

BELMONT-REDWOOD SHORES SCHOOL DISTRICT
Office of the Assistant Superintendent, Business Services and Operations
November 5, 2009

TO: Dr. Emerita Orta-Camilleri, Superintendent

FROM: Nellie Hungerford, Assistant Superintendent, Business Services and Operations

SUBJECT: New Shores School – Child Care Facilities

RECOMMENDATION:

That the Board of Trustees approve the plan to add two classrooms to the existing plan for the New Shores School, for the purpose of providing facilities for after school day care, at the estimated cost of \$798,735, payable from Fund 21 Bond proceeds and district reserves.

BACKGROUND:

Due to favorable economic conditions, reduced fees by several utility and city agencies, and the release of unused building contract contingency funds, the New Shores School project has realized significant reductions in budgeted project expenditures. Upon careful examination of costs to complete the current building plan, it has been determined that these funds will not be required to complete the current plan. Therefore, staff is recommending the funds be used to support the building of two additional classrooms to accommodate after school care. By adding the classrooms as a change order to the existing project, the District can save upwards of \$200,000 in building costs associated with DSA approval fees, Inspector of Record fees and other costs that are already covered under the existing contract.

Staff will work with local agencies and associations to determine if additional funding is available to support this project.

GOAL 3 – SAFETY AND LEARNING - The Belmont-Redwood Shores School District will provide leadership and utilize principles of systems management, organizational development, and problem solving to better serve students in maintaining a safe campus and efficient learning environment.

OBJECTIVE 1: *Develop a plan for transitioning students for the August 2010 opening of the new school site.*



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Ms. Nellie Hungerford
Belmont-Redwood Shores School District
2960 Hallmark Drive
Belmont, CA 94002

October 26, 2009

Subject: Redwood Shores Elementary School - Before & After School Care

Dear Ms. Hungerford:

Blach Construction Company has solicited subcontractors and project consultants to compile a cost estimate to construct a permanent two classroom building similar to building "D" measuring approximately 32'-0 x 90'-0. The only practical way to build this building within the original project timeline is to duplicate one of the previously approved Kindergarten buildings.

Cost of the new building

We anticipate the total cost of adding this building to be \$798,735. Please refer to the attached spreadsheet dated October 26, 2009.

District's Building Fund

Through numerous measures the District has realized savings in fees from the City of Redwood City, PG & E and other service providers. Additionally, thru cost savings and frugal purchasing measures the District has projected a <\$100,000> cost reduction from the FF&E budget and Blach Construction is projecting a cost reduction of <\$100,000> as well. The attached Building Fund update reflects unallocated funds totaling \$614,566.94 which can be used towards the additional building.

Clarifications

- Board approval at its November 5th meeting is required in order to meet the existing project schedule slated for substantial completion February 2010.
- We have included approximately 700 square feet of Concrete walkways
- We have not included a construction contingency in the above costs

Respectfully submitted by,

BLACH CONSTRUCTION COMPANY

Mitch Rhodes
Project Manager

enclosures: Building Fund update, schedule of anticipated costs, both dated 10/26/09

Before/After School Care

Dated: 26-Oct-09

Redwood Shores School	
Service Provider	Estimated Costs
Grading, Utilities, walkways & Survery	62,333
Landscape (BUDGET)	30,000
Fire Alarm	13,200
Technology	18,306
Power and site conduits	9,691
PA & Security	8,340
<i>Special Inspection (Smith Emery)</i>	<i>14,035</i>
Modular Buildings	612,480
Inspector of Record (In Plant)	3,150
SKW Architectural fees (Not-To-Exceed)	20,000
DSA Fee's	7,200
Sub Total	\$798,735

Building Fund 21

Date:

October 15, 2009

Redwood Shores School

REVENUE	
Proceeds from Sale of Bond	\$25,024,810.00
Interest as of June 30, 2008	\$535,985.17
Gain/Loss in Investments	(\$1,179,710.18)
Interest as of June 30, 2009	\$411,350.91
Estimated Interest for Fiscal Year 2009-10	\$258,225.00
Interfund Transfer in from Fund 25 (reflected on Fund Update dated 3/2/09)	\$0.00
TOTAL REVENUE (fund 21)	\$25,350,660.90

