August 5, 2009

Pre Bond Implementation Plan





Acknowledgements

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Dan Ferst	Vanir Construction Management
Judith Wallace, Facilitator	Vanir Construction Management
Mitchell Stark	Vanir Construction Management

After creating a Pre-bond Implementation plan that aligns with Phase 1 of the MVSD Facilities Master Plan, the Committee is presenting the enclosed plan for adoption.

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Mill Valley School District



Schools	Estimated Cost
Edna Maguire - New Campus	\$40,046,194
Old Mill Elementary School - Campus Modernization	\$4,925,129
Park Elementary School - Campus Modernization	\$4,241,659
Strawberry Point Elementary School - Campus Modernization	\$1,650,948
Tamalpais Valley Elementary School - Campus Modernization	\$4,764,660
Mill Valley Middle School - Campus Upgrades	\$276,672
Total School Costs	\$55,905,262
Program Contingency	\$2,180,760
Program Contingency - Edna Maguire Underground Site Issues	\$1,202,165
Pre-Bond Expense	\$496,585
Total Program Costs	\$59,784,772

	Mill Valley School District Pre-Bond Implementation Plan Schedule August 5, 2009								
ID	Task Name	Duration	Start	Finish	MAMJJASOND		2011 2012 2012 2012	2013 MJJASONDJFMAMJJ	2014 20 A S O N D J F M A M J J A S O N D J
1	PROGRAM								
2	Pre-bond Implementation Plan	55 days	Fri 6/12/09	Wed 8/5/09	6/12				
5	Bond Implementation	90 days	Thu 8/6/09	Tue 11/3/09	8/6				
15	RFP Process (Including Selection and Negotiation)	556 days	Sun 10/11/09	Tue 4/19/11	10/11				
27	Funding	31 days	Tue 11/3/09	Thu 12/3/09	11/3 📖				
30									

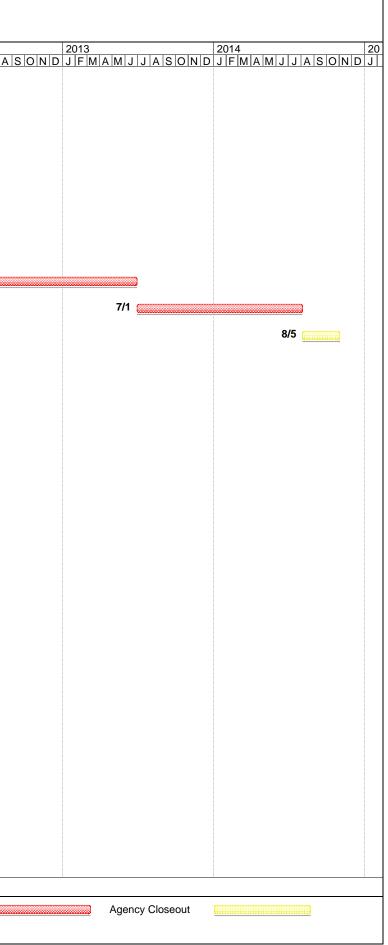
Project: 2009 Master Plan					
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Mill Valley School District **Pre-Bond Implementation Plan Schedule** August 5, 2009 2010 2011 2012 2013 2014 20 M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J 2014 20 ID Task Name Duration Start Finish ³¹ PROJECT DESIGN AND CONSTRUCTION 32 Edna Maguire Elementary School - New Campus 1750 days Mon 1/18/10 Sun 11/2/14 Assemble Project Team 33 Mon 1/18/10 Wed 9/22/10 1/18 248 days 39 Design 455 days Mon 2/1/10 Sun 5/1/11 2/1 5/2 Mon 5/2/11 Sat 7/30/11 Agency Approvals 90 days 61 62 **DSA Review** 171 days Mon 5/2/11 Wed 10/19/11 5/2 10/20 66 **Bid/Award** 60 days Thu 10/20/11 Sun 12/18/11 12/19 🥳 67 **Construction (Main Campus)** 560 days Mon 12/19/11 Sun 6/30/13 73 Construction (MPR & Site) 400 days Mon 7/1/13 Mon 8/4/14 78 DSA Closeout 90 days Tue 8/5/14 Sun 11/2/14 79 Mon 1/18/10 Sun 1/15/12 ⁸⁰ Old Mill Elementary - School Modernization 728 days 1/18 81 Assemble Project Team 101 days Mon 1/18/10 Wed 4/28/10 2/1 87 Mon 2/1/10 Tue 9/7/10 Design 219 days 94 Wed 9/8/10 Mon 12/6/10 9/8 Agency Approvals 90 days 95 **DSA Review** Wed 9/8/10 Sun 1/30/11 9/8 🧲 145 days 1/31 99 **Bid/Award** 60 days Mon 1/31/11 Thu 3/31/11 100 Construction 200 days Fri 4/1/11 Mon 10/17/11 4/1 10/18 104 DSA Close-out 90 days Tue 10/18/11 Sun 1/15/12 105 728 days Mon 1/18/10 Sun 1/15/12 ¹⁰⁶ Tamalpais Valley Elementary - School Modernization 1/18 107 Assemble Project Team 101 days Mon 1/18/10 Wed 4/28/10 2/1 113 Design 219 days Mon 2/1/10 Tue 9/7/10 Mon 12/6/10 9/8 _____ 120 Agency Approvals Wed 9/8/10 90 days DSA 121 145 days Wed 9/8/10 Sun 1/30/11 9/8 🦳 **Bid/Award** Mon 1/31/11 Thu 3/31/11 1/31 125 60 days 126 Construction Fri 4/1/11 Mon 10/17/11 200 days 4/1 🖉 130 DSA Close-out 90 days Tue 10/18/11 Sun 1/15/12 10/18 🜐 131 Plan Bid/Award Construction

