

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

BOARD AGENDA FORM

ITEM NUMBER: 0506-264

AGENDA TITLE: **Modernization and Construction Projects Update** – Rancho Cordova

RESPONSIBLE: Deborah Bettencourt, Deputy Superintendent/CFO

PRESENTER: Matt Washburn, Director of Facilities Development, 355-1111, ext. 184

Board Meeting Date: April 20, 2006

 X Information

BACKGROUND INFORMATION:

The following report summarizes the progress of modernization and construction projects underway in the Rancho Cordova segment of the District as of April 6, 2006. This update includes projects under construction and other projects in the planning stage.

Rancho Cordova Oversight Committee

The Rancho Cordova Bond Oversight Committee met at Cordova Lane Elementary School on March 27, 2006.

Deputy Superintendent Debbie Bettencourt discussed the bond audit. Steve Wescoatt of Perry-Smith, Inc., discussed the audit process and how transactions are chosen. He explained that the “audit” conducted meets the requirements of Proposition 39 for the performance audit. The performance audit is an efficiency study of management. A separate financial audit requirement of Proposition 39 is included in the yearly district internal control audit. Debbie answered specific questions on the detailed financial transactions.

Project Manager Grant Smith reviewed the status of current and future construction and modernization projects, scopes, and timelines. Cordova Lane and White Rock modernization projects are currently out to bid. Navigator Elementary School is on target for punch list generation and project completion in May. Cordova High School concessions project has bid and will begin when weather permits.

Debbie discussed the communication plan and the annual report to voters that is to be included in the August utility billings. The Board of Education has approved voter surveys regarding the support of future bonds for both Rancho Cordova and Folsom.

The next Oversight Committee meeting for Rancho Cordova is scheduled for Monday, April 24, 2006, 4:30 p.m., at Navigator Elementary School.

Cordova Lane Elementary School: Renovation

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	09/27/2005
	Plan Approval	02/2006
California Department of Education	Plan Submittal	n/a
	Plan Approval	n/a
Office of Public School Construction	Eligibility Approval	n/a
	Funding Approval	n/a
District	Advertisement for Bids	03/17/06 and 03/24/06
	Bid Date	04/12/06
	Award of Contract	04/20/06
	Contract Execution Date	04/27/06
Contractor:	Construction Start Date	05/01/06
	Construction Duration	100 days
	Estimated Completion Date	08/2006
	Construction Completion to Date	0%
	Schedule	
	Notice of Completion	
Funding Source	Local Bond Funds	

INITIAL SCOPE: Replace flooring in library; new casework in relocatable buildings; replace multi-purpose, library and canopy roofing; replace gutters and downspouts as needed; install new gas and electrical lines on canopy and rooftops; replace windows as needed; replace HVAC units, thermostats and controls; install additional computer outlets in the library; replace lighting in multi-purpose; repair multi-purpose stucco; install additional outlets in the kitchen; replace mop sinks and lighting in janitor rooms; ADA upgrades; repair drainage system; replace ceiling tiles; paint exterior of school at multipurpose building; and lighting in the multi-purpose room.

Project Accounting:

Total Estimated Project Cost: \$2,198,267

Action	Increase/(Decrease) To Contingency	Remaining Contingency Balance
Contingency – Beginning Balance (included in total estimated project cost)	--	\$153,367

Project Status:

04/06/06:

- The final project scope is developed, and the construction documents have been submitted to the Division of State Architect for approval. Bids are scheduled to be opened on April 12, 2006, and presented to the Board on April 20, 2006. The project will begin on May 1, 2006, and is scheduled to be complete by the start of school.

