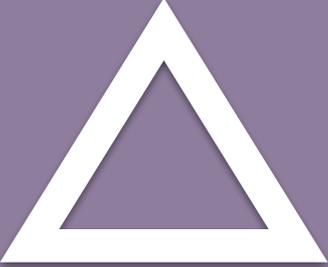


A light blue and white map of the West Contra Costa Unified School District (WCCUSD) service area. The map shows major roads like Highway 80, Highway 580, and Highway 4, and various cities and parks including Hercules, Pinole, Tara Hills, El Sobrante, Richmond, El Cerrito, Kensington, Indian Rock Park, Wildcat Canyon Regional Park, and Point Pinole Regional Shoreline. The text is overlaid on the map.

# WCCUSD Facility Planning and Construction Department May 30, 2018



# Our Driving Philosophies and Strengths



Adapting to  
Conditions



Being  
Budget-driven



Earning public  
trust

# Our Challenges

---

Labor shortage (staff and contractors)

Rising construction costs

Public perception and trust

Focus needed for audit recommendations

More facility need than available dollars

Prior commitments to our community

Classroom temperatures

Facilities for new/expanding programs and charters

# Escalation, Construction Costs and Budgeting

Escalation is up to .6-1% a month  
(7-12% yearly)

Source: DSA 20/20 Focus on the Future - Feb, 2018

The 2016 Facilities Master Plan (“FMP”) assumes escalation at 5% applied to the midpoint of construction, compounded yearly (pg 107).

All budgets are based on estimates. The FMP acknowledges that there are many variables that are either unknown or not under the control of the District that will need to be addressed during implementation.

## Factors That Drive Cost

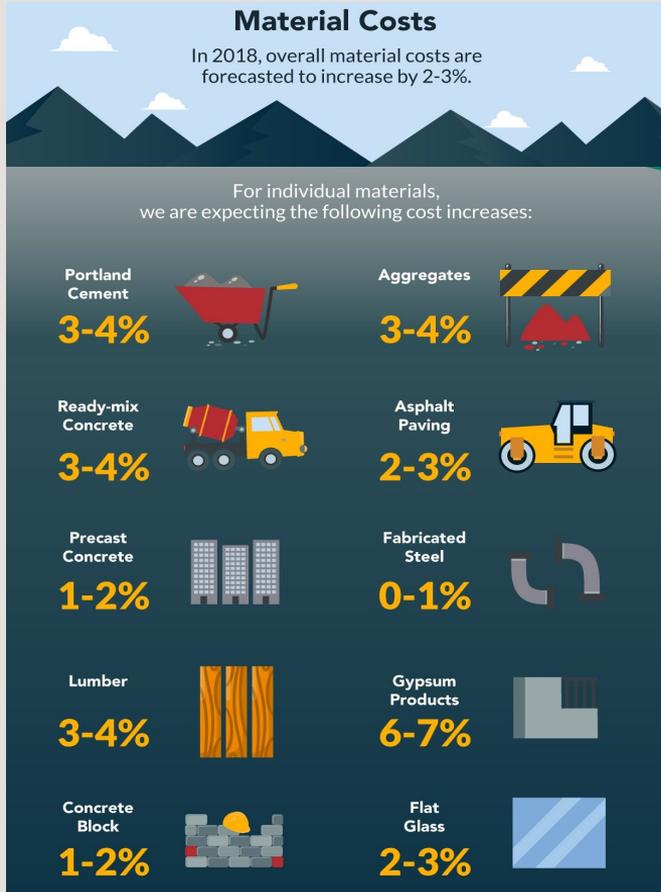
**Construction Market** -The Bay Area has one of “hottest,” most expensive markets globally that will likely continue in upcoming years.

**Bidding environment** - Regional construction trends strongly affect bidding. The sheer volume of new local authorizations and backlogged projects will decrease the number of bidders and significantly increase bids.

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%

Source: Leland Saylor Associates - May, 2018

**Materials** - Material markets, credit ratings, political stability all influence prices. Regulatory requirements and tariffs can impact material availability and pricing.



Source:  
Oldcastle  
Building  
Solutions.  
(2018) 2017  
U.S  
Construction  
Forecast  
Report

**Labor** - The construction boom has posed a major labor shortage. The 2010 downturn reduced the construction labor force by 2.3M workers (CA losing 380k). **Construction market growth is outpacing the growth in labor** - there are not enough qualified workers for projects.



