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CABRILLO UNIFIED SCHOOL DISTRICT

Every Student. Every Day!

El Granada and Farallone View Bond Modernization Projects



Governing Board Meeting

November 10, 2022



Agenda

- Review El Granada and Farallone View Scopes of Work
- El Granada Phase 1 and Phase 2 Drawings
- Farallone View Phase 1 and Phase 2 Drawings
- EG and FV Summary Costs and Schedules
- Next Steps



Summary of EG & FV Improvement Projects

El Granada Phase 1 and Phase 2: New Building Construction and Modernization of Existing Buildings

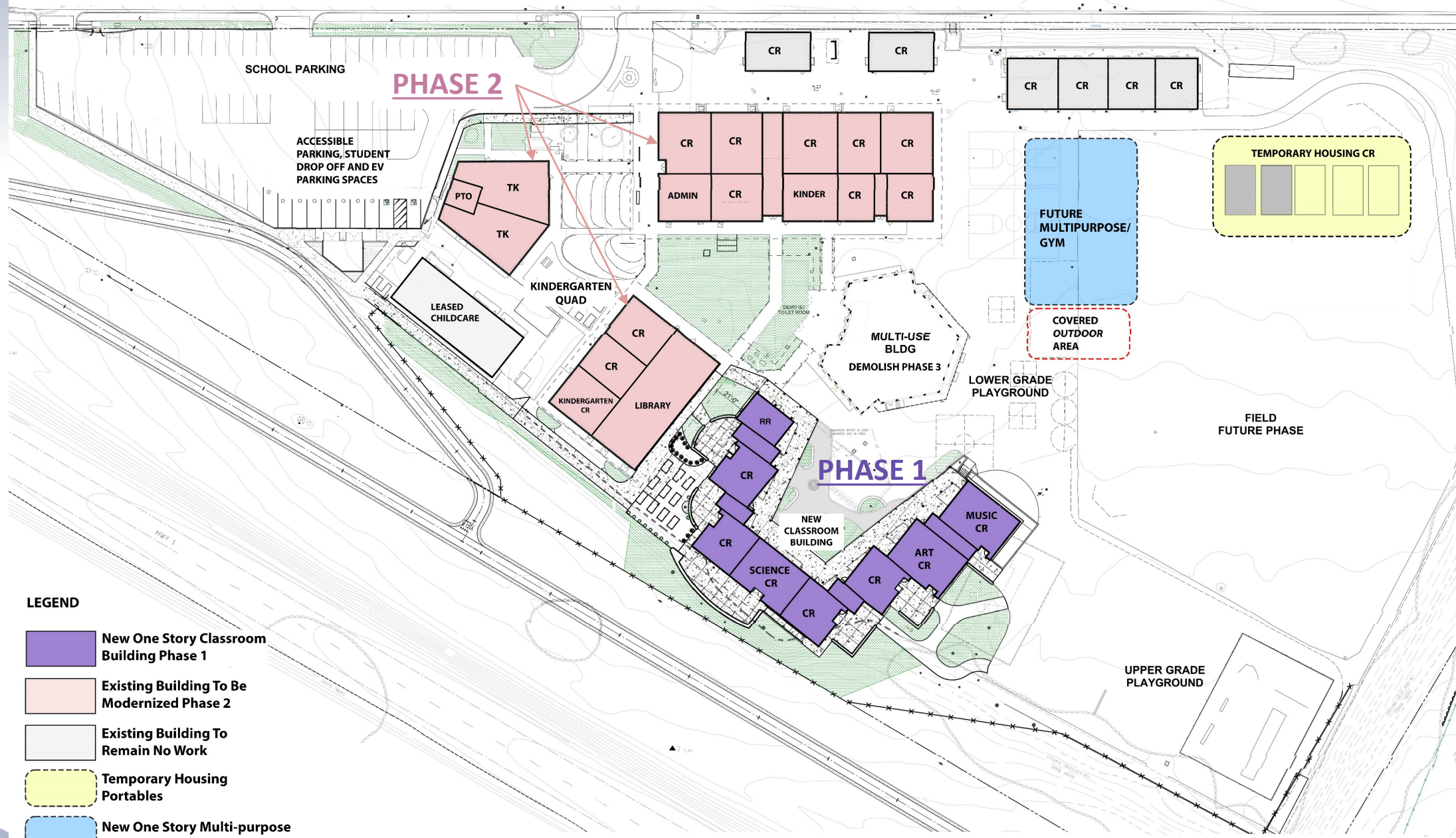
- 7 new classrooms built as new construction to replace deteriorating portables (Phase 1)
- Site development including landscaping upgrades and new student gathering areas (Phase 1)
- Modernization and upgrades of other existing stick-built classroom buildings (Phase 2)
- Temporary housing and playground for student and staff use during construction
- Utility upgrades required for Phase 1 and Phase 2 modernization projects
- Perimeter security fencing for campus safety
- Playground replacement

