



CABRILLO UNIFIED SCHOOL DISTRICT

*Every Student. Every Day!*

# **El Granada Modernization: Guaranteed Maximum Price (GMP1)**

**December 14, 2023**

**J Jesús Contreras, Ed.D., Deputy Superintendent of Business Services**

# Integrated El Granada Modernization Plan: Board Approved on November 9, 2023

The CUSD Governing Board has approved El Granada Elementary Phase 1 and Phase 2 as an Integrated Project:

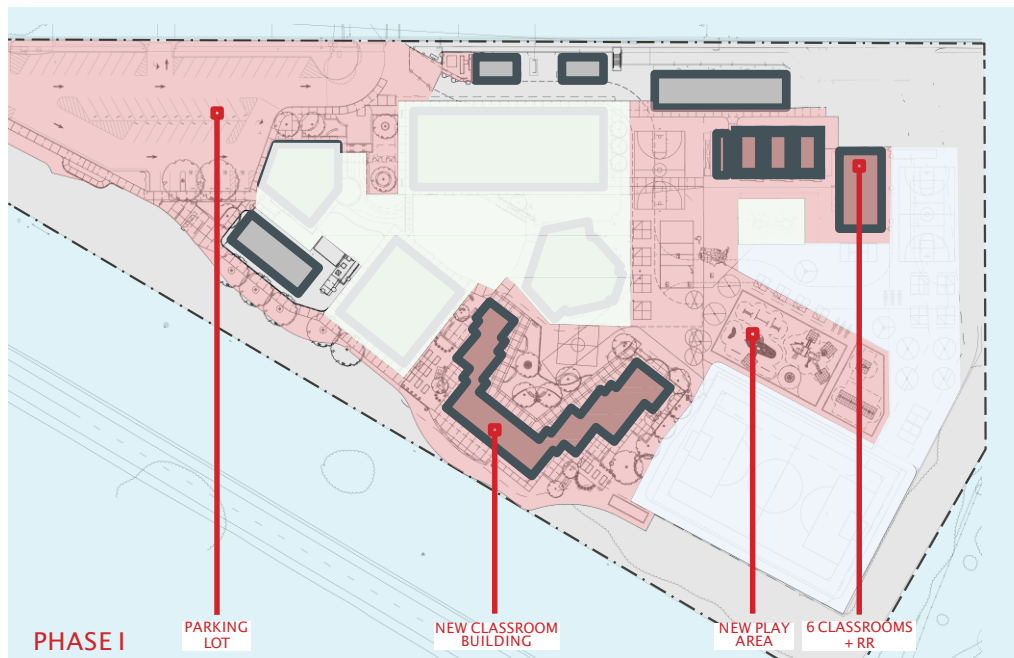
| <b>MODERNIZATION<br/>PROJECTS</b> | <b>El Granada Elementary</b> |
|-----------------------------------|------------------------------|
| <b>EGE Phase 1</b>                | <b>\$ 25,871,931.00</b>      |
| <b>EGE Phase 2</b>                | <b>\$ 20,062,589.00</b>      |
| <b>Totals</b>                     | <b>\$ 45,934,520.00</b>      |





## CAMPUS SITE PLAN - PHASE I

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II & FUTURE



# Phase 1 – GMP 1

- On May 30, 2023, CUSD approved a Lease Leaseback (LLB) contract with Rodan Builders, Inc. for Phase 1 of the El Granada Elementary modernization project
- A Guaranteed Maximum Price, standard in the LLB process, is now presented to CUSD's Governing Board for consideration and approval
- CUSD staff, QKA Architects staff, and Rodan Builders staff have all collaborated and vetted the elements of the El Granada GMP 1
- A GMP2 will be expected ahead for Phase 2 of the El Granada integrated modernization process