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Agency/DSA Review



Mill Valley School District Pre-Bond Implementation Plan Schedule August 5, 2009					
ID	Task Name	Duration	Start	Finish	
132	Mill Valley Middle School - Campus Upgrades	688 days	Mon 1/18/10	Tue 12/6/11	MAMJJASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJASONDJ
133	Assemble Project Team	14 days	Mon 1/18/10	Sun 1/31/10	1/18 📓
135	Design	121 days	Mon 2/1/10	Tue 6/1/10	2/1 (
142	Agency Approvals	30 days	Wed 6/2/10	Thu 7/1/10	6/2 🛄
143	DSA	118 days	Wed 6/2/10	Mon 9/27/10	6/2
147	Bid/Award	30 days	Tue 9/28/10	Wed 10/27/10	9/28
148	Construction	315 days	Thu 10/28/10	Wed 9/7/11	10/28
152	DSA Close-out	90 days	Thu 9/8/11	Tue 12/6/11	9/8
153					
154					
155	Park Elementary - School Modernization	735 days	Tue 1/18/11	Mon 1/21/13	
156	Assemble Project Team	101 days	Tue 1/18/11	Thu 4/28/11	1/18
162	Design	219 days	Tue 2/1/11	Wed 9/7/11	2/1 (
169	Agency Approvals	90 days	Thu 9/8/11	Tue 12/6/11	9/8
170	DSA Review	162 days	Thu 9/8/11	Thu 2/16/12	9/8
174	Bid/Award	60 days	Fri 2/17/12	Mon 4/16/12	2/17
175	Construction	190 days	Tue 4/17/12	Tue 10/23/12	4/17
179	DSA Close-out	90 days	Wed 10/24/12	Mon 1/21/13	10/24
180					
181	Strawberry Point Elementary - School Modernization	695 days	Tue 1/18/11	Wed 12/12/12	
182	Assemble Project Team	101 days	Tue 1/18/11	Thu 4/28/11	1/18
188	Design	219 days	Tue 2/1/11	Wed 9/7/11	2/1 (
195	Agency Approvals	90 days	Thu 9/8/11	Tue 12/6/11	9/8
196	DSA Review	162 days	Thu 9/8/11	Thu 2/16/12	9/8
200	Bid/Award	60 days	Fri 2/17/12	Mon 4/16/12	2/17
201	Construction	150 days	Tue 4/17/12	Thu 9/13/12	4/17
205	DSA Close-out	90 days	Fri 9/14/12	Wed 12/12/12	9/14
Project:	: 2009 Master Plan Planning/Pre-design (esign		Agency	y/DSA Review Bid/Award Construction Agency Closeout