## How We're Adapting

1. Project-specific delivery methods: Design-Bid-Build, Design-Build, Negotiated bids
2. Alternative construction methods and materials
3. Value Engineering & Rebidding
4. Adjust bid schedule
5. Support the accelerated distribution of Prop 51 funds
6. Monitor assessed valuations and adjust timing of bond sales if possible
7. Keep informed of Market Trends

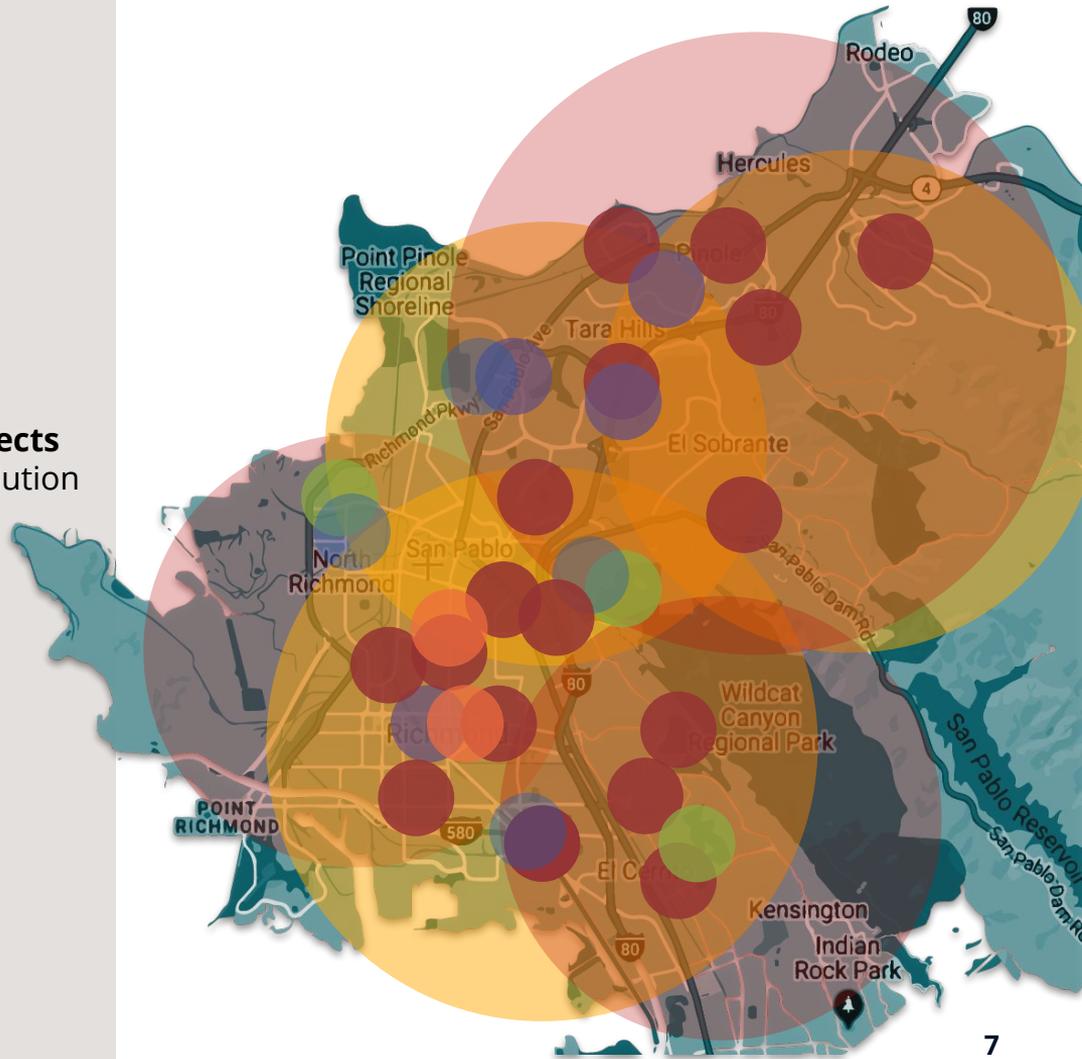
# Nonbond Projects

- Capital Improvement Projects**  
Paving, Restrooms, Waterproofing, Safety
- Energy Projects**  
LED Retrofits & Solar
- Career Technical Education Projects**  
RHS Theatre, KHS Welding Lab (Chevron)
- Prop 39 Facility Requests and Long-Term Projects**  
Annual requests, Staff Relocation and Caliber Solution
- New and Expanding Programs**  
K-8, Mandarin
- Workforce Housing Feasibility Study**  
Adams, Seaview, Portola

# Bond Projects

- Legacy\* and 2016 Facilities Master Plan**

\*projects prior to 2016 FMP



# Facilities Master Plan 2016 Review

# Long Range Facilities Master Plan

Approved by the  
Board of Education  
on 6/15/16

“Our Children,  
Our Schools,  
Our Future”

Available Online  
[https://www.wccusd.net/  
domain/1417](https://www.wccusd.net/domain/1417)

## Stewarding Bond Funds

The Facilities Master Plan was created in **active consultation with the community** and sets a course of action adaptable over time since many variables are unknown or beyond our control.

