Central Unified School District

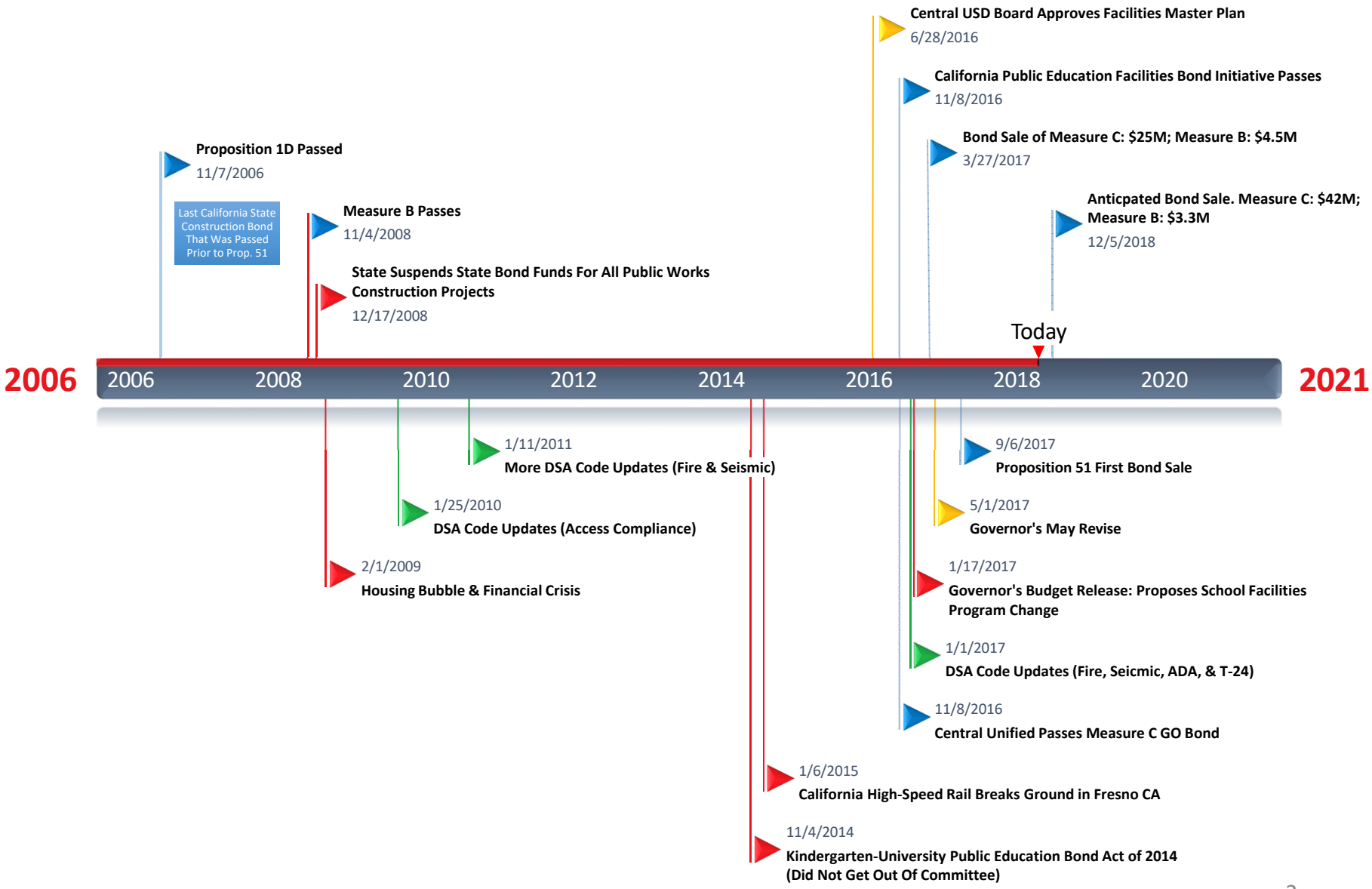
Facilities Update



*NEW CENTRAL UNIFIED HIGH SCHOOL

October 9, 2018

History


Central USD Board Approves Facilities Master Plan
6/28/2016
California Public Education Facilities Bond Initiative Passes
11/8/2016
Bond Sale of Measure C: $25M; Measure B: $4.5M
3/27/2017
Anticpated Bond Sale. Measure C: $42M; Measure B: $3.3M
12/5/2018
Proposition 1D Passed
11/7/2006
Last California State Construction Bond That Was Passed Prior to Prop. 51
Measure B Passes
11/4/2008
State Suspends State Bond Funds For All Public Works Construction Projects
12/17/2008
Today
2006
2006
2008
2010
2012
2014
2016
2018
2020
2021
1/11/2011
More DSA Code Updates (Fire & Seismic)
9/6/2017
Proposition 51 First Bond Sale
1/25/2010
DSA Code Updates (Access Compliance)
5/1/2017
Governor's May Revise
2/1/2009
Housing Bubble & Financial Crisis
1/17/2017
Governor's Budget Release: Proposes School Facilities Program Change
1/1/2017
DSA Code Updates (Fire, Seicmic, ADA, & T-24)
11/8/2016
Central Unified Passes Measure C GO Bond
1/6/2015
California High-Speed Rail Breaks Ground in Fresno CA
11/4/2014
Kindergarten-University Public Education Bond Act of 2014 (Did Not Get Out Of Committee)

Construction Challenges

- Shortage of Qualified Skilled Labor
- Rising Labor Wage Rates
- Rising Material Costs
- Upsurge in Education and Commercial Construction
- Small pool of large contractors

New High School Budget

2017

New High School - Increment 1			
Project: B102	Estimated Budget	Revised Budget	Revised Budget
Site Development :	November-2016	August-2017	September-2018
Purchase Price of Property	$ -	$ -	$ -
Appraisal Fees	$ -	$ -	$ -
Escrow Fees	$ -	$ -	$ -
Surveying Costs	$ 285,714.29	$ 285,714.29	$ 285,714.29
Site Support Costs (Reports)	$ -	$ -	$ -
Relocation Assistance	$ -	$ -	$ -
Site Development (Not it Contract)	$ -	$ -	$ -
Other Costs (Legal/Condemnation)	$ -	$ -	$ -
Site Subtotal	$ 285,714.29	$ 285,714.29	$ 285,714.29
Planning:			