Farallone View Phase 1 and Phase 2: Modernization of Existing Buildings

- Modernization of existing stick-built classroom building and administration offices (Phase 1)
- Modernization of existing stick-built classroom building and multi-purpose room (Phase 2)
- New covered multi-use space for students and staff
- Upgrades to building mechanical systems and controls
- Electrical and lighting upgrades (e.g., LED lighting, data, IT, fire alarm, et cetera)
- Food service kitchen upgrades and air filtration systems upgrades
- Perimeter security fencing for campus safety



El Granada Site Plan – Phase One (Purple) and Phase Two (Pink)

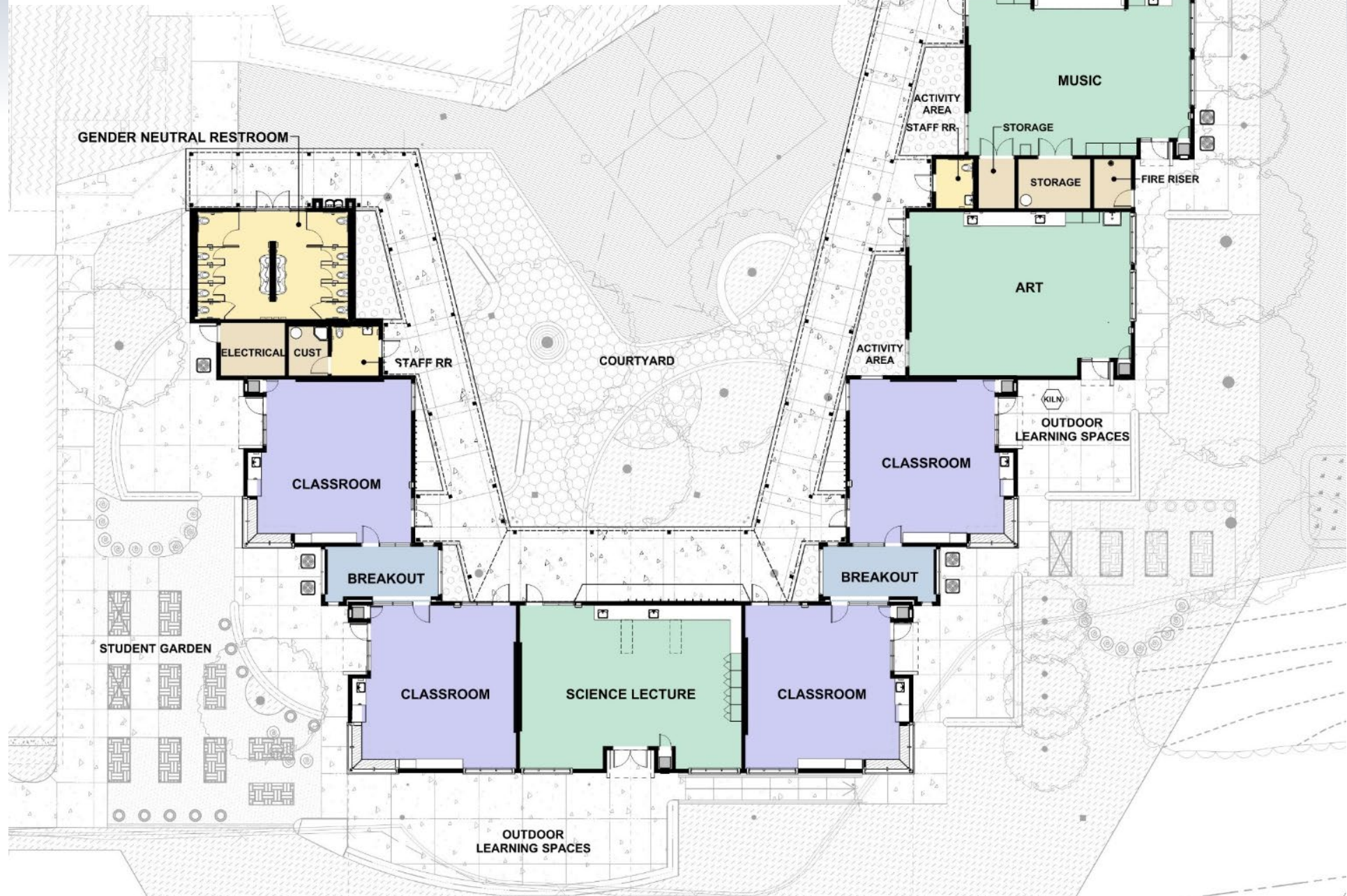


LEGEND

- New One Story Classroom Building Phase 1
- Existing Building To Be Modernized Phase 2