## Applying our guiding philosophies



**Transparency** in the form of clear, accurate and timely communication for stakeholders.

**Revision, Reduction and Standardization** of Education Specifications and Materials and Products Standards.

**Implementing the Plan** that prioritizes a clear course of action to address facilities needs.

# Education Specifications

Approved by the Board of Education on 4/12/17

Cost efficiency & consistency is key

Available Online  
<https://www.wccusd.net/domain/1417>

## Defining space and how it is used

### The new Educational Specifications provide:

- Reduction of overall school square footage
- Design facilities to align with current and projected enrollment
- Reimagined single purpose facilities, such as combining the community space with the library, to allow for flexible, cost effective and efficient use of the space
- Air conditioning for all classrooms
- Elimination of spaces no longer needed, i.e. computer lab
- Allows for new flexible teaching spaces, if desired

### Addressing Misconceptions about the Ed Specifications



Specify the construction method



Designed to allow flexibility



Include architectural features that could increase cost



Define necessary spaces, not architectural details



Increase construction costs over prior specifications



Removed conflicts with material and product standards

# Materials and Product Standards

Approved by the Board of Education on 4/12/17

Performance based, less prescriptive

Available Online <https://www.wccusd.net/domain/1417>

## Communicating building standards and practices

The District defines the performance requirements for materials and products, not the materials themselves. Performance focus creates flexibility by allowing a wider array of products for a given application, and guides material selection for lifecycle costs.

Sheet Metal Flashing & Trim			
<p><b>Product Details:</b> Type 316 stainless steel and/or G90 galvanized where appropriate for the design.</p> <p><b>Design Guidelines:</b> Use stainless steel if the useful service life of the assembly exceeds 15 years.</p>			
Options	Galvanized Steel	Stainless Steel	Copper
Cost	\$	\$\$	\$\$\$
Material standards	WCCUSD if appropriate for design and in concealed locations	WCCUSD if the useful service life of the assembly exceeds 15 years	San Francisco Port

# Sole Source

Approved by the Board of Education on 03/29/17

Promotes ongoing District wide safety, maintenance, and operations.

Available Online  
<https://www.wccusd.net/domain/1417>

## Sole Source Items

Sole source items are materials and products that must be manufactured by a single source to ensure safe, practical and efficient construction as well as maintenance throughout the district over long periods of time.

Categories	Items
Landscape and Site	Irrigation Controllers
Aluminum Windows	Classroom Windows
Finish Hardware	Door Hardware, Locks, Crash Bars, Closers
Food Service Equipment	Speed Line Hot and Cold Cabinets, Ovens and Re-term Cabinets, Refrigerators and Freezers
HVAC Systems	High Efficiency Packaged Rooftop AC Units Ventilation and Exhaust Fans, Hydronic & Potable Water Boilers, Energy Management System
Low Voltage Systems	Fire Alarm, VOIP Phone System, Switches, Hubs, Routers, A/V Controllers, Horizontal Cabling, Paging Systems, Access Security Systems, Intrusion Security Systems, Wiremold
Signage	Digital Marquee Signs

