

**Chula Vista Elementary School District
Independent Citizens Oversight Committee**
(Proposition E and Measure VV)

Bid Results and Estimated Costs for
Summer 2020 Modernization at Mae L. Feaster Charter School
and
Sunnyside Elementary School Summer 2019 Final Costs

March 11, 2020



2020 Mae L. Feaster Charter School Summer Modernization Timeline

ACTIVITY	DATE
Bidding Advertisement Commenced	October 9 and 14, 2019
Bid Opening	November 21, 2019
Board Approval, Bid Package Nos. 1-2, 4-5, and 7-14, and Rejection of Bid Package Nos. 3 and 6	December 18, 2019
Bid Opening of Rebid Bid Package Nos. 3 and 6	January 23, 2020
Board Approval Bid Package Nos. 3 and 6	February 12, 2020
Last Day of School	June 4, 2020
Construction Starts	June 5, 2020
Construction Complete	August 30, 2020
Students Return	September 8, 2020



Bid Packages for Mae L. Feaster Charter School 2020 Summer Modernization

Bid Package	Description of Work
1	Demolition & Hazmat
2	Asphalt & Paving
3	Concrete
4	Landscape & Irrigation
5	Rough Carpentry
6	Finish Carpentry
7	Roofing & Sheet Metal
8	Flooring
9	Glazing and Windows
10	Finishes
11	Specialties
12	HVAC & Controls
13	Plumbing
14	Electrical



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
1	Demolition & Hazardous Abatement	<ul style="list-style-type: none">• Selective demolition of existing buildings and hardscape• Complete demolition of some structures• Removal of hazardous materials
2	Asphalt, Paving & Striping	<ul style="list-style-type: none">• Earthwork for asphalt• Asphalt overlays• New Asphalt• Pavement markings• Parking signage• Parking wheel stops



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
3	Concrete (Grading, CMU, Site Furnishings, Structural Steel, Miscellaneous Metals, & Fencing)	<ul style="list-style-type: none">• Structural reinforcement of concrete• Concrete hardscape• Concrete patching• Masonry• New walkway steel columns• New steel shade canopy• Ornamental steel fencing• Chain link fencing• ADA handrails
4	Landscape & Irrigation	<ul style="list-style-type: none">• New Landscaping• Tree removal and replacement• Irrigation



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
5	Rough Carpentry	<ul style="list-style-type: none">• Structural wood framing• New building additions• Window framing• Dry rot replacement
6	Finish Carpentry	<ul style="list-style-type: none">• New administration casework and counters• Replacement of the stage wood facades• New classroom sinks
7	Roofing & Sheet Metal	<ul style="list-style-type: none">• Roofing and sheet metal for the new structures• Installation of roofing systems at existing building



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
8	Flooring	<ul style="list-style-type: none">• Carpet• Ceramic tile• Wood flooring• Resilient flooring
9	Glazing and Windows	<ul style="list-style-type: none">• Replacement of all wood frame windows with new aluminum windows• Installation of windows within newly constructed walls and doors



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
10	Finishes	<ul style="list-style-type: none">• Drywall• Insulation• Plaster patching• New plaster finish for existing buildings• Fabric wrapped tack surfaces• Acoustic ceiling• Final cleaning• Doors and frames replacements• New code-compliant hardware at all openings• New interior and exterior paint



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
11	Specialties	<ul style="list-style-type: none">• Marker boards• Playground equipment• Playground safety surfacing• Synthetic turf• Toilet compartments and accessories• Curtains and tracks• Stage curtains• Building signage• Window coverings• Fire extinguishers• Folding tables



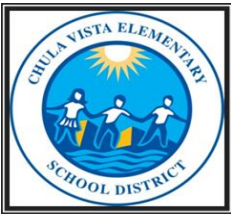
Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
12	Heating, Ventilation and Air Conditioning and Controls	<ul style="list-style-type: none">• New air conditioning/heating systems• Roof top AC units• Split AC units• Ductwork• Refrigerant piping• HVAC digital control system
13	Plumbing and Underground Utilities	<ul style="list-style-type: none">• Water, sewer, storm drain, and gas piping for the site distribution and within the buildings• Replacement of plumbing fixtures• New plumbing fixtures• New Fire hydrant, piping, backflow preventers



Construction Bid Packages Summary

Bid Pkg #	Description	Scope of Work
14	Electrical and Low Voltage	<ul style="list-style-type: none">• Electrical distribution system for the campus and buildings• New interior wiring for lighting and receptacles• New fire alarm and intrusion protection systems• New clock, paging, coax, data, and optical cabling and equipment• New audio visual systems