White Rock Elementary School: Renovation

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	11/16/2005
	Plan Approval	02/2006
California Department of Education	Plan Submittal	n/a
	Plan Approval	n/a
Office of Public School Construction	Eligibility Approval	n/a
	Funding Approval	n/a
District	Advertisement for Bids	03/17/06 and 03/24/06
	Bid Date	04/12/06
	Award of Contract	04/20/06
	Contract Execution Date	04/27/06
Contractor:	Construction Start Date	05/01/06
	Construction Duration	100 days
	Estimated Completion Date	08/2006
	Construction Completion to Date	0%
	Schedule	
	Notice of Completion	
Funding Source	Local Bond Funds	

INITIAL SCOPE: Replace flooring and stage in multi-purpose room; install acoustical walls, casework and paint in multi-purpose; renovate kitchen; replace Unit B and canopy roofing; replace gutters and downspouts as needed; replace windows as needed; replace HVAC units, thermostats and controls; replace lighting in multipurpose; ADA upgrades; replace ceiling tiles and lighting in the multi-purpose room; repair sewer line for multi-purpose restrooms; add casework, ADA sinks, cubbies, bookshelves and clocks in the relocatable rooms; and paint the exterior of the school buildings.

Project Accounting:

Total Estimated Project Cost: \$2,242,504

Action	Increase/(Decrease) To Contingency	Remaining Contingency Balance
Contingency – Beginning Balance (included in total estimated project cost)	--	\$156,454

Project Status:

04/06/06:

- The final project scope is developed, and the construction documents have been submitted to the Division of State Architect for approval. Bids are scheduled to be opened on April 12, 2006, and presented to the Board on April 20, 2006. The project will begin on May 1, 2006, and be complete by the start of school.

Villages of Zinfandel Development/Stone Creek Subdivision: Navigator Elementary School

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	12/06/04
	Plan Approval	04/07/05
California Department of Education	Plan Submittal	04/29/05
	Plan Approval	05/05/05
Office of Public School Construction	Eligibility Approval – Must be re-justified prior to funding approval.	Re-justification of construction approved on 10/26/05
	Funding Approval	Approved 01/25/06
District	Advertisement for Bids	04/10/05 and 04/17/05
	Bid Date	05/11/05
	Award of Contract	05/19/05
	Contract Execution Date	06/02/05
Contractor:	Construction Start Date	06/06/05
	Contractor's Completion Goal	June 30, 2006
	Construction Duration	Estimated 500 days
	Construction Completion to Date	85%
	Schedule	On schedule
Funding Source	Developer Fees, State and Local Bond Funds	State funding

Note: Estimated dates based on 2006/07 school opening.

INITIAL SCOPE: Includes the acquisition of approximately 10 acres of land and the construction of an elementary school to include 25 classrooms, learning resource center, multipurpose room, and administration.

Project Accounting:

Total Estimated Project Cost: \$15,000,000

Action	Cost	Cumulative
Change Order No. 1 – Approved	\$13,002	\$13,002
Change Order No. 2 – Approved	8,866	21,868

Project Status:

04/06/06:

- Concrete flatwork is approximately 80% complete. Landscape work is idle due to the weather. The exterior plaster color coat is estimated at 80% complete at buildings E and F. Exterior plaster is complete at all other buildings. The metal roofing installation is substantially complete at all buildings except E (70%) and F (50%). The interior finishes are also substantially complete at all buildings except E (70%), F (60%) and G (80%).
- A community attendance boundary forum was held on March 7, 2006, to discuss the proposed boundary changes to accommodate the opening of Navigator Elementary School. Staff will present their final recommendation to the Board at the April 6, 2006, board meeting.

Mitchell Middle School: Renovation

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	12/23/2005
	Plan Approval	02/2006
California Department of Education	Plan Submittal	n/a
	Plan Approval	n/a
Office of Public School Construction	Eligibility Approval	n/a
	Funding Approval	n/a
District	Advertisement for Bids	03/2007
	Bid Date	04/2007
	Award of Contract	04/2007
	Contract Execution Date	04/2007
Contractor:	Construction Start Date	05/2007
	Construction Duration	210 days
	Estimated Completion Date	01/2008
	Construction Completion to Date	0%
	Schedule	
	Notice of Completion	
Funding Source	Local Bond Funds	

INITIAL SCOPE: Convert metal shop to a standard classroom; paint campus interiors as needed; replace floors, ceilings, lighting and casework as needed; renovate kitchen area; replace fire and intrusion systems; install new clock system; ADA upgrades; repair parking lot lighting; replace door hardware; install blinds or window coverings in classrooms; replace drinking fountains.

