



**TAMALPAIS UNION HIGH  
SCHOOL DISTRICT**

# **General School Facilities Construction Process Overview & TUHSD Next Steps**

## **Staff Report**

October 10, 2023

# AGENDA:

- **Board Interaction through a Typical Facilities Project Cycle**
  - ❑ **Standard Project Budget (Soft and Hard Costs)**
  - ❑ **Fees – Division of State Architect (DSA), California Geological Survey (CGS) and California Department of Education (CDE)**
  - ❑ **Project Milestones (SD, DD, Bids, Construction, Completion & Closeout)**
  - ❑ **California Environmental Quality Act (CEQA) Flowchart**
  - ❑ **Change Orders**
- **Next Steps For District**
- **Questions?**



# **Board Interaction**

## **Through a Typical Facilities Project**

# Recent Board-Approved SD Project Budget

## Tam High STEAM Replacement Building SD Project Budget

Item	Cost Estimate (as of August 22, 2023)
Construction Cost	\$ 51,464,614
Contingencies	\$ 10,550,246
Soft Costs	\$ 9,385,773
ADA Improvements *	\$ 7,719,692
Escalation (2 years @ 5.5%)	\$ 8,942,575
Total Proposed Project Cost **	\$ 88,062,900
Approved FMP Budget	\$ 90,255,409

\* ADA Improvements Allowance Reduced from 20% to 15% because Path of Travel is included in Construction Cost

\*\* Temporary Housing is accounted for in a separate budget

# Recent Board-Approved SD Project Budget

## Redwood HS FASCD Replacement Building SD Project Budget

Description	Schematic Design (SD) Estimate	Facilities Master Plan (FMP) Estimate
Construction Cost	\$ 58,951,377	\$ 47,898,480
Contingencies	\$ 11,790,277	\$ 10,537,666
Soft Costs	\$ 10,966,106	\$ 13,603,168
ADA Improvements	\$ 11,790,275	\$ 9,579,696
Escalation @ 5.5%*	\$ 10,567,615	\$ 25,053,772
<b>Estimated Project Cost</b>	<b>\$ 104,065,650</b>	<b>\$ 106,672,782</b>

*\* FMP Includes 5 Years of Escalation, Current Project Estimate Includes Only 2 Years*  
**Special Note : Temporary Housing is a Separate Budget**

# Standard Project Budget

	ITEM	FEE TYPE	NOTES
Soft Costs	Architect Fee	%	Based on Final Construction Cost
	Architect Contingency	%	5% - 10% of Architect Fee (depending on project complexity)
	Architect Reimbursables	%	5% of Architect Fee
	Architect Consultants	%	10% to 30% of Architect Fee (depending on project complexity)
	Construction Manager	%	OPSC % Fee Structure based on SD Cost Estimate
	CM Reimbursables	Flat Fee	\$5,000 for Project Planning
	Topographic Survey	Flat Fee	\$20,000 to \$40,000 (depending on project size)
	Soils Testing & Report	Flat Fee	\$20,000 to \$40,000 (depending on project size)
	<i>Consultants</i>		
	DSA Inspector	Flat Fee	Typically ranges from 1% to 2% of Construction Cost
	Testing/Special Inspections	Flat Fee	Typically ranges from 0.25% to 0.5% of Construction Cost
	CEQA Consultant	Flat Fee	Typically ranges from \$20,000 up to \$100,000 depending on required reporting (NOE, MND, IS/EIR)
	<i>Fees</i>		
	DSA	%	Enter Estimated Construction Cost into DSA calculator
	CGS	Flat Fee	\$3,600 per Project
	CDE	%	0.07% of Construction Cost
	Legal	Flat Fee	Ranges from \$5,000 to \$15,000 per Project
Utility	Flat Fee	Project specific (does project require PG&E work to relocate or upgrade main electrical switch gear?)	
Furniture, Fixtures & Equip (FF&E)	Flat Fee	Project dependent (mostly based on furniture & equipment replacement)	
<i>Other Costs - Planning</i>			
Bid Advertisements	Flat Fee	\$500 per Project	
Moving Expenses	Flat Fee	\$1,750 per Classroom (on average)	
Blueprint Reproduction	Flat Fee	\$5,000 per Project (on average)	
Mail/Mailers/Supplies/Fees	Flat Fee	Typically ranges from \$2,500 to \$20,000	
Other Costs - Construction	Flat Fee	Ranges from \$20,000 to \$150,000 (depending on project complexity)	
Construction Cost	Flat Fee	Project Dependent (updated at SD (20% design), DD (100% design), Contract Award & Project Closeout)	
Construction Contingency	%	Typically 5% to 10% of Construction Cost (depending on contract type and project complexity)	

# DSA Fee Calculations



## The **Structural Safety** filing fee for projects shall be:

- 0.765% of the first \$1,000,000 of the estimated project cost,
- Plus 0.54% of the estimated project cost greater than \$1,000,000.
- The minimum fee is \$250.