# Phase 1 – GMP 1A (Continued)

| EI Granada Guaranteed Maximum Price |                               |                      |
|-------------------------------------|-------------------------------|----------------------|
| Sec.#                               | Trade                         | Total                |
| <b>New Building C and Site Work</b> |                               |                      |
| 1                                   | GENERAL REQUIREMENTS          | \$ 1,181,180         |
| 2                                   | EXISTING CONDITIONS           | \$ 30,725            |
| 3                                   | CONCRETE (Foundations)        | \$ 579,301           |
| 4                                   | MASONRY                       | \$ 49,947            |
| 5                                   | METALS                        | \$ 531,975           |
| 6                                   | WOOD, PLASTIC + COMPOSITE     | \$ 1,751,193         |
| 7                                   | THERMAL + MOISTURE PROTECTION | \$ 1,874,901         |
| 8                                   | OPENINGS                      | \$ 796,836           |
| 9                                   | FINISHES                      | \$ 1,228,963         |
| 10                                  | SPECIALTIES                   | \$ 70,813            |
| 11                                  | EQUIPMENT                     | \$ -                 |
| 12                                  | FURNISHINGS                   | \$ 97,900            |
| 13                                  | SPECIAL CONSTRUCTION          | \$ -                 |
| 14                                  | CONVEYING EQUIPMENT           | \$ -                 |
| 21                                  | FIRE SUPPRESSION              | \$ 115,100           |
| 22                                  | PLUMBING                      | \$ 608,735           |
| 23                                  | HVAC                          | \$ 634,991           |
| 25                                  | INTEGRATED AUTOMATION         | INC                  |
| 26                                  | ELECTRICAL                    | \$ 2,071,788         |
| 27                                  | COMMUNICATIONS                | INC                  |
| 28                                  | ELECTRICAL SAFETY             | INC                  |
| 31                                  | EARTHWORK                     | \$ 641,817           |
| 32                                  | EXTERIOR IMPROVEMENTS         | \$ 1,716,930         |
| 33                                  | UTILITIES                     | \$ 565,490           |
| <b>SUBTOTAL (Direct Cost)</b>       |                               | <b>\$ 14,548,584</b> |



# Phase 1 – GMP B and C (Continued)

| <b>.5 Campus and Site Work</b> |                                |                     |
|--------------------------------|--------------------------------|---------------------|
| 1                              | GENERAL REQUIREMENTS           | \$ 60,534           |
| 2                              | EXISTING CONDITIONS            | \$ -                |
| 3                              | CONCRETE (Foundations)         | \$ 116,347          |
| 6                              | WOOD, PLASTIC + COMPOSITE      | \$ -                |
| 7                              | THERMAL + MOISTURE PROTECTION  | \$ 12,500           |
| 8                              | OPENINGS                       | \$ 10,800           |
| 9                              | FINISHES                       | \$ -                |
| 10                             | SPECIALTIES                    | \$ 8,000            |
| 13                             | SPECIAL CONSTRUCTION           | \$ 154,950          |
| 22                             | PLUMBING                       | \$ 12,000           |
| 23                             | HVAC                           | \$ 52,167           |
| 25                             | INTEGRATED AUTOMATION          | INC                 |
| 26                             | ELECTRICAL                     | \$ 619,840          |
| 27                             | COMMUNICATIONS                 | INC                 |
| 28                             | ELECTRICAL SAFETY              | INC                 |
| 31                             | EARTHWORK                      | \$ 290,394          |
| 32                             | EXTERIOR IMPROVEMENTS          | \$ 29,677           |
| 33                             | UTILITIES                      | \$ 110,846          |
|                                | <b>SUBTOTAL (Direct Cost)</b>  | <b>\$ 1,478,055</b> |
| <b>All DIV</b>                 | <b>Restroom and Playground</b> | <b>\$ 631,642</b>   |