Architect/Engineering Fees	$ 6,000,000.00	$ 6,000,000.00	$ 6,000,000.00
Consultant	$ 571,428.57	$ 571,428.57	$ 571,428.57
DSA Plan Check Fees	$ 457,142.86	$ 457,142.86	$ 500,000.00
CDE Plan Check Fees	$ 5,000.00	$ 5,000.00	$ 5,000.00
Energy Analysis	$ -	$ -	$ -
Preliminary Tests (Soil, Foundation)	$ 285,714.29	$ 285,714.29	$ 285,714.29
Other Costs (Advertising, Printing)	$ 7,500.00	$ 7,000.00	$ 7,000.00
Planning Subtotal	$ 7,326,785.72	$ 7,326,285.72	$ 7,369,142.86
Construction:			
Main Building Contractor	$ 60,000,000.00	$ 77,417,917.00	$ 96,029,923.00
Construction Management	$ -	$ -	$ -
OPSC	$ 5,000.00	$ 5,000.00	$ 5,000.00
Portable Purchase	$ -	$ -	$ -
Construction Subtotal	$ 60,005,000.00	$ 77,422,917.00	$ 96,034,923.00
Construction Soft Cost:			
Interim Housing (Moving)	$ -	$ -	$ -
Inspections	$ 285,714.29	$ 600,000.00	$ 600,000.00
Construction Tests	$ 285,714.29	$ 285,714.29	$ 285,714.29
Furniture & Equipment	$ 2,285,714.29	$ 2,885,714.29	$ 2,885,714.29
Contingencies 5%	$ 6,857,142.86	$ 3,870,895.85	$ 4,801,496.15
Construction Soft Cost Subtotal	$ 9,714,285.73	$ 7,642,324.43	$ 8,572,924.73
Total	**$ 77,331,785.74**	**$ 92,677,241.44**	**$ 112,262,704.88**
OPSC/Local Match Funding:			
Savings/(Deficit)	**$ -**	**$ -**	
Potential OPSC/Local Match Funding:			
Measure B	$ 4,771,428.00	$ 4,771,428.00	$ 3,300,000.00
Measure C	$ 34,360,357.74	$ 35,175,000.00	$ 42,000,000.00
Building Fund 40 - Reserve for Cap. Projects	$ -	$ 11,100,000.00	$ 11,100,000.00
COP	$ -	$ -	$ -
Restricted Deferred Maintenance	$ -	$ -	$ -
Developer Fees	$ 2,600,000.00	$ 2,600,000.00	$ 2,600,000.00
County Joint Use State Funding	$ -		$ -
Modernization Savings	$ -		$ -
State Match (Need to Confirm)	$ 35,600,000.00	$ 35,600,000.00	$ 35,600,000.00
Subtotal	$ 77,331,785.74	$ 89,246,428.00	$ 94,600,000.00
Total Project Costs:	$ 77,331,785.74	$ 92,677,241.44	$ 112,262,704.88
Difference:	$0.00	($3,430,813.44)	($17,662,704.88)
* Budget and funding requires Board approval.			
Note: Does not Include Costs for Theater/VAPA			