# 2016 Implementation Plan - Budget

Board Approved 2016 Facilities Master Plan Implementation Project Status					
School	Project Type	R.O.M. Cost (In Millions)	BOE Adjustments	Revised BOE Approved	Status
Ed Specs & School Size		0.2		0.2	Completed
Including All Sites in Master Plan		TBD			
Harmon Knolls	Soils Testing	0.1		0.1	Completed
Valley View ES	Critical Needs	1	0.15	1.15	Completed
Crespi MS	Critical Needs	3.1		3.1	Design/Planning
Riverside ES	Critical Needs	6.9		6.9	Design/Planning
Richmond HS	Critical Needs	15.1		15.1	Design/Planning
Kennedy HS	Critical Needs	12.2		12.2	Future Project
Highland ES	Critical Needs	0.8		0.8	Closing Process
Grant ES	Critical Needs	0.9		0.9	Closing Process
Olinda ES	Critical Needs	1		1	Design/Planning
Chavez ES	Critical Needs	0.6		0.6	Design/Planning
Ohlone ES	Critical Needs	0.8		0.8	Closing Process
Harmon Knolls	Critical Needs	0.2	0.25	0.45	Completed
Fairmont ES	Critical Needs	3		3	Design/Planning
Stege ES	Critical Needs	2.9		2.9	Design/Planning
Cameron School	Critical Needs	1.3		1.3	Future Project
Hercules MS	Critical Needs	7.5		7.5	Future Project
Hercules HS	Critical Needs	7.2		7.2	Future Project
Collins ES	Critical Needs	3.5		3.5	Future Project
Shannon ES	Critical Needs	7.1		7.1	Future Project
Wilson ES	RS Replacement	40.3		40.3	Design/Planning
Lake ES	Critical Needs		0.5	0.5	Completed
Lake ES	RS Replacement	66.1	-0.5	65.6	Future Project
<b>Total</b>		<b>181.8</b>	<b>0.4</b>	<b>182.2</b>	

## Legend:

-  Seismic Critical Need
-  Critical Need
-  Modernization/Replacement

## BOE Approved Budget Adjustments:

- 1) Valley View ES approved 8/9/17
- 2) Harmon Knolls approved 8/9/17

## BOE Approved Timing Adjustments:

- 1) Lake ES approved 10/18/17

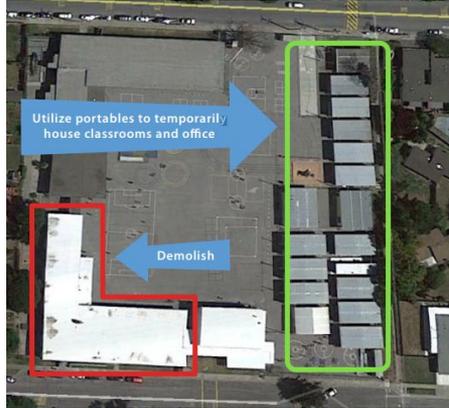
# **Facilities Master Plan 2018 Project Updates/ Considerations**

# Projects In Design & Procurement

Schematic Design	FMP Scope of Work
Chavez ES	1) Move and expand drop-off/pick-up area
Olinda ES	1) Remove restroom building for site safety and function 2) Courtyard area has many tripping hazards
Fairmont ES	1) Further Investigation to determine scope of need
Wilson ES	1) Campus Replacement
Bidding	FMP Scope of Work Current Status
Crespi MS	1) Gym and Locker Room retrofit and modernization of the building due to seismic need. <b>Project bid twice - no bids received, determining next steps</b>
Highland ES	1) Replace sewage system <b>contract awarded</b>
Richmond HS	1) Demolish two-story classrooms, girls locker room, and lab, dance, and auto shop buildings due to structural instability (and provide portables for the displaced classroom spaces) 2) Build new instructional space to replace school spaces. <b>Design Build Procurement Approved by BOE RFQ for Design Build Entity issued</b>

# Site & Scope Assessment

**Stege Elementary**



**Riverside Elementary**



FMP Critical Needs	Site & Scope of Work Investigation	Next Steps
<p>FMP Recommendations:</p> <ol style="list-style-type: none"> <li>1) Move school functions to existing portables</li> <li>2) Demolish Building 1 and improve total site safety and functions</li> </ol> <p>Funding Allocated: 2.9M</p>	<p>Modernization of building instead of demolition may be a better long-term option</p>	<p>Staff to work with Site to develop options and bring recommendation back to the BOE for further discussion</p>
<p>Conditions suggested possible soil stabilization and foundation work needed.</p> <p>FMP Recommendations:</p> <ol style="list-style-type: none"> <li>1) Replace MultiPurpose Room and several classroom buildings</li> <li>2) Create a new Kindergarten complex as part of the classroom replacement</li> </ol> <p>Funding Allocated: 6.9M</p>	<p>Boring &amp; Liquefaction Soils investigation</p> <p>Preliminary structural assessment</p>	<p>Staff to work with Site to develop options and bring recommendation back to the BOE for further discussion</p>



