

Measure S & Facility Update



November 17, 2020

Information Report No. 7

Presented by: Hagop Kassabian





Superintendent's Facility Advisory Committee

- SFAC meeting was held virtually on November 10, 2020
 - Committee members voted to support the Measure S Action Items presented
- Next Meeting is scheduled for Tuesday, December 8, 2020 via video conference
 - Review agenda items for Board Meeting on December 15



Action Item No. 2

Award of Bid No. 206-20/21 for Window Replacement Project at Lincoln Elementary School

- A job walk was conducted for the window replacement project at Lincoln Elementary School and four (4) bids were received and opened on November 9, 2020 as follows:

| Contractor | Bid | Allowance | Total |
|---|------------|------------------|--------------|
| Chalmers Construction Services, Inc. | \$134,900 | \$40,000 | \$174,900 |
| 1 st California Construction | \$176,988 | \$40,000 | \$216,988 |
| Legion Contractors, Inc. | \$184,000 | \$40,000 | \$224,000 |
| G2K Construction | \$298,888 | \$40,000 | \$338,888 |

- Staff is recommending to award to bid to Chalmers Construction Services, Inc. in the amount of \$134,900



Action Item No. 2 (cont.)

Award of Bid No. 206-20/21 for Window Replacement Project at Lincoln Elementary School

- An allowance was given on this project for hazardous material abatement, water intrusion repairs, and unforeseen conditions
- The total project cost, including allowance, is \$174,900
- The allowance will only be used if needed and upon approval by District staff
- Anticipated completion is by April 15, 2021
- Funded by Measure S – Summer Projects funds



Action Item No. 3

Approval to Piggyback on the Reef-Sunset Unified School District Facility Services Contract Awarded to American Modular Systems for the Purchase of Modular Buildings for the Glenoaks and Monte Vista Elementary Schools' New Building Projects

- On May 19, 2020, the Board approved a project and budget allocation for the Glenoaks and Monte Vista Elementary Schools' New Building Projects
- Staff is recommending an approval to piggyback on the Reef-Sunset USD Facility Support Services Contract, awarded to American Modular Systems (AMS) for the purchase and installation of new modular buildings at Glenoaks and Monte Vista Elementary Schools
- The original proposed estimate for Glenoaks was \$4,919,000 and for Monte Vista was \$4,859,840, and each project included a two-story, 10 classroom building with restrooms and support facilities



Action Item No. 3 (cont.)

Approval to Piggyback on the Reef-Sunset Unified School District Facility Services Contract Awarded to American Modular Systems for the Purchase of Modular Buildings for the Glenoaks and Monte Vista Elementary Schools' New Building Projects

- Due to COVID-19, modifications to the scope of work were made to include:
 - Operable windows to each classroom
 - Added folding glass Nana Walls to all classrooms
 - Upgrades to sinks to include infrared touchless faucets
 - Added brick veneer to exterior walls
 - Louvered sunshades to rear windows
- The total cost estimate, including upgraded features, delivery, and set up is \$5,230,340 for Glenoaks and \$5,159,720 for Monte Vista
- Site work and installation of the buildings will be bid out separately at a later time
- Funded by Measure S funds



Action Item No. 4

Approval of Change Order No. 4 to Lease-Leaseback Contract with Balfour Beatty Construction for the Glendale High School Aquatic Center Project

- On July 16, 2019, the Board approved the award of Lease-Leaseback contract to Balfour Beatty Construction for the GHS Aquatic Center in the amount of \$13,348,345
 - On August 11, 2020, the Board approved Change Order No. 1 in the amount of \$207,883
 - On September 1, 2020, the Board approved an additional budget allocation of \$1,014,649
 - On September 15, 2020, the Board approved Change Order No. 2 in the amount of \$179,102
 - On October 6, 2020, the Board approved Change Order No. 3 in the amount of \$273,227
- Negotiations for Change Order No. 4 have been finalized and it includes:
 - Installation of legacy bricks
 - Connecting existing storm drain lines to new lines
 - Additional digging/trenching due to an unforeseen electrical duct bank
 - Installation of the baseball scoreboard



Action Item No. 4 (cont.)

