❖ CTE Studio Project LLB Documents issued (3) different times
- ❖ CTE Studio Original Schedule: May 1 - August 1, 2023
- ❖ CTE Project Duration Later Revised to (6) months
- ❖ CTE Studio Total Budget for Phase 1: \$2,358,849 (Hard/Soft) / Construction Budget: \$1,965,708

Project
Background

CTE Studio Project Concerns

- ❖ N|A|Z conducted review of plans, specs, and LLB RFQ being advertised at the time
- ❖ Several inconsistencies were identified that would likely result in:
 - Significant Project Delays
 - Significant Cost Overruns
 - Potential Contractor Claims
 - Lack of Competition & Contractor Participation (contractors concerned project was set up for failure)
- ❖ N|A|Z meet with Da Vinci Team to discuss project concerns: 3/29/2023 – RFQ cancelled following this mtg.

WISEBURN + DA VINCI CTE STUDIO

Initial Challenges

- ❖ RFQ timeline for Prequalification of Bidders violated Public Contract Code Section 20111.6 (f)
- ❖ Conflicting information in scope of work and contract documents
- ❖ LLB Documents lacked clarity (*lack of clarity makes it impossible to hold contractors accountable*)
- ❖ RFQ referenced hangar building as a modular building designed by JTS Modular; yet no DSA pre-checked drawings were included. Drawings indicate contractor is constructing it. (*contractors unclear what they are bidding*)
- ❖ Drawings included deferred approval of entire storefront system (metal wall panels, clips, attachments, and accessories) (*fabrication & installation cannot start until contractor has completed calculations, drawings, & specs and AOR submits to DSA – up to 4-month DSA review, thereby making 6-month construction timeline unlikely*)
- ❖ Long lead items (electrical components): 30-50 weeks (*making 6-month construction timeline unrealistic*)
- ❖ Construction Budget (\$1,965,708) and Construction Timeline need to be revisited

In light of these issues, Da Vinci and WUSD agreed to cancel LLB RFQ and allow SVA to clarify drawings & N|A|Z to clean up Contract Documents for re-issuance.