# Wilson ES Timeline

**Jan 2018**

**May 2018**

**Summer  
2018**

**FY 2019 &  
FY 2020**

**FY 2021**

**Board  
Approval of  
Design-Build  
Contract**

**Staff Review of  
Schematic  
Design &  
Temporary  
Campus (5/24)**

**Community  
Meeting review  
of Schematic  
Design and  
transportation  
logistics (5/24)**

**Wilson ES  
moves to Temp  
Campus**

**Wilson ES will  
be located at  
Temp Campus**

**Wilson  
Demolition &  
Construction**

**Wilson to  
occupy new  
campus**

**Note: DSA review times and unknown conditions in construction may affect project timelines**

# Completed Projects

Site	FMP Critical Needs Scope of Work	Status
Harmon-Knolls	1) Soils Test 2) Demo Harmon-Knolls	1) Soils confirmed for future Building Site 2) Demolition Complete
Valley View ES	1) Demolish old buildings not on the temporary campus	1) Demolition Complete
Ohlone ES	1) Demolish older classroom buildings	1) Demolition Complete
Lake ES	1) Demolish portables	1) Portable Demolition Complete <i>Note: Campus Demolition &amp; Construction is a Future Year Project with planning commencing in 2019</i>

# Future Temporary School Housing

Site	Facilities Master Plan Recommendations	Staff Consideration
<b>Wilson ES</b>	Portola site	Portola site FY 2019 & FY 2020
<b>Lake ES</b>	Temporary Campus at Bayview ES	Phase the Project to build on-site maximizing project dollars
	<b>Future Housing - Pending future Bond</b>	
<b>Stege ES</b>	Portola site	Kennedy site after charter school vacates (anticipated 2021)
<b>Highland ES</b>	New Campus built at Harmon Knolls	Soil investigation confirmed
	<b>Future Housing</b>	
<b>Valley View ES</b>	N/A	Annual Lease Cost \$314K or Purchase portables \$1.25M
<b>Mandarin K-6</b>	N/A	Portola site <span style="float: right;">20</span>