Approval of Change Order No. 4 to Lease-Leaseback Contract with Balfour Beatty Construction for the Glendale High School Aquatic Center Project

- Change Order No. 4 in the amount of \$72,438 accounts for these changes on the project
- This results in a 5.49% cumulative increase to the original contract
- The increase is within the approved project budget, as well as the 10% project Change Order limit
- Increases the total construction contract to \$14,080,995
- Funded by Measure S, Capital Outlay, Routine Restricted Maintenance, and Previous State funds



Action Item No. 5

Approval of Change Order No. 1 to Contract No. 13282-20/21 with Jack Cardani Construction for Plumbing Sitework, Fencing, Gutter and Downspouts at Balboa Elementary School and Notice of Completion

- On September 15, 2020, the Board approved Contract No. 13282-20/21 with Jack Cardani Construction for \$58,800, which was listed in the Purchase Orders report, to complete plumbing sitework, fencing, gutter, and downspouts at Balboa Elementary School
- Staff encountered unforeseen items that had to be addressed in order for the project to move forward
 - This included unforeseen storm water drainage lines required by the City, and the relocation and clearing of an existing clogged sewer mainline
- Change Order No. 1 in the amount of \$5,876.97 accounts for these changes
 - Represents a 9.99% increase to the original contract and is included in the 10% project contingency
 - Increases the original contract to \$64,676.97
- Project was completed in a satisfactory manner as of October 5, 2020, and was funded by Developer Fees funds



Action Item No. 6

Approval of Change Order No. 1 to Bid No. 199-19/20 with Golden Gate Construction for Site Improvements and Portable Project at Balboa Elementary School and Notice of Completion

- On May 19, 2020, the Board approved the award of Bid No. 199-19/20 to Golden Gate Construction for the site improvements and portable project at Balboa Elementary School in the amount of \$426,742
- Staff encountered changes on the project that had to be addressed in order to move forward, including
 - Changing the v-gutter to a curb gutter
 - Relocation of a main electrical breaker
 - A reimbursement on the project due to the District having to self-perform a portion of the contractual work
 - A reimbursement for repair work due to damages by the contractor to the existing ball wall, basketball poles, and building exterior finishes



Action Item No. 6 (cont.)

Approval of Change Order No. 1 to Bid No. 199-19/20 with Golden Gate Construction for Site Improvements and Portable Project at Balboa Elementary School and Notice of Completion

- These changes to the project resulted in Credit Change Order No. 1 in the amount of \$67,989.81
 - Resulted in a 15.9% decrease to the original contract and changes the final contract amount to \$358,752.19
- Contractual work that was required to be self-performed by the District was contracted to Paradise Construction
 - Work completed by Paradise Construction totaled \$82,880.75
 - Overall increase of \$14,890.94 from the Golden Gate Credit Change Order and represents a 3.49% increase to the contract amount
- The project was completed in a satisfactory manner as of October 26, 2020 for a total cost of \$358,752.19 and was funded by Developer Fees funds



Consent Item No. 9

Approval of Notice of Completion for Bid No. 201-20/21 with 2A Construction Company for Glendale High School 5000 Building Restroom Remodel

- On June 16, 2020, the Board approved the award of Bid No. 201-20/21 to 2A Construction Company for the 5000 building restroom remodel project at Glendale High School in the amount of \$68,998
- On August 11, 2020, the Board approved Change Order No. 1 in the amount of \$6,850, which accounted for unforeseen conditions and required modifications on the project and increased the total contract cost to \$75,848
- The project was completed in a satisfactory manner as of October 30, 2020, and was funded by Routine Restricted Maintenance funds

Thinking Ahead

Monte Vista New Building Rendering



Thinking Ahead

New Buildings – Nana Walls



Project Update

Glendale High School Aquatic Center



Project Update

Glendale High School Tennis Court Renovations





Questions?