Project Status:

04/06/06:

- Staff and the architect have met with the site modernization committee to further develop the scope of work. An assessment of the HVAC system has been conducted to determine the scope of work required to improve the system. Preliminary construction documents have been prepared.
- This project will be delayed one year pending outcome of a future proposed Rancho Cordova school facility bond. If a bond is approved, additional items will be added to the scope of the project and completed as one project.

Cordova High School: Concessions

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	07/15/05
	Plan Approval	11/28/05
California Department of Education	Plan Submittal	n/a
	Plan Approval	n/a
Office of Public School Construction	Eligibility Approval	n/a
	Funding Approval	n/a
District	Advertisement for Bids	01/20/06 and 01/27/06
	Bid Date	02/08/2006
	Award of Contract	02/16/2006
	Contract Execution Date	02/23/2006
Contractor:	Construction Start Date	03/01/2006
	Construction Duration	180 days
	Estimated Completion Date	08/2006
	Construction Completion to Date	0%
	Schedule	
	Notice of Completion	
Funding Source	Local Bond Funds	

INITIAL SCOPE: Construction of a concession stand at the stadium.

Project Status:

04/06/06:

- Facilities staff has met with the site staff to develop and approve the scope of the project. Plans have been submitted and approved by the Division of State Architect (DSA), and timelines for bidding and construction commencement have been developed. The project bid opening was held on February 8, 2006. The Board awarded the contract at the February 8, 2006, Board meeting. Construction contract documents have been executed and construction will begin when weather permits.

Future Mather High and Morrison Creek Middle Schools in Rancho Cordova

Project Summary:

Agency	Task	Status
Division of State Architect	Plan Submittal	Estimated: early 2008
	Plan Approval	Estimated: late spring 2008
California Department of Education	Plan Submittal	Estimated: late spring 2008
	Plan Approval	Estimated: summer 2007
Office of Public School Construction	Eligibility Approval	Initial approval 02/23/00. Eligibility for construction must be re-established prior to receiving a funded approval.
	Funding Approval	Estimated: fall 2008
District	Advertisement for Bids	Estimated: summer 2008
	Bid Date	Estimated: summer 2008
	Award of Contract	Estimated: summer 2008
	Contract Execution Date	Estimated: summer 2008
Contractor:	Construction Start Date	Estimated: summer 2008
	Construction Duration	24 months
	Estimated Completion Date	Estimated: July 2010
	Construction Completion to Date	
	Schedule	
Funding Source	Developer Fees, State and Local Bond Funds	State funding pending available funds

INITIAL SCOPE: Construction of a new high/middle school in Rancho Cordova.

Project Status:

2004/05: The educational specification process is ongoing for the new high school/middle school in Rancho Cordova. Committee and sub-committee meetings have been held regularly.

A status report of the Educational Specifications was presented to the Board of Education at the February 17, 2005, meeting.

The location of the schools was recently changed by the developers. Staff has met with the developers and the Cordova Recreation and Parks District to plan school and park facilities in the new location.

On April 21, 2005, the Board approved the names, Mather High School and Morrison Creek Middle School, for the new high school and middle school in Rancho Cordova.

The final Educational Specifications were approved by the Board at the June 9, 2005, meeting.

2005/06: The architects, District staff, and local joint-use partners have had ongoing meetings to further define the program scope and to develop the schematic design.

Rio del Oro: Future Schools

Project Summary:

The proposed Rio del Oro master planned development, located north of Douglas Road and south of White Rock Road, consists of an estimated 12,088 new homes in the Rancho Cordova area. It is estimated that this development will generate approximately 8,393 new pupils to the Folsom Cordova Unified School District.