# **Facilities Master Plan 2018 Scheduling and Budget Updates**

# FMP Implementation Plan 2018 Update

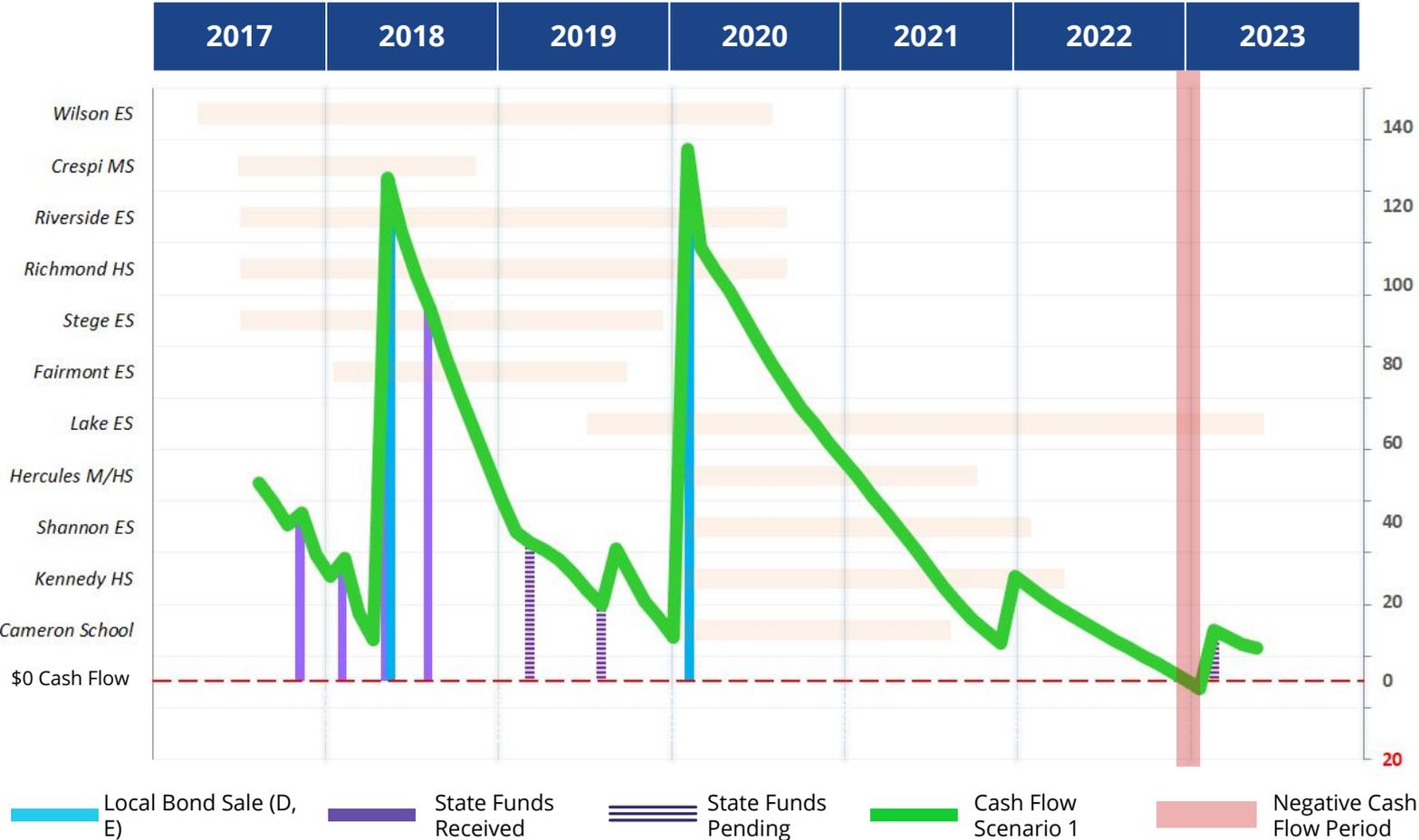
SITE	PROGRAM	START DATE	END DATE	ACTUAL START DATE	ACTUAL END DATE	2016	2017	2018	2019	2020	2021	2022	2023
Program	<i>Ed Specs</i>	Jun-16	Jan-17	Jun-16	Apr-17								
Valley View ES	<i>Critical Needs</i>	Jun-16	Jun-17	Jun-16	Nov-17								
Ohlone ES	<i>Critical Needs</i>	Jun-16	Sep-16	Nov-16	Nov-17								
Grant ES	<i>Critical Needs</i>	Jun-16	Feb-17	Jan-17	Jan-18								
Harmon Knolls	<i>Soils Testing</i>	Jun-16	Aug-16	Apr-17	Apr-18								
Wilson ES	<i>RS Replacement</i>	Jan-17	Jul-20	Apr-17	Aug-20								
Harmon Knolls	<i>Critical Needs</i>	Jun-16	Oct-16	Jun-17	Oct-17								
Chavez ES	<i>Critical Needs</i>	Jun-16	Mar-17	Jul-17	Sep-19								
Crespi MS	<i>Critical Needs</i>	Jun-16	Jun-18	Jul-17	Nov-18								
Olinda ES	<i>Critical Needs</i>	Jun-16	Mar-17	Jul-17	Sep-19								
Richmond ES	<i>Critical Needs</i>	Jan-17	Feb-20	Jul-17	Sep-20								
Riverside ES	<i>Critical Needs</i>	Jan-17	Sep-19	Jul-17	Sep-20								
Stege ES	<i>Critical Needs</i>	Jan-18	Aug-19	Jul-17	Dec-19								
Highland ES	<i>Critical Needs</i>	Jun-16	Feb-17	Aug-17	Jul-18								
Lake ES	<i>Demo</i>			Oct-17	Jan-18								
Fairmont ES	<i>Critical Needs</i>	Jan-18	Aug-19	Jan-18	Oct-19								
Lake ES	<i>RS Replacement</i>	Jul-19	Jun-23	Jul-19	Jun-23								
Collins ES	<i>Critical Needs</i>	Jan-20	Jul-21	Jan-20	Jul-21								
Hercules M/HS	<i>Critical Needs</i>	Jan-20	Oct-21	Jan-20	Oct-21								
Shannon ES	<i>Critical Needs</i>	Jan-20	Jan-22	Jan-20	Jan-22								
Kennedy HS	<i>Critical Needs</i>	Jan-20	Apr-22	Jan-20	Apr-22								
Cameron School	<i>Critical Needs</i>	Jan-20	Aug-21	Jan-20	Aug-21								

## Legend

-  2016 FMP Dates
-  2018 Revisions

Note: Time bars represent design, agency approval, construction, and closeout.