School Facility Funding

- Developer Impact Fee's
- Certificate of Participation (COP)
- Mello-Roos Community Facilities Districts (CFD's)
- Local General Obligation Bonds(GO Bond)
- School Facility Program (SFP)

New High School Budget

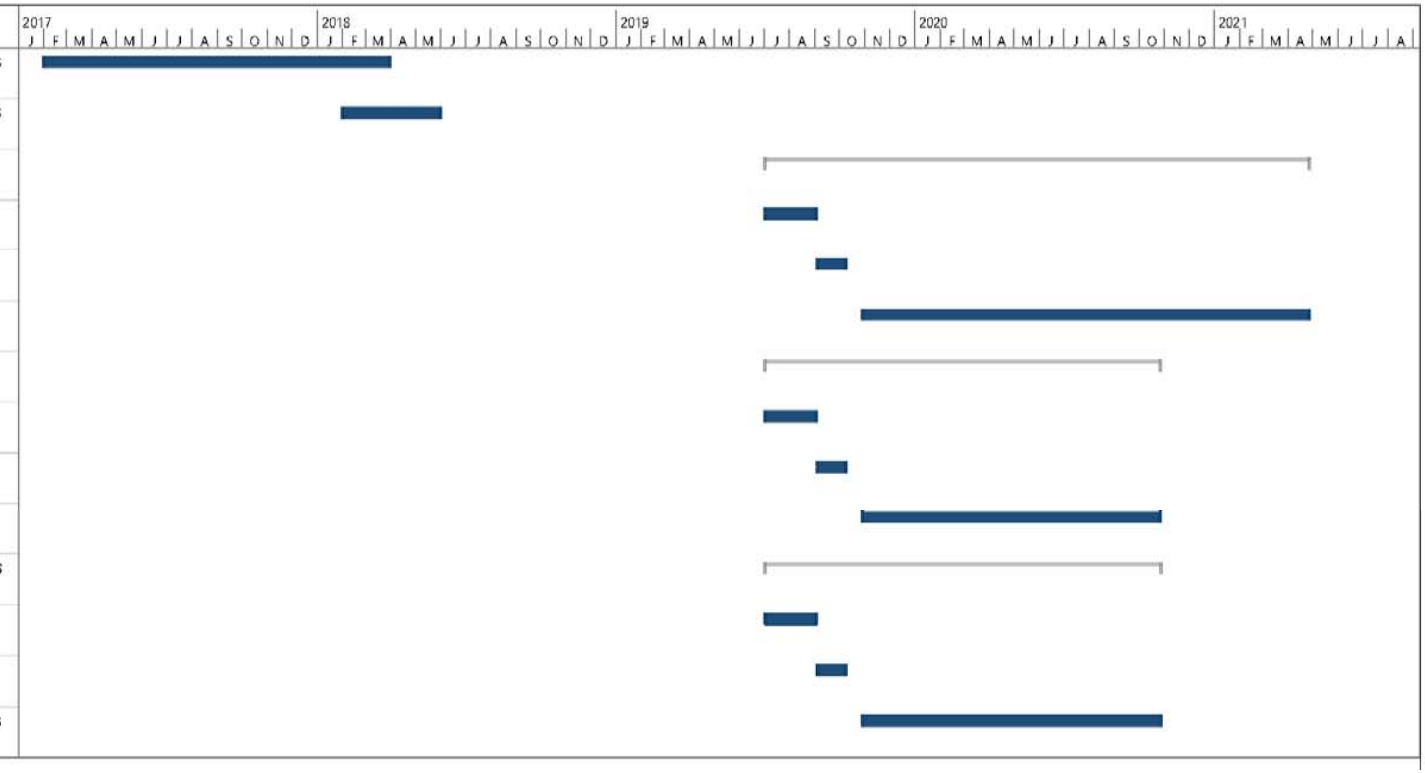
2018

New High School - Increment 1			
Project: B102	Estimated Budget	Revised Budget	Revised Budget
Site Development :	November-2016	August-2017	September-2018
Purchase Price of Property	$ -	$ -	$ -
Appraisal Fees	$ -	$ -	$ -
Escrow Fees	$ -	$ -	$ -
Surveying Costs	$ 285,714.29	$ 285,714.29	$ 285,714.29
Site Support Costs (Reports)	$ -	$ -	$ -
Relocation Assistance	$ -	$ -	$ -
Site Development (Not it Contract)	$ -	$ -	$ -
Other Costs (Legal/Condemnation)	$ -	$ -	$ -
Site Subtotal	$ 285,714.29	$ 285,714.29	$ 285,714.29
Planning:			
Architect/Engineering Fees	$ 6,000,000.00	$ 6,000,000.00	$ 6,000,000.00
Consultant	$ 571,428.57	$ 571,428.57	$ 571,428.57
DSA Plan Check Fees	$ 457,142.86	$ 457,142.86	$ 500,000.00
CDE Plan Check Fees	$ 5,000.00	$ 5,000.00	$ 5,000.00
Energy Analysis	$ -	$ -	$ -
Preliminary Tests (Soil, Foundation)	$ 285,714.29	$ 285,714.29	$ 285,714.29
Other Costs (Advertising, Printing)	$ 7,500.00	$ 7,000.00	$ 7,000.00
Planning Subtotal	$ 7,326,785.72	$ 7,326,285.72	$ 7,369,142.86
Construction:			
Main Building Contractor	$ 60,000,000.00	$ 77,417,917.00	$ 96,029,923.00
Construction Management	$ -	$ -	$ -
OPSC	$ 5,000.00	$ 5,000.00	$ 5,000.00
Portable Purchase	$ -	$ -	$ -
Construction Subtotal	$ 60,005,000.00	$ 77,422,917.00	$ 96,034,923.00
Construction Soft Cost:			
Interim Housing (Moving)	$ -	$ -	$ -
Inspections	$ 285,714.29	$ 600,000.00	$ 600,000.00
Construction Tests	$ 285,714.29	$ 285,714.29	$ 285,714.29
Furniture & Equipment	$ 2,285,714.29	$ 2,885,714.29	$ 2,885,714.29