# Phase 1 – GMP A+B+C Total (Continued)

|              |                                                        |    |                   |
|--------------|--------------------------------------------------------|----|-------------------|
| <b>A+B+C</b> | <b>Sub-Total (Direct Cost - All work)</b>              | \$ | 16,658,281        |
| 3.25%        | <b>Markup</b>                                          | \$ | 541,394           |
|              | <b>Sub-Total</b>                                       | \$ | 17,199,675        |
| 1.85%        | <b>Bonds, GL Insurance, Builders Risk</b>              | \$ | 318,194           |
| 0.17%        | <b>Autodesk/software fee</b>                           | \$ | 29,239            |
|              | <b>Sub-Total</b>                                       | \$ | 17,547,109        |
|              |                                                        |    |                   |
| 2.00%        | <b>LLB Contractor Construction Contingency</b>         | \$ | 350,942           |
| 3.00%        | <b>Owner Contingency</b>                               | \$ | 526,413           |
|              |                                                        |    |                   |
|              | <b>Allowance #1 - .5 Campus Sewer Pump Upgrade</b>     | \$ | 30,000            |
|              | <b>Allowance #2 - Additional Waterproofing per SGH</b> | \$ | 250,000           |
|              |                                                        |    |                   |
|              | <b>Total GMP</b>                                       | \$ | <b>18,704,464</b> |



# El Granada Integrated Project Update

- Phase 1: Rodan Builders – GMP1 for Board Approval
- Phase 2: Quatrocchi Kwok Architects (QKA) finalizing design in preparation for DSA submission and approval
- CEQA and Coastal Development Permit (CDP) – **In Process**
  - San Mateo County’s Planning and Building Department has routed our project for review and approval to all other pertinent agencies: Coastal Commission, MidCoast Commission, Geotech, Drainage, Department of Public Works, Sewer, Water, and Fire