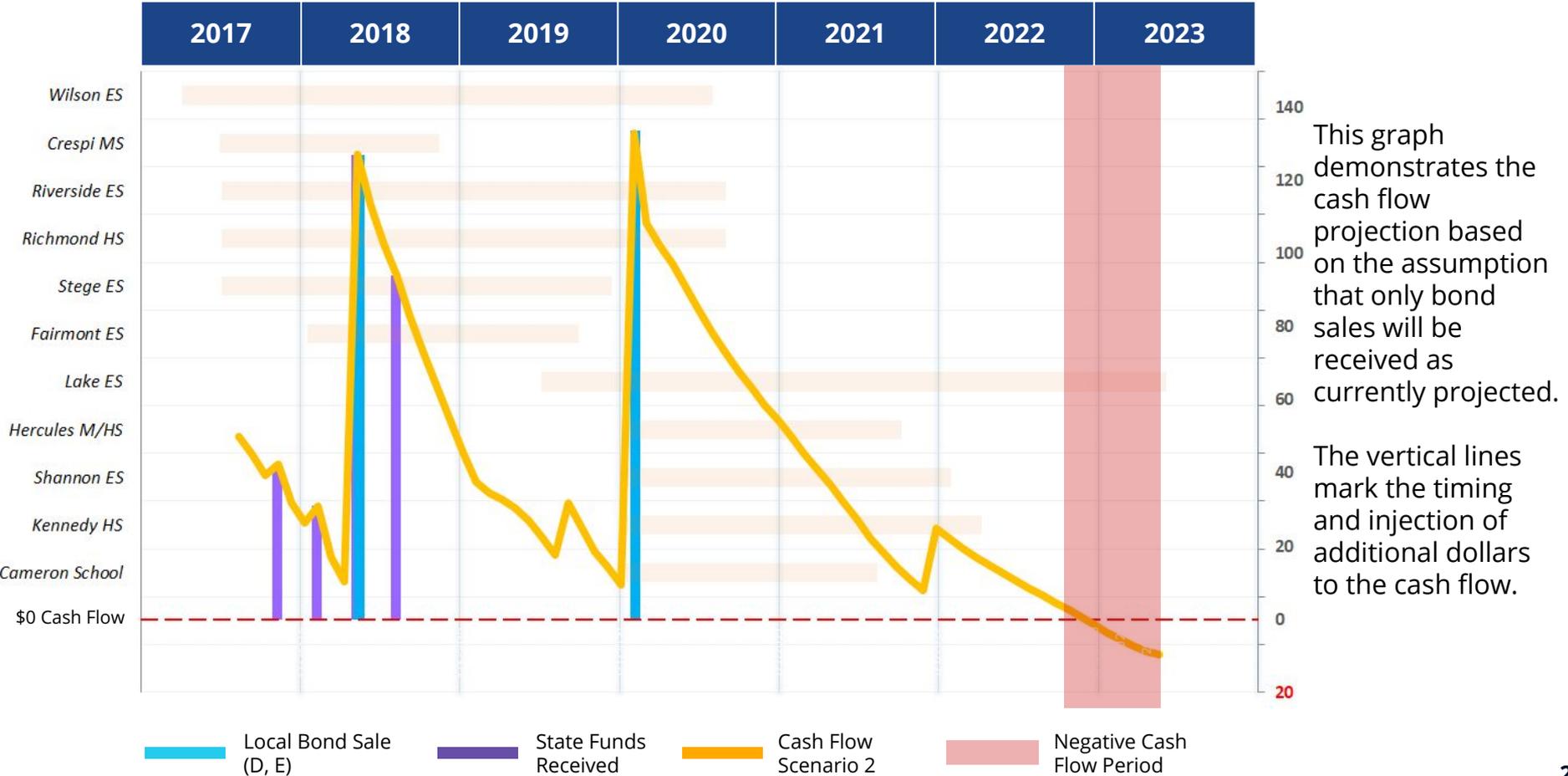
# Cash Flow Scenario I - May 2018



This graph demonstrates the Program cash flow projection based on the assumption that bond sales and state funding will be received as currently projected.

The vertical lines mark the timing and injection of additional dollars to the cash flow.