Edna Maguire Elementary School

New Campus

VA	NIR

Scope Description	Estimated Cost
Demolition	
Demolish the existing permanent structures at the campus	\$399,699
New building construction	
Construct classrooms, support and administrative space, multipurpose building	\$16,250,400
Renovation	
Renovate the existing kindergarten modular buildings	\$91,200
Site Improvements	
Construct play areas, parking and drop-off, and site improvements including utilities	\$3,787,180
Existing buildings and temporary facilities	
Remove existing portable/modular buildings and install temporary facilities	\$258,000
Construction Subtotal	\$20,786,479
General Conditions - 8% Contractor Fee - 5%	\$1,662,918 \$1,122,470
Bonds and Insurance - 2%	\$471,437
Design Contingency - 10%	\$2,404,330
Construction and Change Order Contingency - 5%	\$1,322,382
Total Current Construction Cost	\$27,770,016
Soft Cost - 28%	\$7,775,604
Furniture, Fixtures and Equipment - 3%	\$1,066,369
Total Current Project Costs	\$36,611,989
Escalation (2012 for main campus, 2014 for multipurpose building)	\$3,434,205
Total	\$40,046,194

Old Mill Elementary School

Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$88,380
Replace outdated clock, bell and paging system	\$96,657
American Disabilities Act compliance	\$729,705
Food service kitchen compliance	\$15,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$122,834
Upgrade inefficient lighting systems	\$48,371
Upgrade computer wiring and infrastructure	\$102,566
Repair or replace aging plumbing system components	\$35,546
Repair or replace leaking or deteriorating roofs	\$73,900
Paint interior and exterior of buildings	\$59,986
Replace flooring	\$68,981
Repair or replace windows, doors, hardware and signage	\$100,179
Repair or replace damaged restroom surfaces and fixtures	\$39,738
Repair or replace cabinets and countertops	\$32,161
Modernize lower-level classrooms	\$900,000
Site Improvements	¢ 40.000
Construct solar ready covered outdoor eating area Restore or resurface deteriorating concrete or blacktop	\$42,000 \$44,056
Restore of resurrace detenorating concrete of blacktop	φ44,050
Construction Subtotal	\$2,600,060
General Conditions - 8%	\$208,005
Contractor Fee - 5%	\$140,404
Bonds and Insurance - 2%	\$58,969
Design Contingency - 10%	\$300,744
Construction and Change Order Contingency - 5%	\$330,818
Total Current Construction Cost	\$3,639,000
Soft Cost - 28%	\$1,018,920
Furniture, Fixtures and Equipment (based on \$100 per student)	\$30,000
Total Current Project Costs	\$4,687,920
Escalation to 2011	\$237,209
Total	\$4,925,129

Park Elementary School Modernization



Scope Description	Estimated Cost
Sofety and Communication	
Safety and Communication Replace outdated fire alarm system	\$86,991
Replace outdated flock, bell and paging system	\$94,899
American Disabilities Act compliance	\$924,293
Food service kitchen compliance	\$20,000
	<i>\\</i> 20,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$19,200
Upgrade inefficient lighting systems	\$36,610
Upgrade computer wiring and infrastructure	\$132,981
Repair or replace aging plumbing system components	\$139,864
Repair or replace leaking or deteriorating roofs	\$202,523
Paint interior and exterior of buildings	\$120,699
Replace flooring	\$197,500
Repair or replace windows, doors, hardware and signage	\$79,208
Repair or replace cabinets and countertops	\$9,771
Install energy efficient ventilation in multi-purpose room	\$42,000
Site Improvemente	
Site Improvements	ΦΕΟ 400
Construct solar ready covered outdoor eating area Restore or resurface deteriorating concrete or blacktop	\$50,400 \$11,577
Residie of resultace detendrating concrete of blacktop	φΠ,377
Construction Subtotal	\$2,168,516
General Conditions - 8%	\$173,481
Contractor Fee - 5%	\$117,100
Bonds and Insurance - 2%	\$49,182
Design Contingency - 10%	\$250,828
Construction and Change Order Contingency - 5%	\$275,911
Total Current Construction Cost	\$3,035,018
	#040.005
Soft Cost - 28%	\$849,805
Furniture, Fixtures and Equipment (based on \$100 per student)	\$36,000
Total Current Project Costs	\$3,920,823
Escalation to 2012	¢000 000
	\$320,836
Total	\$4,241,659

