

# ARBOGA SCHOOL TK-8 CONVERSION PROJECT UPDATE

**NOVEMBER 10, 2020** 





# **CAMPUS AERIAL VIEW**



# **BLDG C - ENTRY**







# **BLDG C - AMPHITHEATER**



# **BLDG D&E - QUAD**



#### WHERE ARE WE NOW

APPROVED
PBK CONTRACT
04/20/19

BOARD MEETING PRESENTATION 12/2019



100% SCHEMATIC
DESIGN
04/2020



FOR LEASE-LEASE
BACK
07/2020



75%
CONSTRUCTION
DOCUMENTS
11/10/2020



100% DESIGN
DEVELOPMENT
09/2020



CORE
PRECONSTRUCTION
SERVICES START
08/2020

#### **NEXT STEPS**

DIVISION STATE
ARCHITECT (DSA)
SUBMISSION



**DSA APPROVAL** 



CONSTRUCTION STARTS

#### LEASE-LEASEBACK CONSTRUCTION

#### **PHASE 1**

PRECONSTRUCTION SERVICES (FIXED PRICE)

#### PHASE 2

CONSTRUCTION SERVICES
(GUARANTEED MAXIMUM PRICE)

SELECTED ON BEST VALUE THROUGH PROPOSAL, INTERVIEW & PRICING

# **PROJECT CONSTRUCTION - COST DEVELOPMENT**

CONTRACTOR (CORE),
OVERHEAD AND PROFIT,
GENERAL CONDITIONS, &
FEES ESTABLISHED
THROUGH RFP



SUBCONTRACTORS
TO COMPETITIVELY
BID TO ALL TRADES
BY CORE



ADD CONSTRUCTION
CONTINGENCY
(% FOR UNFORESEENS & REVISIONS)

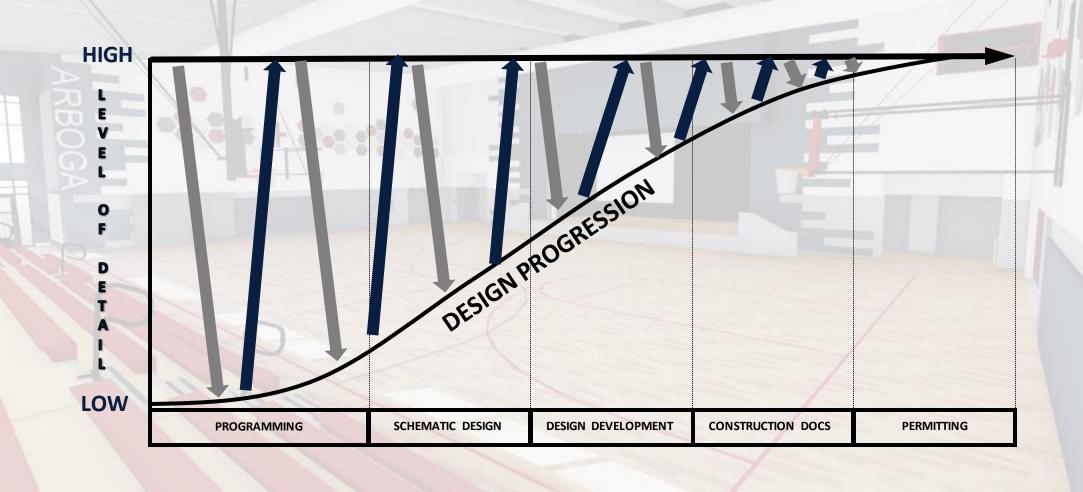


GUARANTEED MAXIUM PRICE (GMP)
NO CHANGE ORDERS

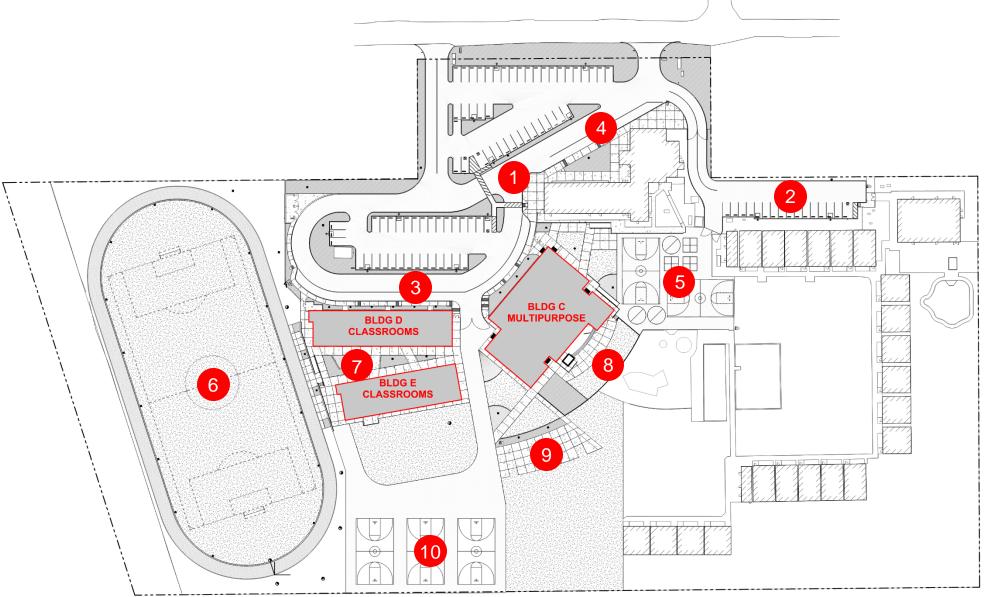
# **PRE-CONSTRUCTION SERVICES**

- BUDGETING / COSTING
- **EVALUATING SYSTEMS & MATERIALS**
- CONSTRUCTABILITY REVIEWS
- VALUE ENGINEERING
- COLLABORATION BETWEEN CORE | PBK | MJUSD