<i>Proposed School</i>	<i>Planned Opening</i>	<i>Status</i>
New Elementary #1	2009/10	Planning
New Elementary #2	2010/11	Planning
New Elementary #3	2012/13	Planning
New Elementary #4	2014/15	Planning
New Elementary #5	2016/17	Planning
New Elementary #6	2018/19	Planning
New Middle School #2	2013/14	Planning
Mather High/Morrison Creek Middle	2010/11	Educational Specs (Approved) Construction Documents
New Continuation High	2010/11	Planning

Project Status:

2004/05: The District is working closely with the developers to secure school sites needed to house these new pupils. The District is in the process of providing school facility information to the consultants preparing the Environmental Impact Report (EIR) for the first phase of the development.

2005/06: The developer is still in the EIR phase of the development process. Staff continues to work with the developer to secure acceptable school sites.

Easton/Westborough/Glenborough: Future Schools

Project Summary:

The proposed Easton/Westborough/Glenborough master planned development, located to the east and west of Aerojet, consists of an estimated 10,483 new homes in the Rancho Cordova area. It is estimated that this development will generate approximately 7,327 new pupils to the Folsom Cordova Unified School District.

<i>Proposed School</i>	<i>Planned Opening</i>	<i>Status</i>
New Elementary #1	2010/11	Planning
New Elementary #2 (K-8)	2012/13	Planning
New Elementary #3	TBD	Planning
New Elementary #4	TBD	Planning
New Elementary #5	TBD	Planning
New Elementary #6	TBD	Planning
New Middle/High School #1	TBD	Planning

Project Status:

2005/06: The District is working closely with the developers to secure school sites needed to house these new pupils. The District is in the process of providing school facility information to the consultants preparing the Environmental Impact Report (EIR) for the first phase of the development.

The developer is in the EIR phase of the development process. Staff continues to work with the developer to secure acceptable school sites.

The District has met with the developer regarding potential school sites. Staff will meet with the California Department of Education (CDE) to discuss the proposed school sites and any potential issues CDE may have in approving any of the sites.

Staff met with the County’s environmental consultant and CDE regarding the proposed school sites within the Easton Development. Documentation was provided to the consultant outlining CDE’s school site approval process.

Technology and Facility Improvement Projects in Rancho Cordova:

Technology infrastructure and active distribution is complete:

Cordova High School: Active distribution upgrades were installed in November 2003. New servers were installed in summer 2003. Forty-five new PCs and 15 LCD projectors were deployed in fall 2004.

Kinney High School: Server upgrades and the deployment of 54 new PCs were completed in spring 2003.

Walnutwood High School: A replacement data network and active distribution equipment was implemented during the summer 2004 modernization project.

Mills Middle School: The deployment of 71 new PCs was completed in spring 2003. A replacement administrative server was installed in February 2004. Replacement active distribution equipment was purchased with E-Rate proceeds and installed in July 2004.

Mitchell Middle School: Server upgrades were completed in summer 2003, and deployment of 47 new PCs was completed in February 2003.

Mather Youth: Structured cabling plans and active distribution upgrades are being installed in conjunction with the modernization project. A replacement server and 30 new PCs were deployed in January 2005.

Cordova Gardens: The server replacement and deployment of 24 new PCs was completed in November 2003.

Cordova Lane: Server upgrades and the deployment of 39 new PCs were completed in May 2003.

Cordova Meadows: Server upgrades and the deployment of 58 new PCs were completed in April 2003.

Cordova Villa: Infrastructure, structured cabling, and active distribution upgrades are in process as part of the modernization project. A server upgrade was installed in January 2003. The deployment of 43 new PCs was completed in April 2004.

Mather Heights: Thirty-nine new PCs were deployed in December 2002.

Peter J. Shields: A server upgrade was completed in November 2002. The deployment of 22 new PCs was completed in May 2004.