# Cash Flow Scenario II - Bond only



# State Funding Updates

## \$182.2 MM School Facility Program Funding Received to Date

### Expected State Funding as of May 2018

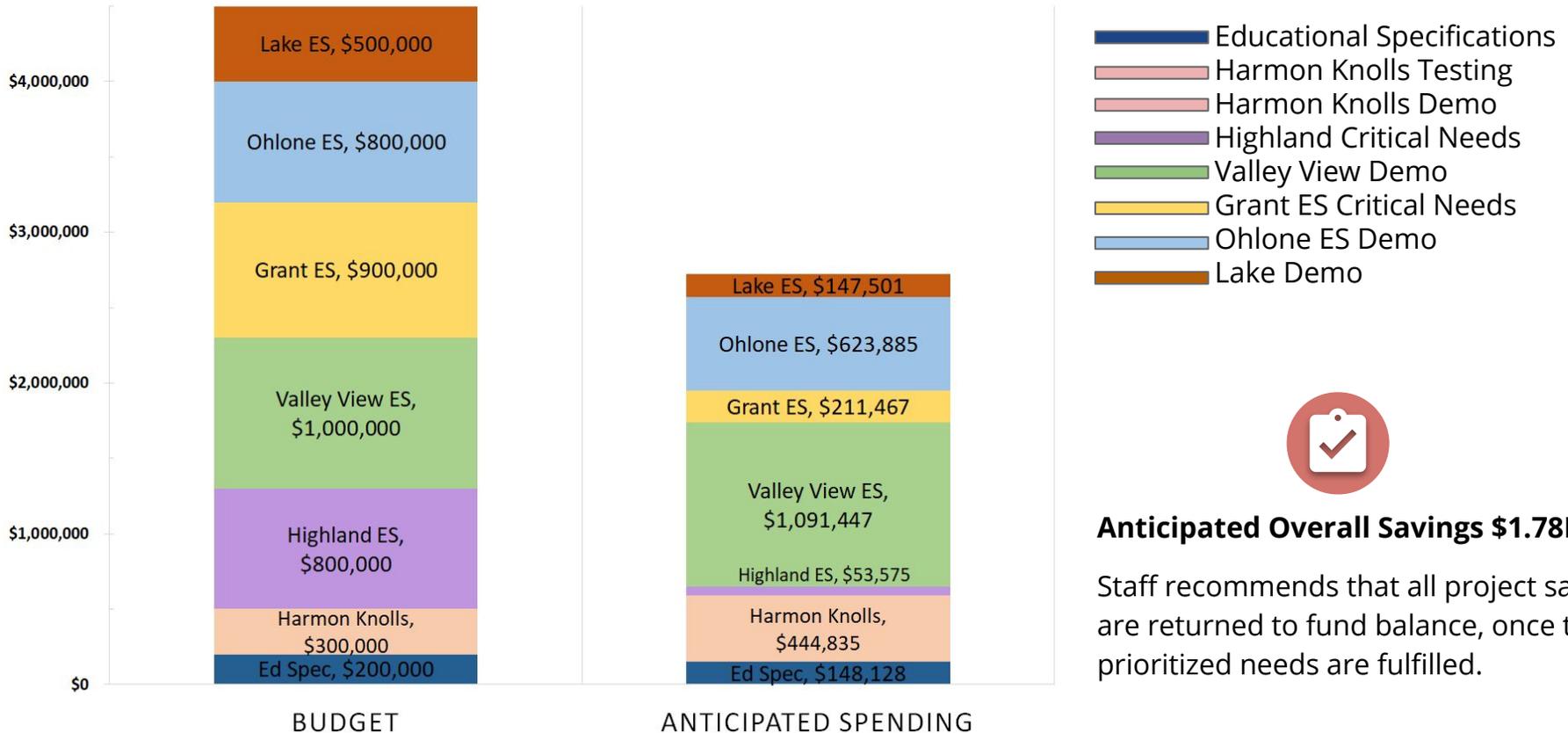
School	Funding	OPSC Status	SAB Approval	Fund Release	Amount (\$)
El Cerrito HS	Seismic	Apportioned	03/21/18	Est: Jul-18	<b>2,472,732</b>
El Cerrito HS - Bldg E	Seismic	Under OPSC Review	7/18-12/18	Est: Feb-19	<b>218,382</b>
Helms MS	Modernization	Under OPSC Review	7/18-12/18	Est: Jul-19*	<b>96,652</b>
Kennedy HS	Modernization	Under OPSC Review	7/18-12/18	Est: Jul-19*	<b>1,193,070</b>
Pinole Valley HS	Modernization	On Workload List	7/22-12/22	Est: Feb-23**	<b>16,502,885</b>
<b>Total Expected State Funding</b>					<b>20,483,721</b>

Note: OPSC (Office of Public School Construction) Submitted Applications amount and fund release is subject to revision.

\* Fund release delayed from Feb 19 as updated May 2018

\*\* Fund release delayed from Feb 21 as updated May 2018

# Completed Projects Savings



**Anticipated Overall Savings \$1.78M**

Staff recommends that all project savings are returned to fund balance, once the prioritized needs are fulfilled.

Notes: 1) Budget reflects initial 2016 FMP budget 2) Valley View budget adjusted +0.15M 3) Harmon Knolls budget adjusted +0.25M

”

***“School is a building with  
four walls—and tomorrow  
inside.”***

***Lon Watters***