# **HOW THE DESIGN EVOLVES**



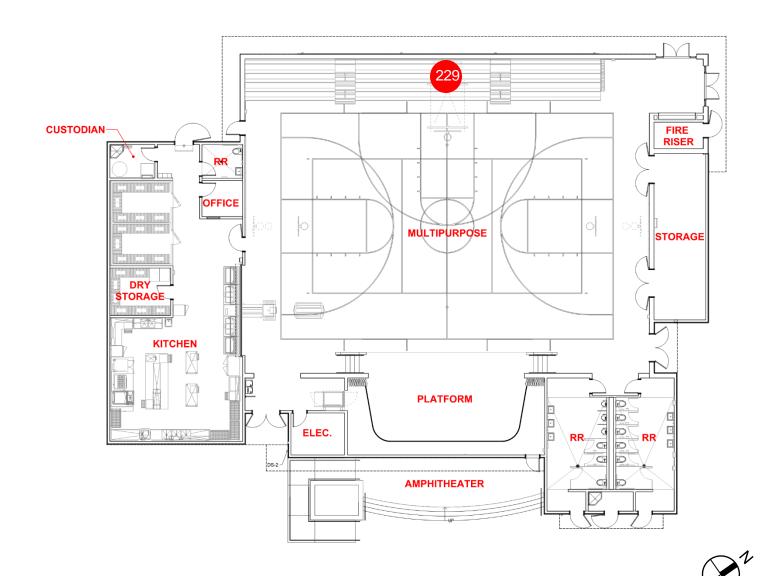
### **CAMPUS SITE PLAN**

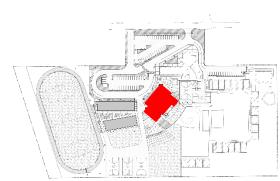


- 1 PARKING LOT A: 73
  SPACES
- PARKING LOT B: 16
  SPACES
- 3 AUTO DROP-OFF
- 4 BUS DROP-OFF
- 5 ELEMENTARY HARDCOURTS`
- 6 FIELD & DG TRACK (4 LANE WIDTH, 0.2MI TRACK)
- 7 OUTDOOR LEARNING QUAD
- 8 OUTDOOR AMPHITHEATER
- 9 LUNCH AREA W/SHADE STRUCTURES
- 6-8 HARDCOURTS

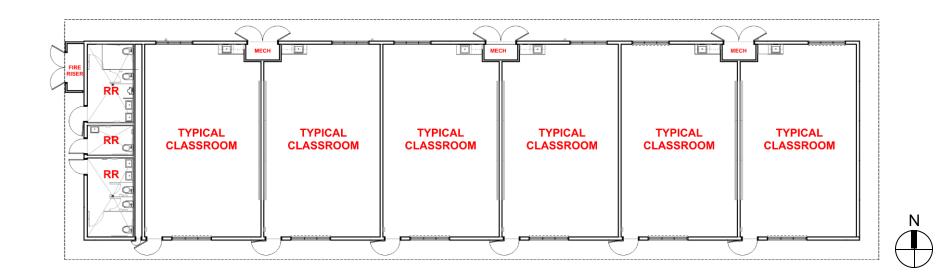


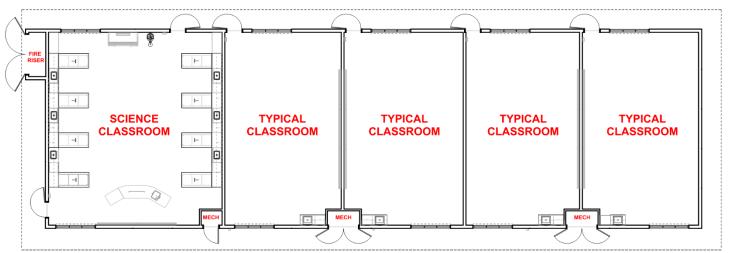
# **BLDG C - MULTIPURPOSE**





# **BLDG D & E - CLASSROOMS**













#### **BUDGET PROCESS**









1. RESEARCH

Identify Viable, Qualified Subcontractors in Each Trade Scope of Work 2. OUTREACH

Reach Out to Identified Subcontractors & Determine Interest 3. ADVERTISE

Publicly Advertise In Multiple Local & Regional Outlets 4. EDUCATE

Host a Sub Fair to Educate Interest Subcontractors & Vendors on Lease-Leaseback & Project Specific



5. PREQUALIFY

Begin Prequalification Process for Final List of Interested Subcontractors.



6. SOLICIT

Issue Request for Proposals to All 1% Trades & Invitation to Bid to All Others.



7. REVIEW

Host a Preproposal Meeting to Review Bid Documents.



8. REQUEST

Set a Deadline for Information Requests.



9. CLARIFY

Issue Final Addendum / Clarification.



10. BID DAY

Collect Sealed 1% Scope Request for Proposal Bids & Invitation to Bids for Opening with MJUSD.



11. DESCOPE

Review Proposals & Interview Subcontractors to Determine Best Value.



12. GMP

Submit Guaranteed Maximum Price Proposal to MJUSD for Review and Approval by the Board.

# **COST MODEL**

- APRIL COST \$ 13,626,466
- SEPT COST \$ 14,545,087
- CHANGE \$ 918,641

FACTORS: COVID, FIRES, SUPPLY/DEMAND, ESCALATION