Service Provider	1	2	3	4	5
	Original Estimated Costs	Projected Variance	Revised Budget/Total Projected Costs	Accrued & Received/Expended TO DATE	Project Cost to Complete
Expenditures as of June 30, 2008				\$11,323,122.09	
Expenditures as of June 30, 2009				\$10,643,616.71	
Alameda Newspaper	\$164.18		\$164.18	\$164.18	\$0.00
Blach Construction Company - Pre Construction	\$ 138,476.82	\$4,968.00	\$143,444.82	\$143,444.82	\$0.00
California Dept of Education	\$350.00		\$350.00	\$350.00	\$0.00
Candis Company	\$647.43		\$647.43	\$647.43	\$0.00
CB Richard Ellis, Inc	\$2,462.50		\$2,462.50	\$2,462.50	\$0.00
County of San Mateo	\$21,700.00	\$12,736.60	\$34,436.60	\$31,936.60	\$2,500.00
Cupertino Electric - Fire Alarm Design	\$6,000.00		\$6,000.00	\$6,000.00	\$0.00
Diane Masetti (\$1,200 per month average)	\$23,800.00		\$23,800.00	\$15,618.10	\$8,181.90
Division of Toxic Substances Control	\$10,399.95		\$10,399.95	\$10,399.95	\$0.00
DSA IOR (Inspector of Record) IN PLANT (Acrell Inspection Svcs)	\$40,040.00		\$40,040.00	\$29,225.00	\$10,815.00
DSA IOR (Inspector of Record) ON SITE (CIS INC)	\$112,200.00		\$112,200.00	\$47,940.00	\$64,260.00
DSA Plan Check Fees	\$78,250.00		\$78,250.00	\$78,250.00	\$0.00
FedEx Kinkos/Mail Services	\$145.00	\$300.00	\$445.00	\$166.00	\$279.00
Haley Appraisal	\$5,500.00		\$5,500.00	\$5,500.00	\$0.00
Joseph Di Geronimo	\$32,000.00		\$32,000.00	\$31,969.50	\$30.50
Karen Cutter	\$41.80		\$41.80	\$41.80	\$0.00
Kleinfelder	\$57,950.00		\$57,950.00	\$57,950.00	\$0.00
Krintin Lowel, Inc	\$5,375.00		\$5,375.00	\$5,375.00	\$0.00
Marsha's Lunchbox	\$742.25		\$742.25	\$742.25	\$0.00
Meehleis Modular - Pre Construction/Design	\$50,000.00		\$50,000.00	\$50,000.00	\$0.00
Mountain Mike's Pizza	\$116.50		\$116.50	\$116.50	\$0.00
Nellie Hungerford	\$151.09		\$151.09	\$151.09	\$0.00
Owens-Hill	\$21,987.75		\$21,987.75	\$21,987.75	\$0.00
Redwood Shores Owner's Association (Abatement Fee for CC&R's)	\$27,500.00		\$27,500.00	\$27,500.00	\$0.00
Reeves PH.D.	\$12,500.00		\$12,500.00	\$12,500.00	\$0.00
School Facility Consultants	\$5,772.50		\$5,772.50	\$5,772.50	\$0.00
School Site Solution	\$19,500.00	\$2,000.00	\$21,500.00	\$19,478.32	\$2,021.68
Smith-Emery SF Geotechnical Engr Services	\$66,200.00	\$24,663.00	\$90,863.00	\$57,525.09	\$33,337.91
Playground Inspection - Edgin Construction Services	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
The Bank of New York	\$400.00	\$250.00	\$650.00	\$325.00	\$325.00
Treadwell & Rollo	\$50,100.00	\$5,623.76	\$55,723.76	\$55,411.11	\$312.65
Turner Construction	\$1,000.00		\$1,000.00	\$1,000.00	\$0.00
Keys		\$7,500.00	\$7,500.00		\$7,500.00
Miscellaneous Permits (BUDGET)	\$10,000.00	(\$10,000.00)	\$0.00		\$0.00
Utility-Connection & other Fees - City of RWC (ALLOWANCE)	\$100,000.00	(\$97,400.00)	\$12,600.00	\$12,150.00	\$450.00
Utility-Connection Fees - PG&E Electric (ALLOWANCE)	\$50,000.00	(\$33,109.81)	\$16,890.19	\$11,890.19	\$5,000.00
Utility-AT&T (ALLOWANCE)	\$10,000.00	(\$10,000.00)	\$0.00		\$0.00
Utility-Camcast (ALLOWANCE)	\$10,000.00	(\$10,000.00)	\$0.00		\$0.00
Contingency - Recycled Water per City Requirements (Allowance)*	\$62,000.00	(\$62,000.00)	\$0.00		\$0.00
Sub Total Soft Costs	\$1,033,472.77	(\$153,468.45)	\$880,004.32	\$743,990.68	\$136,013.64
Land Purchase					
Keach Properties	\$9,200,000.00	(\$698,870.52)	\$8,501,129.48	\$8,501,129.48	\$0.00
Architectural Services					
Stafford King Wiese Architects	\$1,160,923.95	\$44,303.00	\$1,205,226.96	\$1,094,019.01	\$111,207.95
Blach Construction Company *					
Construction (Includes \$36,154 Recycle Water)	\$4,486,533.00	(\$100,000.00)	\$4,386,533.00	\$1,642,185.80	\$2,744,347.20
Meehleis Modular*					
Construction (Includes \$20,985 Recycle Water)	\$9,003,391.00	(\$900,339.10)	\$8,103,051.90	\$4,722,732.65	\$3,380,319.25
4th Kindergarten	\$345,000.00	(\$34,500.00)	\$310,500.00		\$310,500.00
Bank of Agriculture (10% Retention)		\$934,839.10	\$934,839.10	\$524,748.24	\$410,090.86
Furniture Fixture and Equipment	\$490,000.00	(\$100,000.00)	\$390,000.00		\$390,000.00
GRAND TOTAL - CONSTRUCTION COSTS	\$25,719,320.73	(\$1,008,035.97)	\$24,711,284.76	\$17,228,805.86	\$7,482,478.90
REQUIRED RESERVE (FUND 51)	\$24,809.20		\$ 24,809.20	\$ 24,809.20	\$ -
TOTAL NEW SCHOOL CONSTRUCTION FUNDS	\$25,744,129.93	(\$1,008,035.97)	\$24,736,093.96	\$17,253,615.06	\$7,482,478.90

UNALLOCATED FUNDS **\$614,566.94**

* Recycle water included in the contract of Blach Construction and Meehleis Modular contingencies.