Contingencies 5%	$ 6,857,142.86	$ 3,870,895.85	$ 4,801,496.15
Construction Soft Cost Subtotal	$ 9,714,285.73	$ 7,642,324.43	$ 8,572,924.73
Total	**$ 77,331,785.74**	**$ 92,677,241.44**	**$ 112,262,704.88**
OPSC/Local Match Funding:			
Savings/(Deficit)	**$ -**	**$ -**	
Potential OPSC/Local Match Funding:			
Measure B	$ 4,771,428.00	$ 4,771,428.00	$ 3,300,000.00
Measure C	$ 34,360,357.74	$ 35,175,000.00	$ 42,000,000.00
Building Fund 40 - Reserve for Cap. Projects	$ -	$ 11,100,000.00	$ 11,100,000.00
COP	$ -	$ -	$ 20,000,000.00
Restricted Deferred Maintenance	$ -	$ -	$ -
Developer Fees	$ 2,600,000.00	$ 2,600,000.00	$ 2,600,000.00
County Joint Use State Funding	$ -		$ -
Modernization Savings	$ -		$ -
State Match (Need to Confirm)	$ 35,600,000.00	$ 35,600,000.00	$ 35,600,000.00
Subtotal	$ 77,331,785.74	$ 89,246,428.00	$ 114,600,000.00
Total Project Costs:	$ 77,331,785.74	$ 92,677,241.44	$ 112,262,704.88
Difference:	$0.00	($3,430,813.44)	$2,337,295.12
* Budget and funding requires Board approval.			
Note: Does not Include Costs for Theater/VAPA			

Estimated Project Schedule

New High School

ID	Task Name	Start	Finish	Duration
1	DSA APPROVAL	2/1/17	3/31/18	60.43 wks
2	CDE/OPSC APPROVAL	2/1/18	6/1/18	17.14 wks
3	**PHASE 1 - Classrooms**	**7/2/19**	**4/27/21**	**95 wks**
4	BID PROCESS	7/2/19	9/3/19	9 wks
5	BID AWARD	9/4/19	10/9/19	5 wks
6	CONSTRUCTION	10/29/19	4/27/21	78 wks
7	**PHASE 2 - Cafeteria**	**7/2/19**	**10/27/20**	**69 wks**
8	BID PROCESS	7/2/19	9/3/19	9 wks
9	BID AWARD	9/4/19	10/9/19	5 wks
10	CONSTRUCTION	10/29/19	10/27/20	52 wks
11	**PHASE 3 - Gym**	**7/2/19**	**10/28/20**	**69.14 wks**
12	BID PROCESS	7/2/19	9/3/19	9 wks
13	BID AWARD	9/4/19	10/9/19	5 wks
14	CONSTRUCTION	10/29/19	10/28/20	52.14 wks