Rancho Cordova Elementary: The deployment of 40 new PCs was completed in summer 2003. Active distribution upgrades were purchased with E-Rate proceeds and installed in July 2004.

Riverview: Infrastructure, structured cabling, and active distribution upgrades were installed as part of the modernization project. A replacement server was installed in summer 2003 and the deployment of 39 new PCs was completed in January 2004.

White Rock: The deployment of 24 new PCs was completed in summer 2003. Active distribution upgrades were purchased with E-Rate proceeds and installed in July 2004.

Williamson: A server upgrade was completed in February 2003, as was the installation of 28 new PCs. Active distribution upgrades were purchased from E-Rate proceeds and installed in September 2004.

Current and Future Projects:

- Cordova Gardens Elementary School: Renovation - Staff to meet with site staff to develop project scope.
- Mather Heights Elementary School: Renovation – Staff to meet with site staff to develop project scope.
- Peter J. Shields Elementary School: Renovation - Staff will begin meeting with site staff to develop project scope.
- Rancho Cordova Elementary School: Renovation - Staff will begin meeting with site staff to develop project scope.
- Kinney High School: The extension of the water is almost complete, with the back-flow preventor as the remaining item.

Completed Projects:

- Cordova Lane Elementary: *2004 RSP Relocatable* – The Notice of Completion (NOC) has been filed with the County Clerk.
- Cordova Meadows Elementary: *2004 Student Care Building* – The NOC has been filed with the County Clerk.
- Cordova Meadows Elementary: *2004 Band/Office Building* – The NOC has been filed with the County Clerk.
- Cordova Meadows Elementary: *2004 Relocatable Relocation* – The NOC has been filed with the County Clerk.
- Cordova Meadows Elementary: *2004 modernization* – The NOC has been filed with the County Clerk.
- Cordova Villa Elementary: *2004 Renovation* – The NOC has been filed with the County Clerk.
- Mather Heights Elementary: *2004 Student Care Building* – The NOC has been filed with the County Clerk.
- Mather Heights Elementary School: *2005 Leased Relocatables* - Installation of two relocatable classrooms is complete.
- Rancho Cordova Elementary: *2004 Student Care Building* - The NOC has been filed with the County Clerk.
- Riverview Elementary: *2003 Renovation* – The NOC has been filed with the County Clerk.
- White Rock Elementary School: - *2005 Computer Lab Replacement* – The NOC has been filed with the County Clerk.
- Williamson Elementary: *2004 Preschool Building* – The NOC has been filed with the County Clerk.
- Williamson Band Room: *2004 Band Room* – The NOC has been filed with the County Clerk.
- Williamson Elementary: *2004 Modernization* – The NOC has been filed with the County Clerk.
- Mills Middle: *2005 Kitchen Renovation and Parking Lot* – The NOC has been filed with the County Clerk.
- Mitchell Middle: *2003 Bus Loop and Parking* – The NOC has been filed with the County Clerk.
- Cordova High: *Shade Structure* - This project is complete.
- Cordova High: *2003 Student Union Relocatable Building* - The NOC has been filed with the County Clerk.
- Cordova High: *2003 Gymnasium Renovation* – The NOC has been filed with the County Clerk.
- Cordova High: *2004 New Relocatable* – The NOC has been filed with the County Clerk.
- Cordova High: *2004 Temporary Relocatable Buildings* – The NOC has been filed with the County Clerk.
- Cordova High: *2003 Stadium Renovation/Site Work/Wing G HVAC* – The NOC has been filed with the County Clerk.

- Kinney High: *2003 Parking Lot* – The NOC has been filed with the County Clerk.
- Kinney High: *2004 Classroom Building* – The NOC has been filed with the County Clerk.
- Kinney High School: *2005 Classroom Buildings* – The NOC has been filed with the County Clerk.
- Community Education Center: *2002 Parking Lot Expansion* - The NOC has been filed with the County Clerk.
- Community Education Center: *2004 Modernization* – The NOC has been filed with the County Clerk.
- Community Education Center: *2005 Psychology/SDC Building* – The NOC has been filed with the County Clerk.
- Kitty Hawk Campus: *2004 Relocatable Classrooms* – The NOC has been filed with the County Clerk.
- Kitty Hawk: *2004 Modernization* – The NOC has been filed with the County Clerk.