Strawberry Point Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$58,121
Replace outdated clock, bell and paging system	\$63,405
American Disabilities Act compliance	\$183,642
Food service kitchen compliance	\$15,000
Building Systems and Renovation	
Repair or replace aging electrical system components	
Upgrade inefficient lighting systems	\$26,112
Upgrade computer wiring and infrastructure	\$132,965
Repair or replace aging plumbing & air distribution system components	\$7,561
Repair or replace leaking or deteriorating roofs and skylights	\$76,074
Paint interior and exterior of buildings	\$85,263
Replace flooring	\$18,744
Repair or replace windows, doors, hardware and signage	\$101,769
Site Improvements	
Construct solar ready covered outdoor eating area	\$50,400
Restore or resurface deteriorating concrete or blacktop	\$12,475
Construction Subtotal	\$831,531
General Conditions - 8%	\$66,523
Contractor Fee - 5%	\$44,903
Bonds and Insurance - 2%	\$18,859
Design Contingency - 10%	\$96,182
Construction and Change Order Contingency - 5%	\$105,800
Total Current Construction Cost	\$1,163,798
Soft Cost - 28%	\$325,864
Furniture, Fixtures and Equipment (based on \$100 per student)	\$36,000
Furniture, Fixtures and Equipment (based on \$100 per student)	\$30,000
Total Current Project Costs	\$1,525,662
Escalation to 2012	\$125,286
Total	\$1,650,948

Tamalpais Valley Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$101,137
Replace outdated clock, bell and paging system	\$110,331
American Disabilities Act compliance	\$257,829
Food service kitchen compliance	\$45,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$21,600
Upgrade inefficient lighting systems including exterior lighting	\$79,093
Upgrade computer wiring and infrastructure	\$175,036
Repair or replace aging plumbing system components	\$117,777
Repair or replace leaking or deteriorating roofs and skylights	\$412,540
Paint interior and exterior of buildings	\$106,168
Replace flooring	\$34,941
Repair or replace windows, doors, hardware and signage	\$400,562
Repair of replace windows, doors, nardware and signage	\$400,50Z
Site Improvements	
Construct solar ready covered outdoor eating area	\$67,200
Restore or resurface deteriorating concrete or blacktop	\$72,538
Reconfigure parking lot to improve fire access and traffic flow	\$450,000
Upgrade aging electrical and plumbing utility systems	\$53,000
Construction Subtotal	\$2,504,752
General Conditions - 8%	\$200,380
Contractor Fee - 5%	\$135,257
Bonds and Insurance - 2%	\$56,808
Design Contingency - 10%	\$289,720
Construction and Change Order Contingency - 5%	\$318,692
Total Current Construction Cost	\$3,505,609
Soft Cost - 28%	\$981,570
Furniture, Fixtures and Equipment (based on \$100 per student)	\$48,000
Total Current Project Costs	\$4,535,179
Escalation to 2011	\$229,481
Total	\$4,764,660

Mill Valley Middle School Campus Upgrades



Scope Description	Estimated Cost
Building Systems and Renovation Upgrade outdated and insufficient computer wiring and infrastructure Install energy efficient ventilation in gymnasium	\$72,000 \$75,000
Construction Subtotal	\$147,000
General Conditions - 8% Contractor Fee - 5% Bonds and Insurance - 2% Design Contingency - 10% Construction and Change Order Contingency - 5%	\$11,760 \$7,938 \$3,334 \$17,003 \$18,704
Total Current Construction Cost	\$205,739
Soft Cost - 28%	\$57,607
Total Current Project Costs	\$263,346
Escalation to 2011	\$13,326
Total	\$276,672