Implementation Plan

Bond Projects 2018

Central Unified School District
Multi-Year Project List

Bond Issuance	Project Number	Project	District	QZAB	Fund 40 (New High School Only)	Modernization Savings	Developer Fees	COP	State Funding	Project Expenses	Completion Date
First Series: 2017 $29,500,000	1	Tilley Elementary Phase 2 (Permanent School)	$ 15,581,434				$ 2,000,000		$ 10,426,231	$ 28,007,666	Aug-2019
	2	New Central Unified High School - DSA Updates	$ 1,000,000							$ 1,000,000	Aug-2018
	3	Madison Elem. - Classroom Modernization	$ 884,189	$ 300,000		$ 1,502,209			$ 2,686,398	$ 5,372,796	Aug-2020
	4	Roosevelt Elem. - Classroom Modernization	$ -	$ 2,650,000					$ 2,147,664	$ 4,776,817	Aug-2019
			$ 17,465,623	$ 2,950,000	$ -	$ 1,502,209	$ 2,000,000	$ -	$ 15,260,293	$ 39,157,279	
Second Series: 2019 C:$42,000,000 B:$3,000,000	5	New Central Unified High School - PH. 1 Classrooms	$ 23,269,780		$ 5,000,000		$ 1,300,000	$ 10,000,000	$ 35,600,000	$ 75,169,780	Aug-2021
	6	New Central Unified High School - PH. 2 Cafeteria	$ 1,146,794		$ 2,100,000			$ 4,000,000		$ 7,246,794	Aug-2021
	7	New Central Unified High School - PH. 3 GYM	$ 18,546,131		$ 4,000,000		$ 1,300,000	$ 6,000,000		$ 29,846,131	Aug-2021
	8	McKinley Elem. - Classroom Modernization	$ 2,079,782	$ 700,000		$ 20,847			$ 2,800,629	$ 5,601,258	Aug-2022
	9	West Shields Site - New Central Unified Elementary School	$ 13,700,000				$ 1,300,000		$ 9,000,000	$ 24,000,000	Aug-2024
	10	Herndon-Barstow Elem. - Modernization	$ -	$ 2,530,000					$ 2,028,585	$ 4,057,170	Aug-2023
			$ 58,742,487	$ 3,230,000	$ 11,100,000	$ 20,847	$ 3,900,000	$ 20,000,000	$ 49,429,214	$ 145,921,133	
Third Series: 2022 $20,300,000	11	El Capitan M.S. - % of RCR to Perm CR (8)	$ 3,841,926	$ 380,000		$ 501,415	$ 1,300,000		$ 2,363,472	$ 8,386,813	Aug-2023
	12	El Capitan M.S. - Classroom Modernization/Parking Lot	$ 2,789,614						$ 2,789,614	$ 5,579,228	Aug-2023
	13	El Capitan M.S. - Library Media Center	$ 3,503,072						$ 591,408	$ 4,094,480	Aug-2023
	14	El Capitan M.S. - Wrestling/Music	$ 3,175,303						$ 886,302	$ 4,061,605	Aug-2023
	15	Steinbeck Elem. - Classroom Modernization (20 Portables)	$ 1,429,500			$ 540,000			$ 1,969,500	$ 3,939,000	Aug-2024
	16	Saroyan Elem. - Classroom Modernization	$ 1,772,550						$ 1,772,550	$ 3,545,100	Aug-2024
	17	Central H.S. East - Classroom Modernization (28 Portables)	$ 152,397	$ 1,500,000		$ 3,755,208	$ 1,300,000		$ 4,773,125	$ 11,480,730	Aug-2024
			$ 16,664,363	$ 1,880,000	$ -	$ 4,796,623	$ 2,600,000	$ -	$ 15,145,971	$ 41,086,957	
			$ 92,872,474	***$ 8,060,000***	***$ 11,100,000***	***$ 6,319,679***	***$ 8,500,000***	***$ 20,000,000***	***$ 79,835,478***	***$ 226,165,369***	