## The **Fire & Life Safety** filing fee for projects shall be:

- 0.3% of the first \$1,000,000 of the estimated project cost,
- Plus 0.20% of the estimated project cost greater than \$1,000,000 up to and including \$5,000,000,
- Plus 0.10% of the estimated project cost greater than \$5,000,000 up to and including \$25,000,000,
- Plus 0.05% of the estimated project cost greater than \$25,000,000 up to and including \$100,000,000,
- Plus 0.01% of the estimated project cost greater than \$100,000,000.
- The minimum fee is \$300.

## The **Access Compliance** filing fee for projects shall be:

- 0.5% of the first \$500,000 of the estimated project cost,
- Plus 0.25% of the estimated project cost greater than \$500,000 up to and including \$2,000,000,
- Plus 0.10% of the estimated project cost greater than \$2,000,000 up to and including \$25,000,000,
- Plus 0.08% of the estimated project cost greater than \$25,000,000 up to and including \$50,000,000,
- Plus 0.06% of the estimated project cost greater than \$50,000,000 up to and including \$100,000,000,
- Plus 0.04% of the estimated project cost greater than \$100,000,000.
- The minimum fee is \$500.

# DSA Fee Details - Examples



**DIVISION OF THE STATE ARCHITECT**  
DEPARTMENT OF GENERAL SERVICES

## Tam High STEAM Replacement Building Project

- Construction Cost Estimate: **\$47,700,000**

Project Type: **Select project type**

Estimated Amt:

Contracted Amt:

Construction Change Document Amt:

**Check review(s) for project**

Access Compliance

Fire & Life Safety

Structural Safety

	Access Compliance	Fire & Life Safety	Structural Safety	Total Due
<b>Filing Fee</b>	\$47,410.00	\$42,350.00	\$259,830.00	<b>\$349,590.00</b>
<b>Additional Fee</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Further Fee</b>	\$0.00	\$0.00	\$0.00	\$0.00

*Payment for DSA needed in mid-December 2023*

## Redwood HS Fine Arts, Student Commons & Dining Replacement Building Project

- Construction Cost Estimate: **\$55,000,000**

Project Type: **Select project type**

Estimated Amt:

Contracted Amt:

Construction Change Document Amt:

**Check review(s) for project**

Access Compliance

Fire & Life Safety

Structural Safety

	Access Compliance	Fire & Life Safety	Structural Safety	Total Due
<b>Filing Fee</b>	\$52,250.00	\$46,000.00	\$299,250.00	<b>\$397,500.00</b>
<b>Additional Fee</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Further Fee</b>	\$0.00	\$0.00	\$0.00	\$0.00

*Payment for DSA needed in mid-December 2023*

# DSA Fee Details



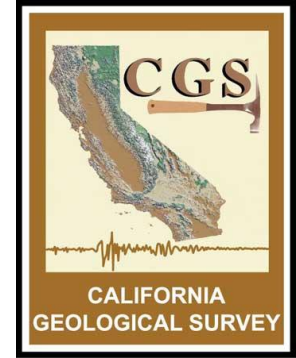
- **DSA Review Fee due at *Intake Meeting* along with 100% design drawing set**
- **If required check and/or 100% design drawing set not turned in – DSA will *delay intake meeting by 6 weeks or longer***
- **DSA Review Fee *updated* at end of project based on *actual construction costs* - additional fees are usually required due to Change Orders added to contract**
- **DSA Review Fee is *included* in *SD Project Budget* approved by Board**
- **If project cancelled, per California Ed Code Sections 17310 & 81142, *refund issued* for any portion of design *NOT* reviewed**
- **DSA stamped/approved project *valid* for up to *3 years* before another review required**

# CGS & CDE Fee Details

The **California Geological Survey (CGS)** project filing fee is:

- ◆ **\$3,600** flat fee per project

*A \$62,000,000 Construction Project  
requires a **\$3,600** CGS filing fee*



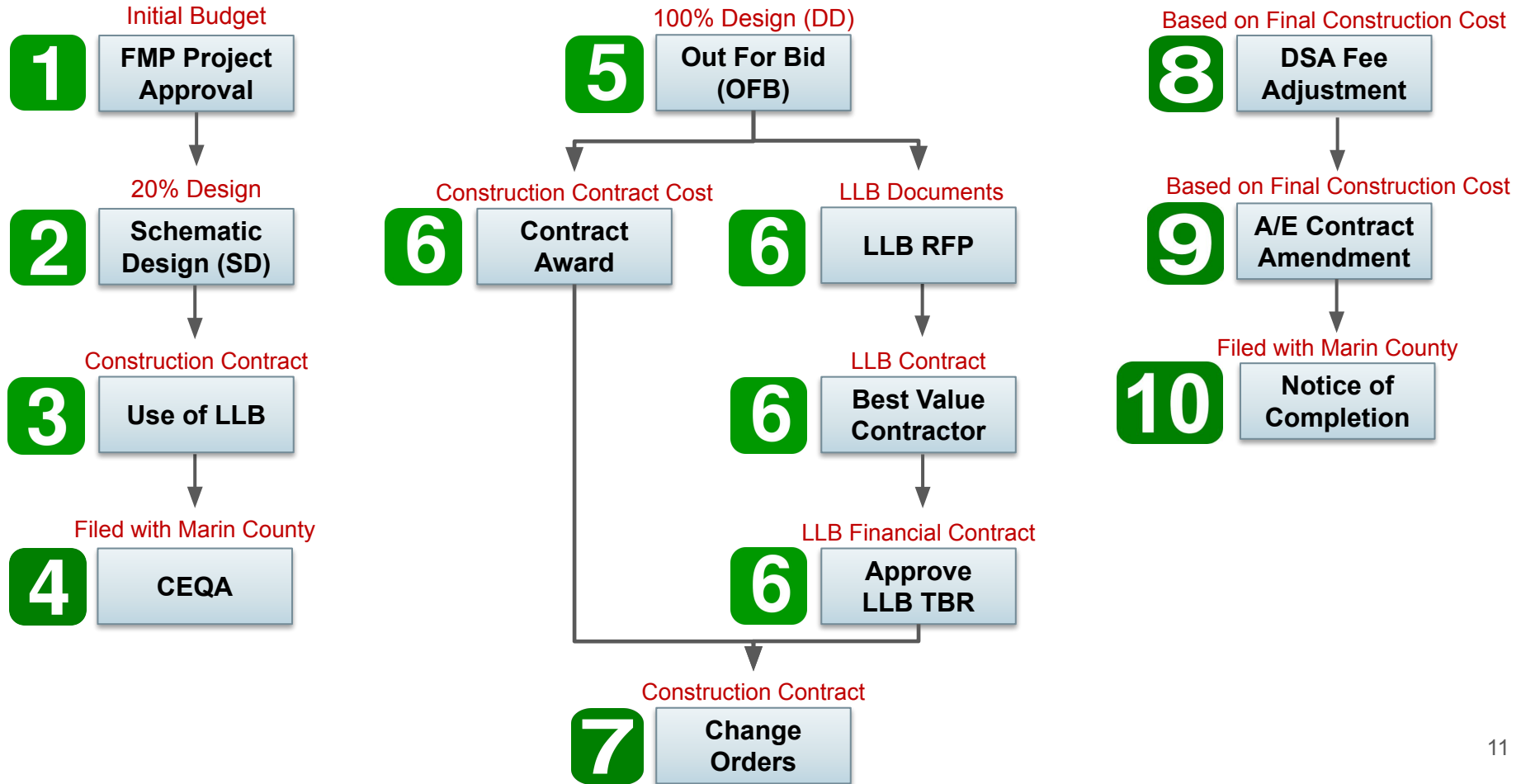
The **California Department of Education (CDE)** project filing fee is:

- ◆ **0.007%** of the estimated project cost

*A \$62,000,000 Construction Project  
requires a **\$43,400** CDE filing fee*



# Project Board Decision Points

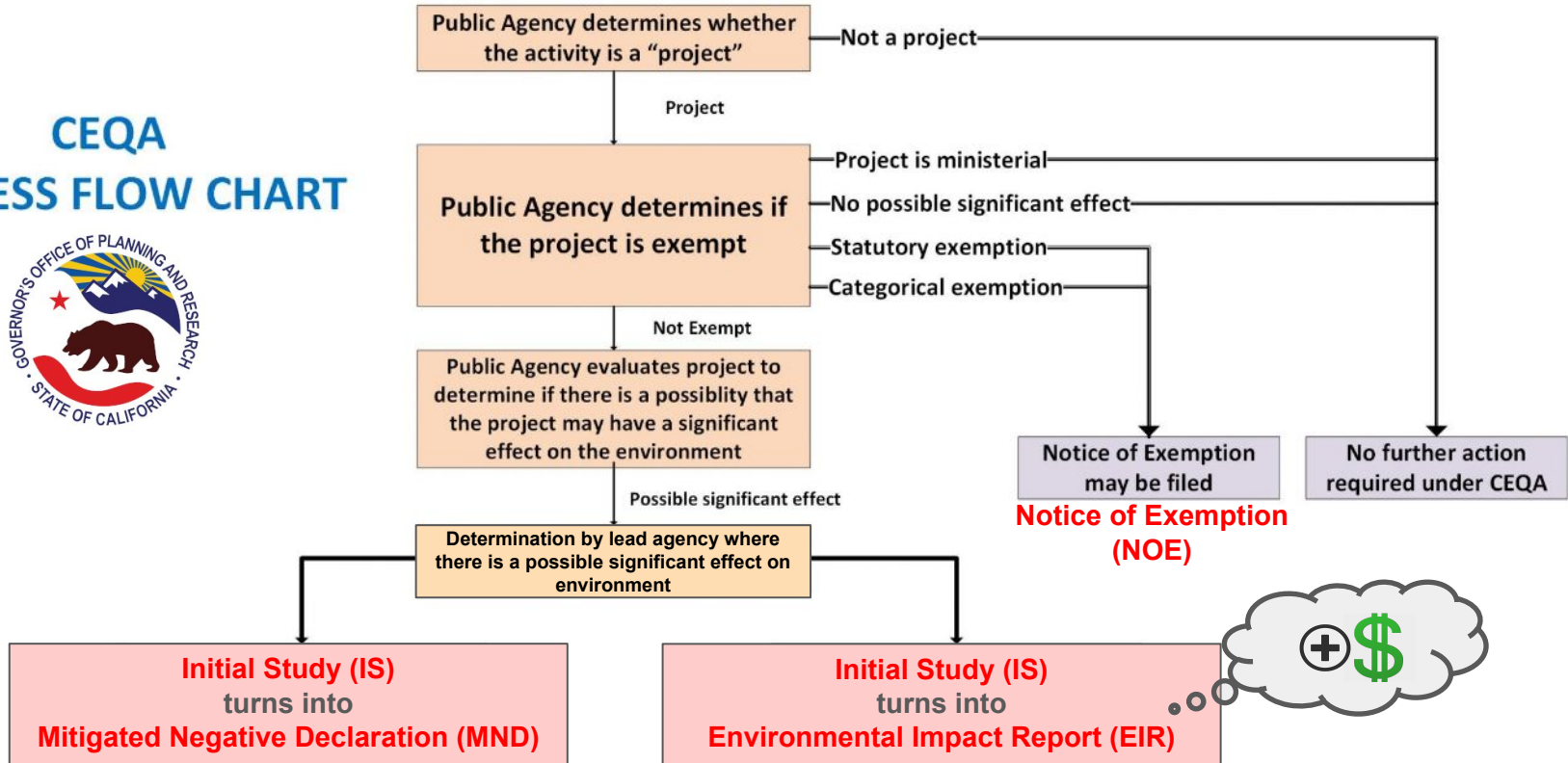


# CEQA Information



## CEQA

## PROCESS FLOW CHART



# Change Orders (CO's)

- Public Contract Code limits construction contingency to **10% of project construction cost** (**not applicable to LLB contracts**)
- This **10% Construction Contingency** is part of **Hard Costs** contained in initial project cost estimate
- All CO's are funded from this **10% Construction Contingency** (**contingency included in Board-approved Schematic Design (SD) budget**)
- All CO's thoroughly vetted at weekly construction meetings by Greystone West, District and Contractor for necessity, value and impact to construction schedule
- Board acknowledges additional work from CO's to be added to the construction contract at next available Board meeting and authorizes District Staff to pay contractor for work completed (**no additional funding required**)
- Some **unique circumstances** may require additional project funds in addition to Board-approved project budget (**uncommon**)

# Next Steps

# NEXT STEPS

- **TUHSD Board Considers Resolution to place Bond on March 2024 Ballot**
  - Evaluates Community Survey Results (*April and October 2023 Surveys*)
  - Take potential action to place bond measure on ballot at November 14th Board Meeting
- **If TUHSD Board Approves Bond Resolution**
  - District Staff Develops Bond Program Project List & Schedule for Review/Approval (*Spring 2024*)
  - Bond Measure Placed on March 5, 2024 Local Ballot for Community Vote (*55% approval to pass*)
- **If Bond Approved and Passes on March 5, 2024**
  - TUHSD Issues 1<sup>st</sup> Bond Series in April/May 2024
  - Continue Design and Start Construction June 2024 on following projects:
    - ◆ Temporary Housing for Redwood HS and Tamalpais HS Projects
    - ◆ Redwood HS Fine Arts, Student Commons & Dining Building Replacement
    - ◆ Tam High STEAM Building Replacement
    - ◆ Redwood HS Pool Re-Surface, Re-Deck & Solar Heat System infrastructure

# QUESTIONS?