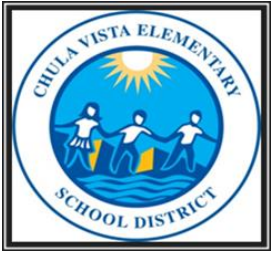
Bid Results November 21, 2019

2020 Summer Modernization at Mae L. Feaster Charter School

Bid Package	Description of Work	Number of Bids	Low Bid + Allowance / Unit Pricing	Engineer's Estimate + Allowance / Unit Pricing	Over/(Under) Engineer's Estimate	% Over / (Under) Estimate
1	Demolition & Hazmat	4	\$1,281,822	\$1,555,804	(\$273,982)	(18%)
2	Asphalt & Paving	1	\$594,768	\$751,851	(\$157,083)	(21%)
3	Concrete *	1	\$2,749,000	\$2,314,514	\$434,486	19%
4	Landscape & Irrigation	1	\$378,215	\$614,992	(\$236,777)	(39%)
5	Rough Carpentry	2	\$694,000	\$741,438	(\$47,438)	(6%)
6	Finish Carpentry *	1	\$580,755	\$148,860	\$431,895	290%
7	Roofing & Sheet Metal	3	\$590,950	\$706,808	(\$115,858)	(16%)
8	Flooring	1	\$609,730	\$701,720	(\$91,990)	(13%)
9	Glazing & Windows	4	\$262,595	\$664,187	(\$401,592)	(60%)
10	Finishes	1**	\$4,175,500	\$3,633,811	\$541,689	15%
11	Specialties					
12	HVAC & Controls	5	\$1,160,106	\$2,447,260	(\$1,287,154)	(53%)
13	Plumbing	2	\$1,331,650	\$1,304,139	\$27,511	2%
14	Electrical	3	\$3,360,000	\$4,039,718	(\$679,718)	(17%)
TOTAL			\$17,769,091	\$19,625,102	(\$1,856,011)	(9%)

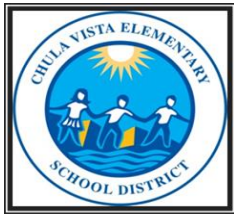
* Bid Packages 3 and 6 were rebid on January 23, 2020.

** Bid Packages 10 and 11 received 2 bids each. 1 bid package was received which combined 10 and 11.



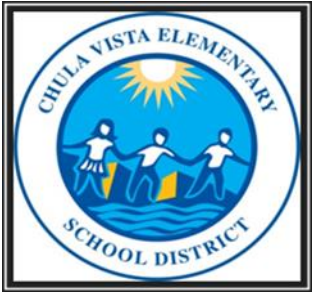
Re-Bid Results of Packages Nos. 3 and 6 on January 23, 2020 2020 Summer Modernization at Mae L. Feaster Charter School

Bid Package	Description of Work	Number of Bids	Low Bid + Allowance	Engineer's Estimate + Allowance	Over/(Under) Engineers Estimate	% Over / (Under) Estimate	Amount Over/ (Under) 11/21/19 Bid	% Over/ (Under) 11/21/19 Bid
3	Concrete	4	\$2,518,000	\$2,314,514	\$203,486	9%	(\$231,000)	(8%)
6	Finish Carpentry	2	\$262,640	\$148,860	\$113,780	76%	(\$318,115)	(55%)
	TOTAL		\$2,780,640	\$2,463,374	\$317,266	13%	(\$549,115)	(16%)



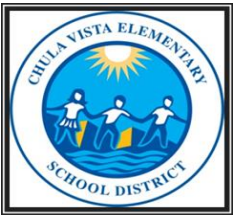
Construction Costs for 2020 Summer Modernization at Mae L. Feaster Charter School

Bid Package	Description of Work	Contractor	Low Bid + Allowance / Unit Pricing	Engineer's Estimate + Allowance / Unit Pricing	Over/(Under) Engineer's Estimate	% Over / (Under) Estimate
1	Demolition & Hazmat	Clauss Construction	\$1,281,822	\$1,555,804	(\$273,982)	(18%)
2	Asphalt & Paving	RAP Engineering, Inc.	\$594,768	\$751,851	(\$157,083)	(21%)
3	Concrete	Western Rim Constructors, Inc.	\$2,518,000	\$2,314,514	\$203,486	9%
4	Landscape & Irrigation	Marina Landscape, Inc.	\$378,215	\$614,992	(\$236,777)	(39%)
5	Rough Carpentry	Core Contracting, Inc.	\$694,000	\$741,438	(\$47,438)	(6%)
6	Finish Carpentry	Spoooner's Woodworks, Inc.	\$262,640	\$148,860	\$113,780	76%
7	Roofing & Sheet Metal	Chambers Inc., dba Roof Construction	\$590,950	\$706,808	(\$115,858)	(16%)
8	Flooring	A&A Flooring, Inc. dba A&S Flooring	\$609,730	\$701,720	(\$91,990)	(13%)
9	Glazing & Windows	Long Glazing & Doors, Inc.	\$262,595	\$664,187	(\$401,592)	(60%)
10	Finishes	Brady SoCal, Inc.	\$4,175,500	\$3,633,811	\$541,689	15%
11	Specialties					
12	HVAC & Controls	Able Heating & Air Conditioning Inc.	\$1,160,106	\$2,447,260	(\$1,287,154)	(53%)
13	Plumbing	ACCO Engineered Systems, Inc.	\$1,331,650	\$1,304,139	\$27,511	2%
14	Electrical	Baker Electric, Inc.	\$3,360,000	\$4,039,718	(\$679,718)	(17%)
	TOTAL		\$17,219,976	\$19,625,102	(\$2,405,126)	(12%)