Updated 9/28/2018

General Obligation Bond (GO Bond)	$ 95,500,000
Developer Fees	$ 8,500,000
FUND 40 (New High School Only)	$ 11,100,000
Certificate of Participation (COP)	$ 20,000,000
Qualified Zone Academy Bond (QZAB)	$ 8,060,000
Modernization Savings	$ 6,319,679
District Share	$ 149,479,679
Total Proposed General Obligation Bond Projects	$ 226,165,369

Implementation Plan

Remaining Projects 2018

Central Unified School District
Multi-Year Project List

Bond Issuance	Project Number	Project	District	QZAB	Fund 40 (new High School Only)	Modernization Savings	Developer Fees	State Funding	Project Expenses	Completion Date
Issuance Of New Bond Recommended	18	Central H.S. West - Classroom Modernization	$ 5,294,761					$ 3,360,280	$ 8,655,041	TBD
	19	District Service Center - PH. 1 : M&O/Grounds	$ 8,400,000						$ 8,400,000	TBD
	20	Central H.S. West - New Ag Lab (4 Lec. Rms & 4 Labs)	$ 1,920,000				$ 1,300,000.00	$ 2,300,000	$ 5,520,000	TBD
	21	Herndon-Barstow Elem. - Cafeteria/Library/Admin	$ 4,700,000				$ 1,300,000.00	$ -	$ 6,000,000	TBD
	22	Houghton-Kearney Elem. - New Caferteria/Library Conv	$ 2,700,000				$ 1,300,000.00		$ 4,000,000	TBD
	23	Sierra-Constance Site - New Elementary School	$ 13,241,250					$ 8,758,750	$ 22,000,000	TBD
	24	Biola Elem. - New Caferteria/Library Conv/Parking Lot	$ 4,700,000						$ 4,700,000	TBD
	25	Central H.S. East - Gym	$ 9,500,000					$ -	$ 9,500,000	TBD
	26	Central H.S. West - Cafeteria/Music/Storage/Seating/Stage (4 Cr's)	$ 8,000,000						$ 8,000,000	TBD
	27	Central H.S. West - Admin: RSP/Speech Psych/Library	$ 3,500,000					$ -	$ 3,500,000	TBD
	28	Madison Elem. - Construct Library/Admin	$ 1,282,750					$ 517,250	$ 1,800,000	TBD
	29	Biola Elem. - Classroom Modernization (9 Classrooms)	$ 590,850					$ 886,275	$ 1,477,125	TBD
	30	Harvest Elem. - Classroom Modernization (6 Classroom)	$ 393,900					$ 590,850	$ 984,750	TBD
	31	Houghton-Kearney Elem. - Classroom Modernization (12 CR's) 2027	$ 787,800					$ 1,181,700	$ 1,969,500	TBD
	32	Polk Elem. - Classroom Modernization (33 Classrooms) 2029	$ 2,166,450					$ 3,249,675	$ 5,416,125	TBD
	33	River Bluff Elem . Classroom Modernization (36 CR's) 2028	$ 2,363,400					$ 3,545,100	$ 5,908,500	TBD
	34	Teague Elem. - Classroom Modernization (32 CR's) 2023	$ 2,100,800					$ 3,151,200	$ 5,252,000	TBD
	35	Rio Vista M.S. - Classroom Modernization (40 CR's) 2028	$ 3,000,240					$ 4,500,360	$ 7,500,600	TBD
	36	New Central Unified High School - Phase 4 (VAPA)	$ 33,799,580					$ 4,400,000	$ 38,199,580	TBD
	37	New Central Unified High School - Phase 5 (Pool)	$ 4,300,000						$ 4,300,000	TBD
	38	District Service Center - PH. 2: Admin.	$ 13,000,000						$ 13,000,000	TBD
			$ 125,741,781	$ -	$ -	$ -	$ 3,900,000	$ 36,441,440	$ 166,083,221	
			$ 125,741,781	***$ -***	***$ -***	***$ -***	***$ 3,900,000***	***$ 36,441,440***	***$ 166,083,221***	

Next Steps

- Sale of next increment of General Obligation Bonds (GO Bonds)
- Start process for bidding (Construction Bid Packet and General Specifications)
- Continue process for State Matching Funds
- Start process for Certificate of Participation (COP) funding

Q&A

Questions & Answers

For Inquiries About This Presentation, Or Other Projects Please Visit Our Facilities Planning Website Or Contact:

Kelly Porterfield
Assistant Superintendent / CBO
Central Unified School District
KPorterfield@CentralUSD.k12.ca.us
Office: (559) 274-4700 ext. 63105
Cell: (559) 706-7114