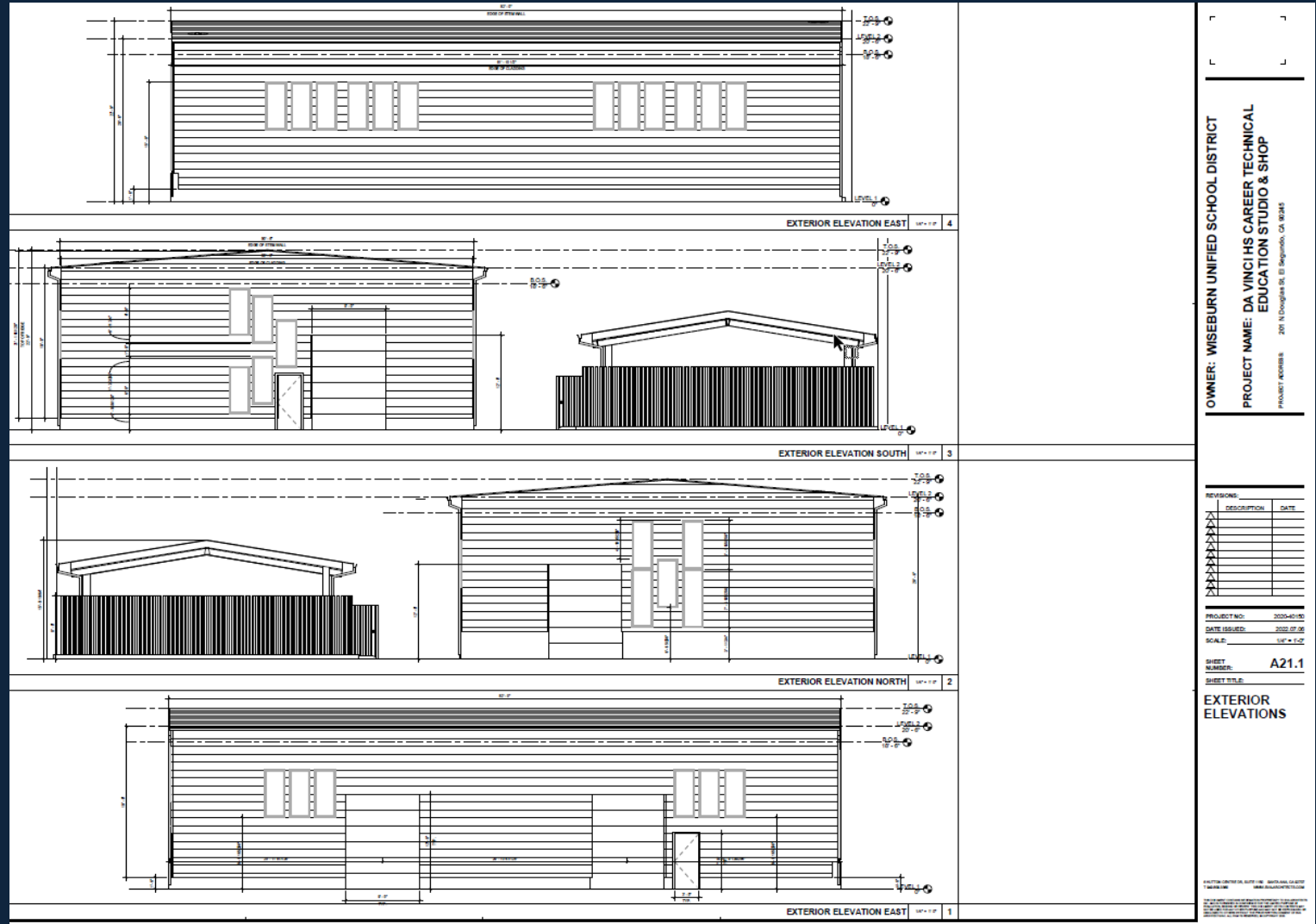
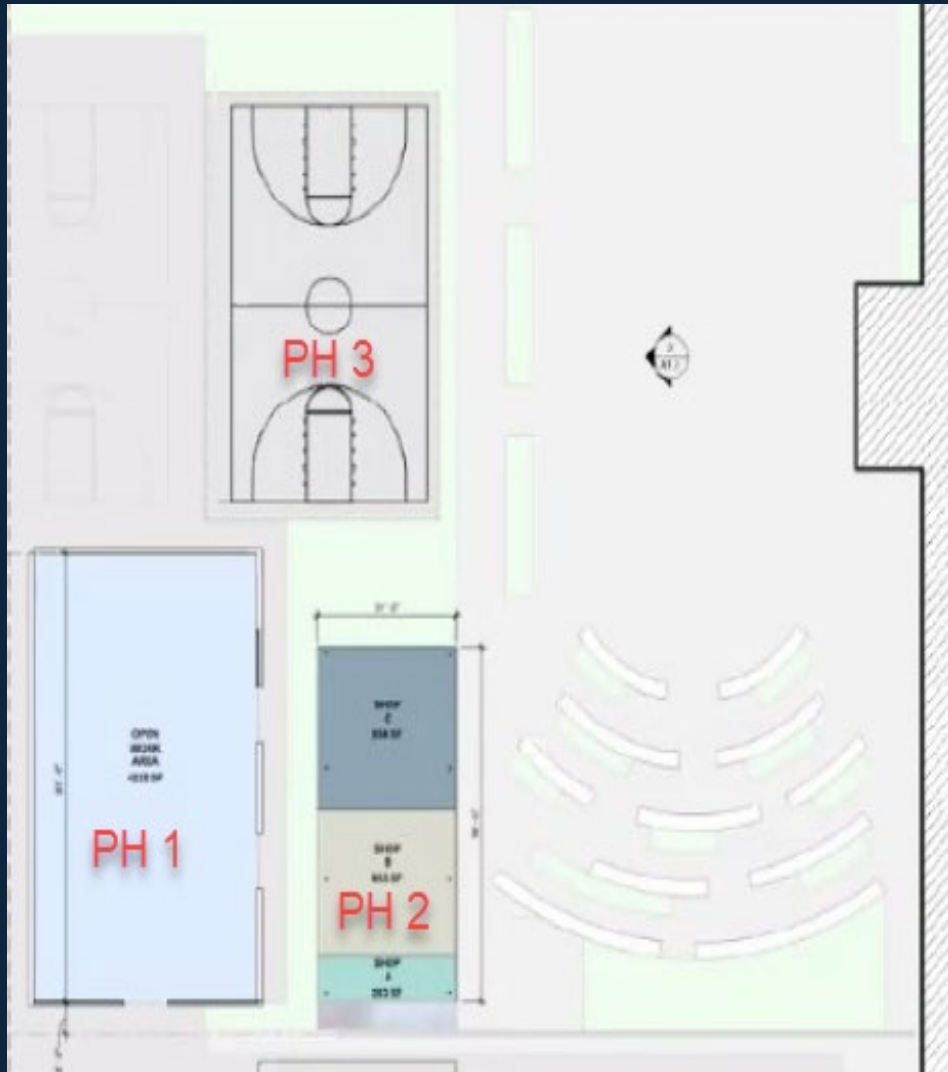
WISEBURN + DA VINCI CTE STUDIO

Revised Timeline

- ❖ SVA to complete Addendum #1 (design revisions to metal cladding) for Phase 1 Hangar Building: **05/19/2023**
- ❖ DSA's review of Addendum #1: **2-4 months**
- ❖ N|A|Z team to reissue LLB Project (Preliminary Services Non-DSA work): **06/01/2023**
- ❖ LLB Preliminary Services Procurement: **60 Days (June to July 2023)**
- ❖ Award LLB Preliminary Services: **August 2023**
- ❖ Award GMP: **February 2024 (sooner if possible)**
- ❖ Phase 1 Construction Commencement: **March 2024 (sooner if possible)**



WISEBURN + DA VINCI CTE STUDIO



GENERAL UPDATES

- ❖ Establish Architectural/Engineering Pool: **5/25/2023**
 - Issued RFQ on 4/11/2023 to establish pool for (5) years
 - Submittals due on 4/28/2023
 - (8) firms submitted; (2) disqualified for not meeting minimum RFQ requirements
 - (6) firms selected
 - Project specific RFPs to follow
- ❖ Development of Design Standards
 - Kick-Off Meeting: **5/22/2023**
 - End User Meetings to follow
 - Overall Process: **70 Days**



Thank You!

Questions

