



MJUSD FACILITIES DEPARTMENT

Construction Management: Project Report Modernization and New Construction

Update from the Facilities Department
Provided to the Board of Trustees

May 2012

Facilities "Construction Management" Department
Marysville Joint Unified School District





MJUSD FACILITIES DEPARTMENT

Construction Management Team District Office Room 215

Assistant Project Manager:

Denise DeVaughn, 2006

Assistant Project Manager:

Chris Zunino, 2008

Construction Manager:

Eric Manley, 2008

Director:

Victor Lopez, 2006



"Thank you for the high standards you are exercising" – Gary Cena, Principal



MJUSD FACILITIES DEPARTMENT

Construction Goals

Measure H and P has allowed MJUSD to improve the quality of education and safety for our students, staff and community. . .

Through New Construction and/or Modernization:

Removing; Replacing; Restoring; Repairing;
Upgrading; Updating; Installing

Structural / Fire & Life Safety /
Accessibility / Efficiency / Air Quality



"Thanks for the communication" – Kathleen Hansen, Principal



Job No.	Site	Project Description	Contract Delivery Method	Status	General Contractor	Contract Start Date	Contract Completion Date	Notice of Completion Date	Construction	Contract Value	Contingency	Total (incl.)	Cost Adjustments Less Contingency	Current Project Value as of 12/31/2011	Outstanding Contract Value (P.P.)	Cost Adjustments w/o Contingency	Project Value (including 2% Contingency)
8014	Multi-Site	Portable Buildings (10x20x14 ea) City, Longview (Admin, Shop, etc., 1 ea) W. W. Adams, McKinney (4 ea) W.	Low Bid	Complete	LLB	9/15/2009	9/15/2009	9/15/2009	Construction	\$700,000.00	\$0.00	\$700,000.00	\$1,081,814.71	\$1,081,814.71	\$1,081,814.71	\$1,081,814.71	\$1,081,814.71
8014	Multi-Site	ACA Improvements, Browns Valley, Maygrove High School, McKinney	Low Bid	Complete	LLB	9/15/2009	9/15/2009	9/15/2009	Construction	\$437,000.00	\$0.00	\$437,000.00	\$12,641.71	\$437,041.71	\$437,041.71	\$437,041.71	\$437,041.71
8014	Multi-Site	ACA Improvements, Browns Valley, Maygrove High School, McKinney	Low Bid	Complete	LLB	9/15/2009	9/15/2009	9/15/2009	Construction	\$437,000.00	\$0.00	\$437,000.00	\$12,641.71	\$437,041.71	\$437,041.71	\$437,041.71	\$437,041.71
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“Thank you so much for taking us {staff} through the building and answering all of our questions” – Sarah O’Brien, Principal



MJUSD FACILITIES DEPARTMENT

Demolition

Included; Classroom, Library, Storage and School Administration space has been demolished do to age, poor conditions and higher operating costs

Building Examples - Alicia , Marysville High, WT Ellis, Yuba Gardens

Operating System Examples :
Septic Tanks, Water Wells,
Fire Alarms, HVAC



"What a positive difference. . .you are an asset to our District" – Jim Flurry, Board Member



MJUSD FACILITIES DEPARTMENT

Modernization

24,000 Square Feet of Classroom, Library, Kitchen and School Administration spaces have been modernized. . .

Complete* Mod Examples - Cedar Lane 5800 SF, Dobbins 6700 SF, McKenney 11,000 SF

Operating System Examples - Browns Valley, Linda, Loma Rica

*Complete – buildings were striped of all materials down to the frame before starting the modernization project



"Thank you, your department is helpful and responsive when we need help" – Terry Biladeau, Director



MJUSD FACILITIES DEPARTMENT

New Construction

Over 100,000 Square Feet of Classroom, Laboratory, Library, Gymnasium, Kitchen and School Administration spaces have been constructed. . .

Arboga 4800 SF, Browns Valley 6700 SF, Dobbins 4500 SF, Edgewater 12,000 SF, Johnson Park 8500 SF, LHS/MHS 44,000 SF, McKenney/Yuba Gardens 28,000 SF

Other Projects Include – Loma Rica, MCAA, N. Marysville



"Thank you so much for your quick response time. . .the staff and I appreciate how you honored our requests so quickly" – Judy Hart, Principal



MJUSD FACILITIES DEPARTMENT

Current

Yuba Feather, New 10,000 SF Classroom Bldg

Multi-Site: Demolition and Fencing

Multi-Site: Paving and Site Improvements

Upcoming

Johnson Park, HVAC Improvements June 2012 (target date)

Olivehurst, New 8500 SF Classroom Bldg July 2012 (target date)

Ella, New 20,000 SF 2-Story Classroom Bldg June 2013 (target date)

Arboga, New 15,000 SF Classroom Bldgs June 2013 (target date)

Linda, New 13,000 SF Classroom and Library Bldgs June 2014 (target date)



MJUSD FACILITIES DEPARTMENT

Construction Costs

Total in Contract Value Approx. \$92,000,000

Final Construction Costs Approx. \$89,000,000

Estimated Savings \$3 Million

Cost Overages

Competitive Bid Contracts

Cost the District Approx. 19% in Overages

Competitive Lease Leaseback Contracts

Cost the District Approx. 4% in Overages*

Millions of Dollars in Estimated Savings

*Much of the overages have been District directed changes and additions to the contract scope

"You are a true professional, a man of integrity and an advocate for quality in our District" – Kathy Woods, Director



MJUSD FACILITIES DEPARTMENT

Management Costs

Typical Construction Management Firms Provide Service at Rates from 8- 14%
Additional Cost to District would have been Approx. \$12 Million

Facilities Construction Management Cost to District
Approx. \$3.4 Million

Savings to District from having “in-house” Construction Management Services

Approximately \$9 Million



MJUSD FACILITIES DEPARTMENT

Thank you

Questions / Comments / Concerns

