

San Mateo–Foster City School District

Measure X

Bond Oversight Committee Meeting
31 July 2018
6:00 PM, District Office, Board Room

BOND OVERSIGHT COMMITTEE MEASURE X

PLACE: SAN MATEO-FOSTER CITY SCHOOL DISTRICT
1170 CHESS DRIVE, FOSTER CITY, CA 94404
BOARD ROOM

DATE: 31 JULY 2018 - MEETING

TIME: 6:00 PM OPEN SESSION, BOARD ROOM

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1. Call to Order
 2. Roll Call
 3. From 6:00 PM to 6:20 PM - Combining Measure L and Measure X Citizen's Bond Oversight Committees
– Bond Counsel. Measure L members will be present. Measure L members will adjourn at approx. 6:20 PM
 4. Public Comment
Anyone wishing to address the CBOC may do so at this time
 5. For Information Only
Draft minutes from the 8 May, 2018 meeting will be reviewed.
 6. Review of Agenda
 7. Review of the Financial Expenditures
 8. Financial Updates
 9. Program Status Update
 10. Next Meeting & Tentative Future Meetings Schedule
Future Meetings:
9 August 2018, Thursday – CBOC Field Trip, meet at the District office parking lot at 9:00 AM
 11. Future Agenda Items
 12. Adjourn
Attachments
 - A. Draft Minutes of 8 May 2018, CBOC meeting
 - B. Measure X Financial Reports as of 30 June 2018
 - C. Quarterly Expenditure Report as of June 30, 2018

FINANCIAL UPDATE REVIEW – SECOND QUARTER

BOND COUNSEL

**NIC HEUER
STRADLING YOCCA CARLSON & RAUTH**

FINANCIAL UPDATE REVIEW – SECOND QUARTER

REVIEW OF FINANCIAL EXPENDITURES

SECOND QUARTER
30 JUNE 2018



FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

◆ Board Approved Budget (Aug–2017)	\$37,091,956
◆ Projected Construction Budget— Hard and Soft Costs (May 2018)	\$40,645,892
◆ Projected City of Foster City Permit Associated Costs	\$1,432,678
◆ Projected State Required Mitigation Costs	\$206,375
◆ Furniture, Furnishings & Equipment Costs	\$1,116,000
Total Projected Cost	\$43,400,945
Difference from Approved Budget	(\$ 6,308,989)

Total Projected Cost includes a contingency of \$2.677m.

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

- ◆ Reductions to date – Includes all Value Engineering Identified in the January 2018 Presentation to the Board.
 - ◆ Operability on Clerestory Windows Removed
 - ◆ Duct Designs/Ductwork Changed
 - ◆ HVAC Controls Changed
 - ◆ Interior Wireless lighting Control System Changed
 - ◆ Materials/Finishes Changed
 - ◆ Other changes identified by Architects – Does not Affect Functionality and/or Design

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

- ◆ Reductions to date – Includes all Other Reduced Scope or Options Identified in the January 2018 Board Presentation Except Elimination of the Multi-Purpose Room and Removing Parking Barriers (CDE Requirement)
 - ◆ Construction of 5 Classroom Cluster on Beach Park Blvd. Removed/Deferred (\$4.73M)
 - ◆ Outside Covered Walkway Removed (\$700K)
 - ◆ Exterior FRP Panel at Admin Bldg. Replaced with Stucco (\$43.3k)
 - ◆ Exterior FRP Panel at Multi-Purpose Bldg. Replaced with Stucco (\$93.7k)
 - ◆ Flooring in MPR, Library/Resource Room Hall replaced with VCT (\$356k)

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

- ◆ Reductions to date – Includes all Other Reduced Scope or Options Identified in the January 2018 Board Presentation Except Elimination of the Multi-Purpose Room and Removing Parking Barriers (CDE Requirement) – Continued
 - ◆ Interior Light Shelves Removed(\$160k)
 - ◆ Wood Ceiling in Library/Resource Center replaced with Accoustical Tile (\$18k)

Note: The dollar amount after each item are “Add Alternates” in the bid, which may be incorporated back into the project.



FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

- ◆ Assumes a \$1.9 mil. in Savings to be Achieved by Westlake/General Contractor and Sub-Contractors in Alternate Means and Methods and Additional Value Engineering Items as Identified by HMC Architects.

GYM AND CLASSROOM PROJECTS ABBOTT, BOREL AND BAYSIDE

- ◆ Board Approved Budget (June, 2017) \$58,853,241
- ◆ Current Projected Budgets (all costs) \$60,229,516
- ◆ Difference from Board Approved Budget **(\$1,376,275)**

Note: Current Budget includes a total contingency of \$4.059 Million

GYM AND CLASSROOM PROJECTS ABBOTT, BOREL AND BAYSIDE

◆ Savings/Reductions to Date

- Repurposing under-utilized spaces for classrooms
- Reducing the width of the gym floor by 5 feet—doesn't affect the length of the HS-sized basketball court; cross courts still exceed current cross court length by 10–15 feet
- Other value-engineering that does not affect design or functionality including changes in materials