Tentative Project Planning Schedule

Project	Fiscal Year 2002/03	Fiscal Year 2003/04	Fiscal Year 2004/05	Fiscal Year 2005/06	Fiscal Year 2006/07	Fiscal Year 2007/08	Fiscal Year 2008/09	Fiscal Year 2009/10
Mills Middle Modernization	Planning	Construction Summer 04 (Phase 1)	Complete construction; project close- out (Phase 1)	Construction; project close- out (Phase 2)	Complete project close- out (Phase 2)	--	--	--
Cordova High 2004-05 Modernization	Planning	Construction	Construction	Complete construction; project close- out	--	--	--	--
Cordova High School Concessions Stand	--	--	Planning	Construction Spring 2006	Complete construction; project close- out	--	--	--
Folsom High School JV Softball Dugouts	--	--	Planning	Construction Spring 2006	Complete construction; project close- out	--	--	--
New Navigator Elementary School – Rancho Cordova	Planning	Planning	Construction Spring 2005	Construction	Project close- out and school opening	--	--	--
New Vista del Lago High – Folsom	Planning	Planning	Construction Summer 2005	Construction	Construction	Project close- out and school opening	--	--
New Russell Ranch Elementary – Folsom	--	Planning	Planning	Construction Spring 2006	Construction	Project close- out and school opening	--	--
New Mather High/Morrison Creek Middle – Rancho Cordova	--	Planning	Planning	Planning	Planning	Construction Spring 2007 (site)	Construction Spring 2008 (buildings)	Construction
Cordova Lane Elementary Modernization	--	--	Planning	Construction Spring 2006	Construction; project close- out	--	--	--
White Rock Elementary Modernization	--	--	Planning	Construction Spring 2006	Construction; project close- out	--	--	--
Mitchell Middle Modernization	--	--	Planning	Planning	Construction Spring 2007	Construction; project close- out	--	--

Project	Fiscal Year 2002/03	Fiscal Year 2003/04	Fiscal Year 2004/05	Fiscal Year 2005/06	Fiscal Year 2006/07	Fiscal Year 2007/08	Fiscal Year 2008/09	Fiscal Year 2009/10
New Elementary #1 in Rio del Oro – Rancho Cordova	--	--	--	Planning	Planning	Construction Spring 2007	Construction	Project close-out; and school opening
PJ Shields Elementary Modernization	--	--	--	Planning	Construction Summer 2007	Construction; project close-out	--	--
Cordova Gardens Elementary Modernization	--	--	--	Planning	Construction Summer 2007	Construction; project close-out	--	--
Mather Heights Elementary Modernization	--	--	--	Planning	Construction Summer 2007	Construction; project close-out	--	--
Rancho Cordova Elementary Modernization	--	--	--	Planning	Construction Summer 2007	Construction; project close-out	--	--
New Elementary #1 in Easton – Rancho Cordova	--	--	--	Planning	Planning	Planning	Construction Spring 2008	Construction
New Continuation/ Alternative Education HS – Rancho Cordova	--	--	--	Planning	Planning	Planning	Construction Spring 2008	Construction
New Elementary #2 in Easton – Rancho Cordova	--	--	--	--	--	Planning	Planning	Construction Spring 2010
New Elementary #2 in Rio del Oro – Rancho Cordova	--	--	--	--	--	Planning	Planning	Construction Spring 2010
New Middle #2 in Rio del Oro – Rancho Cordova	--	--	--	--	--	--	Planning	Planning
New Elementary #3 in Rio del Oro – Rancho Cordova	--	--	--	--	--	--	Planning	Planning