2020 Summer Modernization Estimated Cost for Mae L. Feaster Charter School

Uses of Funds	Total
Construction Cost Per Bid Packages (1-14)	\$17,219,976
Relocatable	639,142
Soft Cost (includes Construction Management, Architect and Testing & Inspection)	4,464,780
Furniture, Fixture and Equipment	1,347,154
Other: Moving Expenses	100,000
TOTAL	\$23,771,052

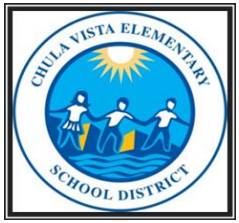


\$90M Proposition E Summary of Series A, B and C Total Sources and Uses of Funds

Sources of Funds	Amount
Series A Issuance (2013) (\$31,000,000 Less \$225,000 Costs of Issuance)	\$30,775,000
Series B Issuance (2015) (\$14,000,000 less \$168,000 Costs of Issuance)	13,832,000
Series C Issuance (2017) (\$45,000,000 less \$185,000 Cost of Issuance)	44,815,000
Interest Income	1,437,458
Total – Sources of Funds	\$90,859,458

Uses of Funds	Amount
Wifi Installation Cost for SFID No. 1 Sites (2013- 2014)	\$466,066
Castle Park Modernization (2014)	6,526,630
Lilian J. Rice Modernization (2014)	6,834,780
Rosebank Modernization (2014)	6,674,525
Ella B. Allen Modernization (2015)	8,527,200
Hilltop Drive Modernization (2015)	8,444,167
Vista Square Modernization (2015)	7,339,449
Harborside Modernization (2017)	11,799,641
Kellogg Modernization (2017)	11,289,461
Montgomery Modernization (2017)	12,392,743
Sunnyside Modernization (2019)*	9,691,420
Feaster Modernization (2020) - preconstruction costs	873,376
Total - Uses of Funds	\$90,859,458

* Sunnyside is partially funded by Measure VV



\$150M Measure VV Summary Remaining Balance of the \$60M BAN

Bond Anticipation Note (BAN) Issuance	Amount
G.O. Bond Anticipation Notes (August 2019) (\$59,998,285.10 Less \$198,000 Costs of Issuance)	\$59,800,285
Interest Income	312,367
Total – Sources of Funds	\$60,112,652
Uses of Funds	Amount
Sunnyside Modernization (2019)	\$<6,877,652>
LED Energy Efficient Lighting Retrofit	<4,105,433>
CV Hills and Eastlake Fire Alarm Replacement	<967,382>
Feaster Modernization (2020)	<22,797,676>
Total – Uses of Funds	\$<34,748,143>
Remaining Balance	\$25,364,509



Sources and Uses of Funds

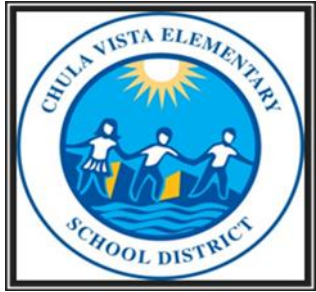
Summer 2020 Modernization at Mae L. Feaster Charter School

Sources of Funds	Amount
Measure VV (2019 Bond Anticipation Note)	\$22,797,676
Proposition E – G.O. Bond Series C	873,376
Other Funds	100,000
Total Estimated Source of Funds	\$23,771,052
Use of Funds	Amount
Estimated Cost for Summer 2020 Feaster Modernization	<23,771,052>
Total Estimated Uses of Funds	\$<23,771,052>



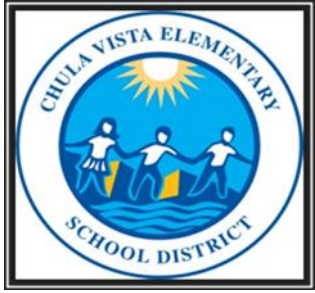
2019 Summer Modernization Projected vs Actual Cost Sunnyside Elementary School

Uses of Funds	Projected Costs (June 2019)	Actual Costs (as of 11-30-19)	Actual Costs (as of 2-29-20)
Construction Cost Per Bid Packages (1-14)	\$13,914,031	\$13,914,031	\$13,768,595
Soft Cost (includes Construction Management, Architect and Testing & Inspection)	3,478,508	3,267,558	3,494,777
Furniture, Fixture and Equipment	480,775	423,049	425,345
Other: Moving Expenses	100,000	45,016	45,016
TOTAL	\$17,973,314	\$17,649,654	17,733,733



MOVE OUT

- ▶ Information to School Site Regarding Packing - **November 2019**
- ▶ Packing Supplies Provided to Site – **December 2019 through May 2020 as needed.**
- ▶ Storage Containers on Site – **March 23, 2020, through May 31, 2020**
- ▶ Move Out starts 3:00 PM on **June 3, 2020**
- ▶ School Calendar Change for 2020/2021 – **Traditional Calendar (September to June)** approved by Mae L. Feaster Charter School Board on November 13, 2019



QUESTIONS AND COMMENTS