MEASURE X – PHASE I PROJECTS

BOARD APPROVED BUDGETS

◆ New Costs Projections:

Total Board Approved Budgets	\$ 95,945,197
Current Total Cost Estimates	\$103,630,461
Difference/Shortfall	\$ (7,685,264)

Current Total Cost Estimates include a total contingency of \$6.736m for all 4 projects

POSSIBLE SOLUTIONS TO MEET BUDGET SHORTFALL

- ◆ Re-Examine projected enrollment and classroom needs in Measure X, Phase II projects and identify available classrooms throughout the District (potential savings of \$3–5 million).
- ◆ Other Funding Sources:
 - Keep pursuing State Bond eligibility for the new school for the site acquisition costs, and the new construction costs. Potential new income of \$15 million.
 - Pursue modernization funds for Measure X, Phase I and II schools (up to \$250,000)
- ◆ Allocate funds from the following one time sources:

● Measure X Interest to date	\$1.5m
● Lease income from current cell towers (locally restricted funds)	\$1.4m
● Projected undesignated Developer Fee income through 2019	\$2.0m

CAUTIONS

- ◆ Numbers presented are only cost estimates and not real numbers.
- ◆ Hard numbers are “bid” numbers which will come in Fall when the projects are out to bid.
- ◆ Additional costs increase may occur during construction in the form of change orders by way of “unforeseen conditions.”

CURRENT MEASURE X

PROJECT UPDATES



ABBOTT MIDDLE SCHOOL MODERNIZATION (PHASE I) – COMPLETED

Abbott Middle School Modernization (PHASE I)

- ◆ Bid Date – 29 May, 2018
- ◆ Awarded to Joseph Cumisky Construction Corporation
- ◆ Contract Amount – \$779,000.00
- ◆ Project Scope:
 - Re-purpose Kitchen into an RSP Room
 - Re-purpose portion of Staff Lounge and convert into Teachers Work Room
 - Re-Purpose a portion of the library being used as an Office, Broadcast Room, Work Room, and Conference Room into a full size Classroom.
 - Convert a Boys Toilet Room into an accessible Boys Toilet Room.

ABBOTT MIDDLE SCHOOL – PHASE I MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL MODERNIZATION



ABBOTT MIDDLE SCHOOL GYM AND CLASSROOM PROJECT PHASE II

Abbott Middle Gym and Classroom – Phase II

- ◆ Currently still at DSA. Anticipated approval – Fall 2018
- ◆ Project Scope:
 - New Gym with high school regulation main basketball court, two cross courts, volleyball court, bleachers, boys and girls locker rooms with PE Staff offices inside, and gym lobby with toilet rooms.
 - Two new classrooms above gym lockers.
 - Site work including a new “plaza” in front of gym and lockers.
 - Various ADA site work to make the area in compliance.

BOREL MIDDLE SCHOOL GYM AND CLASSROOM PROJECT

Borel Middle School Gym and Classroom

- ◆ Currently at DSA – Phase I, and Phase II.
- ◆ Project Scope:
 - Phase I – Grading portion of entire project area, and ADA upgrades to center ramps
 - Phase II – Six Classroom Building – Modular Building
 - Phase III – Gym Building

BAYSIDE ACADEMY GYM PROJECT

Bayside Academy Gym Project

- ◆ Currently at DSA – Anticipated approval – Late Fall 2018
- ◆ Project Scope:
 - New Gym with high school regulation main basketball court, two cross courts, volleyball court, bleachers, boys and girls locker rooms with PE Staff offices inside, and gym lobby with toilet rooms.

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY

New Elementary School at Foster City

- ◆ Currently still at DSA. Anticipated approval – Fall 2018
- ◆ Project Scope:
 - New Campus with Administration Building, Multi-Purpose Building, Library, Classrooms, Play Areas, and Staff/Visitor Parking, Large Drop Off Area

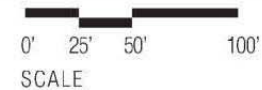
FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - Conceptual Site Plan

San Mateo - Foster City School District

PASSING LANE: 20'-0" WIDE
 DROP-OFF LANE: 10'-0" WIDE
 PARKING LANE (DOUBLE LOADED): 18'-0" WIDE
 PARKING LANE (SINGLE LOADED): 16'-0" WIDE



July 2018
 HMC Architects

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - View from Shell Blvd, of Pedestrian Entrance and Vehicular Exit

San Mateo - Foster City School District

July 2018

HMC Architects

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - View from Shell Blvd, Looking South-West, of Passing & Drop-off Queuing Lanes

July 2018

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - View from Playground, Looking East, of Outdoor Learning Node and Classrooms

October 2017

FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - Interior View of Multi Use Building

San Mateo - Foster City School District

July 2018

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FOURTH ELEMENTARY SCHOOL AT FOSTER CITY



New Elementary School in Foster City - Interior View of Library

San Mateo - Foster City School District

July 2018
HMC Architects

MEASURE X QUARTERLY UPDATES TO CBOC

COMMENTS OR QUESTIONS?

DISCUSSION TOPICS FOR NEXT MEETING