- Existing Building To Remain No Work
- Temporary Housing Portables
- New One Story Multi-purpose Gym Phase 3



El Granada New Construction Floor Plan (Phase One)



El Granada Elementary School Phase 1 New Construction of 7 Classrooms Looking South



Solar rooftops



Special corner window niches looking to Pacific with northern daylighting



Protected exterior courtyards



Cross-section of new buildings



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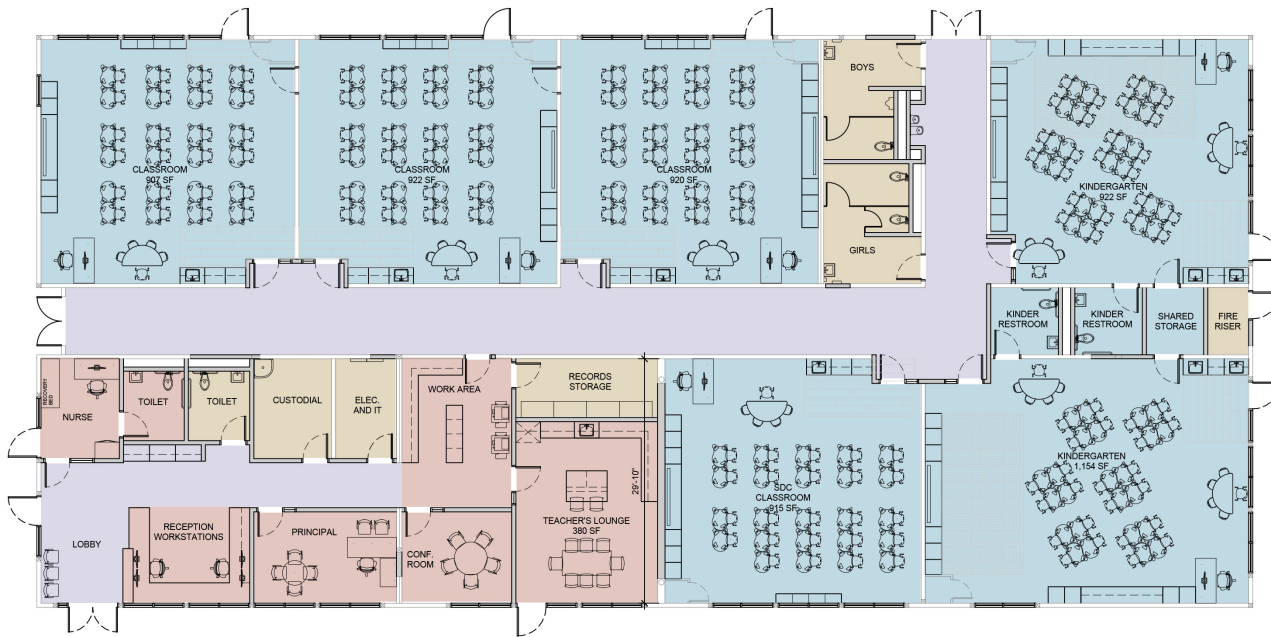
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Farallone View Elementary School Phase 1 & Phase 2 Outcomes

- Renovate Building A, Building B, and the Multi-Use Building with new finishes and updated systems
- Improve kitchen
- Add outdoor space
- New utilities



