

San Diego Unified School District
Charter School Facility Committee
January 26, 2017

Subject:

Urgent Needs Projects

Preliminary Budget Recommendation

Staff Recommended Project	Budget	Project Description
<i>America's Finest Charter School</i>	\$50,000	Feasibility Study for the installation of a portable restroom building.

BACKGROUND:

On August 25, 2016 the Charter School Facility Committee (CSFC) voted to receive applications from SDUSD charter schools for facilities projects related to urgent needs. The committee received two (2) requests for consideration. One of the proposals was for the addition of additional restroom facilities, and the other was for work already included in the planning for a whole site modernization project for the campus. The following is a summary of each project.

Americas Finest Charter School (AFCS)

This proposal is for the acquisition and installation of a relocatable restroom facility to serve the students of AFCS. The existing school site dates from 1959 and comprises a mixture of 1960's era portable buildings and others from the 1980's. Because of the deteriorating condition of the structures at the site, demolition was planned once construction of the new Chollas Meade Elementary School was complete. Because of this, no improvements or upgrades have been made. The age of the facility and the existing site plan present many challenges to locating a new building at the site. Rodriguez-Park Architects, the Architect of Record for this project, has submitted a proposal to help staff determine the estimated cost(s). The rough order of magnitude for this project is approximately \$350,000. This is a preliminary estimate and does not include any upgrades or the cost of compliance with regulations and other requirements that may be imposed by the Division of the State Architect. Additional cost(s) may also arise due to unforeseen conditions at the site and the added expense of utility line installations.

Recommended Next Steps:

Complete a pre-schematic design/feasibility study and cost estimate for the project at a cost not to exceed \$50,000.

Analyze the school for possible funding under Proposition 51.

Staff Recommended Project	Budget	Project Description
<i>King Chavez Primary Arts and Athletics</i>	Undetermined	Installation of air conditioning in 17 classrooms

King Chavez Primary Arts and Athletics

This Proposal is for the installation of air conditioning in 17 classrooms on the King Chavez campus. On 7/7/2015, the Board of Education approved funding for modernization and a new construction project at the site. Design work for that project is well underway with construction scheduled to begin in 2018. The air conditioning of these 17 classrooms is included in the project. Currently, the project schedule has new construction occurring first. The renovation of older buildings will begin once the new buildings are occupied. Planning, design, and the DSA approval process for the renovation of the older buildings (including the new HVAC systems), will occur simultaneously with the construction phase of the new classroom building).

The possibility of expediting the HVAC portion of the renovation work was considered. However, after the Project Architect and the District’s HVAC coordinator reviewed the impact of doing so, the conclusion was that, although possible, altering the construction schedule would result in the addition of significant cost(s) as well as influencing the execution of the larger project including;

- The re-design of the plans and specifications.
- Installation of new electrical power systems and switchgear.
- Re-roofing or patching the existing roof of the building.
- Additional disruption of the student population relative to the coordination of the installations.

Cost considerations include:

- The overall scope of the project.
- The age and condition of the building and the capacity of existing electrical systems.
- Power requirements for the operation of the new HVAC systems.
- Allowances and contingencies for unforeseen conditions.

Recommendation:

The best course of action is to coordinate with the Project Manager and architect to integrate HVAC installation into the existing schedule as early as possible.

Staff will also explore interim solutions with on-site personnel to mitigate any issues relative to the current lack of air conditioning until installation is complete.