



San Juan Unified School District

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Kent Kern, Superintendent of Schools

Friday Memo

Jan. 12, 2018

Happy Friday, I hope you've all had a great week!

We have awarded a Design-Build contract to Flint Builders and BCA Architects to complete five restroom and concession stand buildings at five high school athletic complexes. These buildings will compliment brand new track and turf field installations at Rio Americano, Bella Vista, Encina Preparatory, Casa Roble Fundamental and Mira Loma high schools.

I also wanted to let you know that our team shifted the focus of the Del Paso Manor Elementary modernization project to the full construction of a brand new campus. The phasing schedule for a new construction/deep modification would be very disruptive at Del Paso Manor, and the costs for temporary housing would be better spent on new construction. A final cost analysis is still being completed. However, staff believes the cost of a new building will compare favorably to the new construction/deep modification model. Some of the key factors for this change are:

- Classrooms on a brand new campus will be 100 yards closer to administration.
- 30 fewer staff and 585 fewer students will be displaced during the construction process.
- The district would no longer need to use temporary housing for 13 months.
- The construction timeline will be reduced by two months, increasing schedule flexibility.
- The district will save 1.65 percent in "sunk costs."
- A new building will add 15 years to the life cycle of the campus and new construction will provide 2.7 additional acres to the west of campus for a park setting.
- Lower design contingencies: 9.35 percent savings on renovations and 4.67 percent savings on new construction.
- A \$217,584 savings on dry rot repair.

Speaking of Del Paso Manor, on Wednesday night staff and our Design-Build entity (McCarthy Builders and WLC Architects) held a neighbors meeting to address concerns about construction, traffic and parking impacts on them. We had a productive meeting to explain our detailed plan to improve existing conditions in the neighborhood, and neighbors that attended were very receptive.

Our Request for Qualifications (RFQ) for the Casa Roble Fundamental High School signature project received a great response and I'm happy to announce that the finalists group includes teams of Otto Construction/PBK, Flint Builders/JKA and Clark-Sullivan/HMC. As always, it's a great feeling to know we're in great hands with whichever entity is awarded the job.

Speaking of "being in great hands," DPR Construction and Lionakis have been awarded the Design-Build contract for Mira Loma High School's science wing.

Reminder: The Bond Oversight Committee meets on Jan. 30 at Bella Vista High School. We will receive a presentation regarding our department's performance audit from Gilbert & Associates.

Have a great weekend,

Brett A. Mitchell

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