Farallone View Elementary School Phase 1



**Modernization of Six (6) Classrooms and
Administration Offices in Building A**

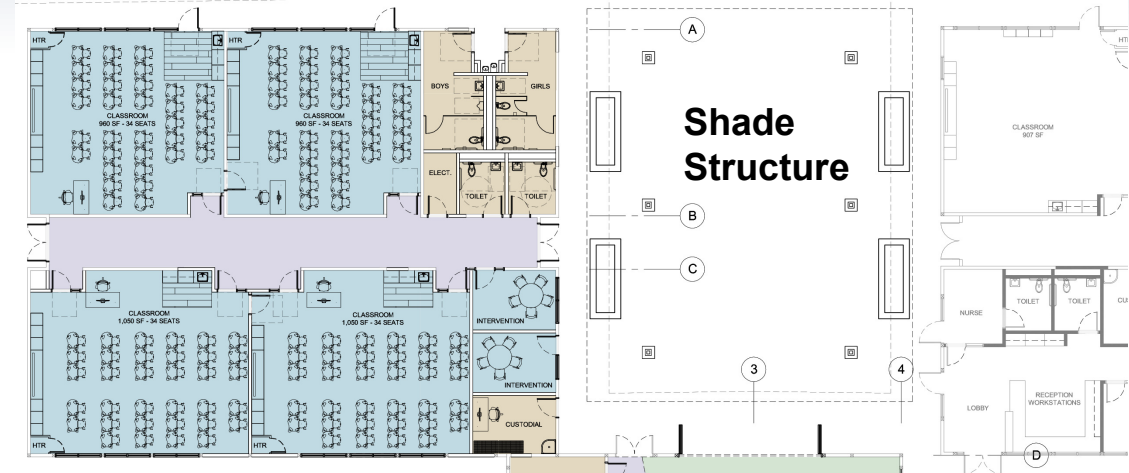


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Farallone View Phase 2

Building B Classrooms



Multi Purpose Room

Modernization of Four (4) Classrooms in Building B and Multi-Use Building



SUMMARY ESTIMATES

El Granada Elementary		
Phase 1 Building Construction	7 New Classrooms Including Toilet Room	\$9,750,067
Phase 1 Building Site Development	Building Utilities, Paving & Landscape	\$3,357,344
Phase 1 & 2 Infrastructure Costs	Power, Water, Sewer & Technology	\$3,200,000
Playgrounds & Play Equipment	Playgrounds, Equipment & Fields	\$2,250,000
Temporary Facilities Costs	Temporary Portables with Utilities	\$750,000
Soft Costs @ 25%	Inspection, Design, Permits, Consultants	\$4,826,853
Escalation @ 9%	Price Increases, Inventory Issues	\$1,737,667
	Total Phase 1	\$25,871,931
Farallone View Elementary		
Phases 1 and 2 Modernization	Renovate Existing Buildings A, B, MU	\$11,962,000
Site Development	Parking, Fencing & Landscape	\$4,965,000
Infrastructure	Water, Power, & Solar	\$1,800,000
Soft Costs @ 25%	Inspection, Design, Permits, Consultants	\$4,681,750
Escalation @ 9%	Included above	N.A.
	Total Phases 1 & 2	\$23,408,750
	Previously Board Approved Bonds	\$77,000,000
	Balance of Bonds Available	\$27,719,319



SUMMARY SCHEDULES

EL GRANADA ELEMENTARY SCHOOL

Design Phase	Dates
Construction Documents	Completed
Agency Review & Approval (DSA)	November 3, 2022 to April 7, 2023*
Bidding	March 20, 2023 to April 27, 2023
Construction	May 2023 to end of July 2024
Move In	July to August 2024
* Estimated DSA review time 20-24 weeks	

FARALLONE VIEW ELEMENTARY SCHOOL

Design Phase	Dates
Design Development	April 11, 2022 to December 2, 2022
Construction Documents	December 5, 2022 to February 24, 2023
Agency Review & Approval (DSA)	February 27, 2023 to June 2, 2023
Bidding	April 10, 2023 to June 9, 2023
Construction	June 2023 to June 2024
Move In	July to August 2024



Next Steps Ahead for Phase 1 & Phase 2

- Board approval of cost estimates and schedules as proposed on pages 11-12
- Submission of construction documents to Division of State Architect (DSA)
- Construction bidding process supervised by Chief Business Officer and staff
- Architects, CBO, and staff to engage with El Granada stakeholders to review and provide input on Phase 2 (modernization of existing stick-built buildings)
- Temporary housing for students/staff provided before construction starts
- Construction scheduled to be completed for move-in by summer of 2024



Questions?

Thank you!



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