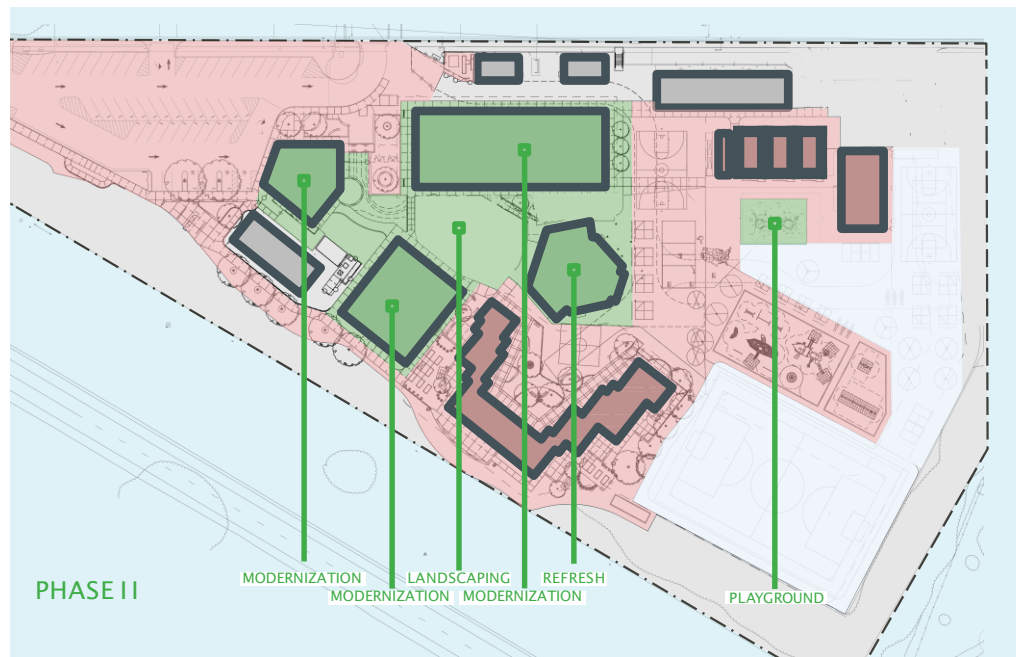




QUATTROCCHI KWOK  
ARCHITECTS

## CAMPUS SITE PLAN - PHASE II

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II & FUTURE

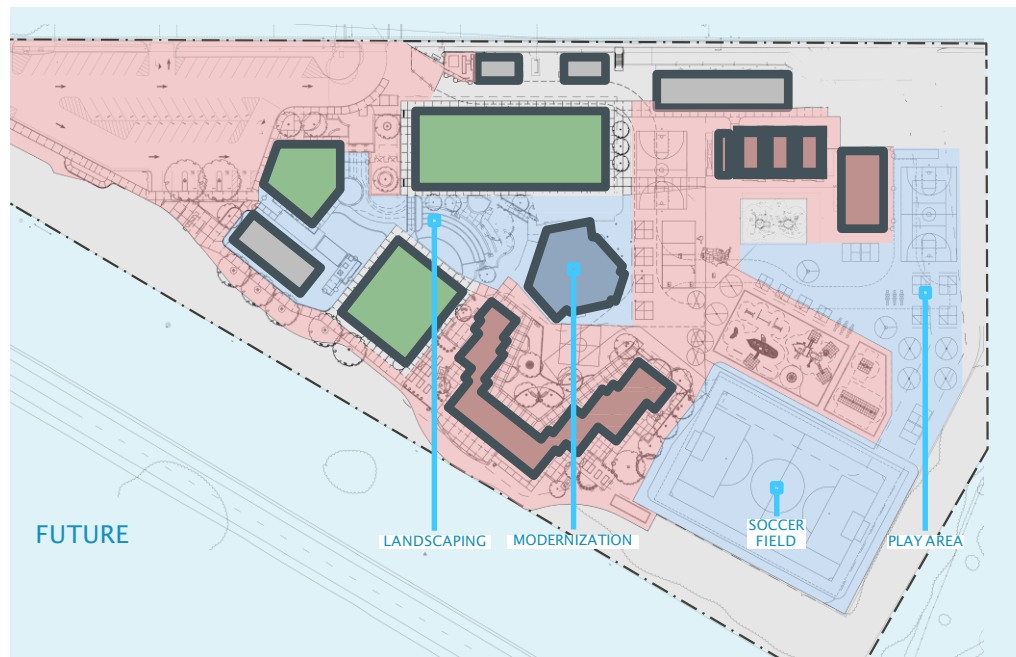




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## CAMPUS SITE PLAN - FUTURE

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II &  
FUTURE



# El Granada Integrated Project Update

Other issues underway which require additional community and Governing Board consideration will include the following:

## 1. Parking Lot Lighting

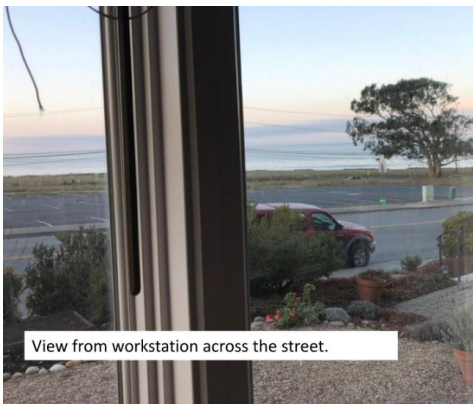
- Currently there are no lights in the EG parking lot
- Architects' recommendations for risk and liability management calls for installation of tall light fixtures, but there are no set code requirements

## 2. Placement of Trash Enclosure and Compactor

- Designers are aware and mindful of neighborhood views, student and staff needs, and efficiency of operation



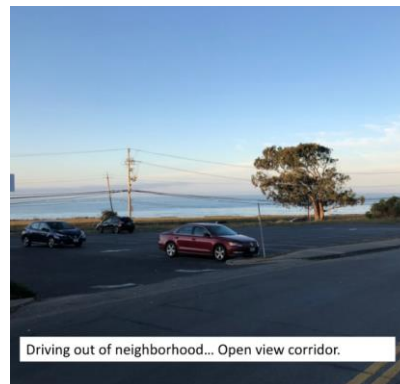
# El Granada Elementary School TRASH ENCLOSURE LOCATION AND DESIGN CONSIDERATIONS



View 1



View 2



View 3



Slide 1: Suggestion



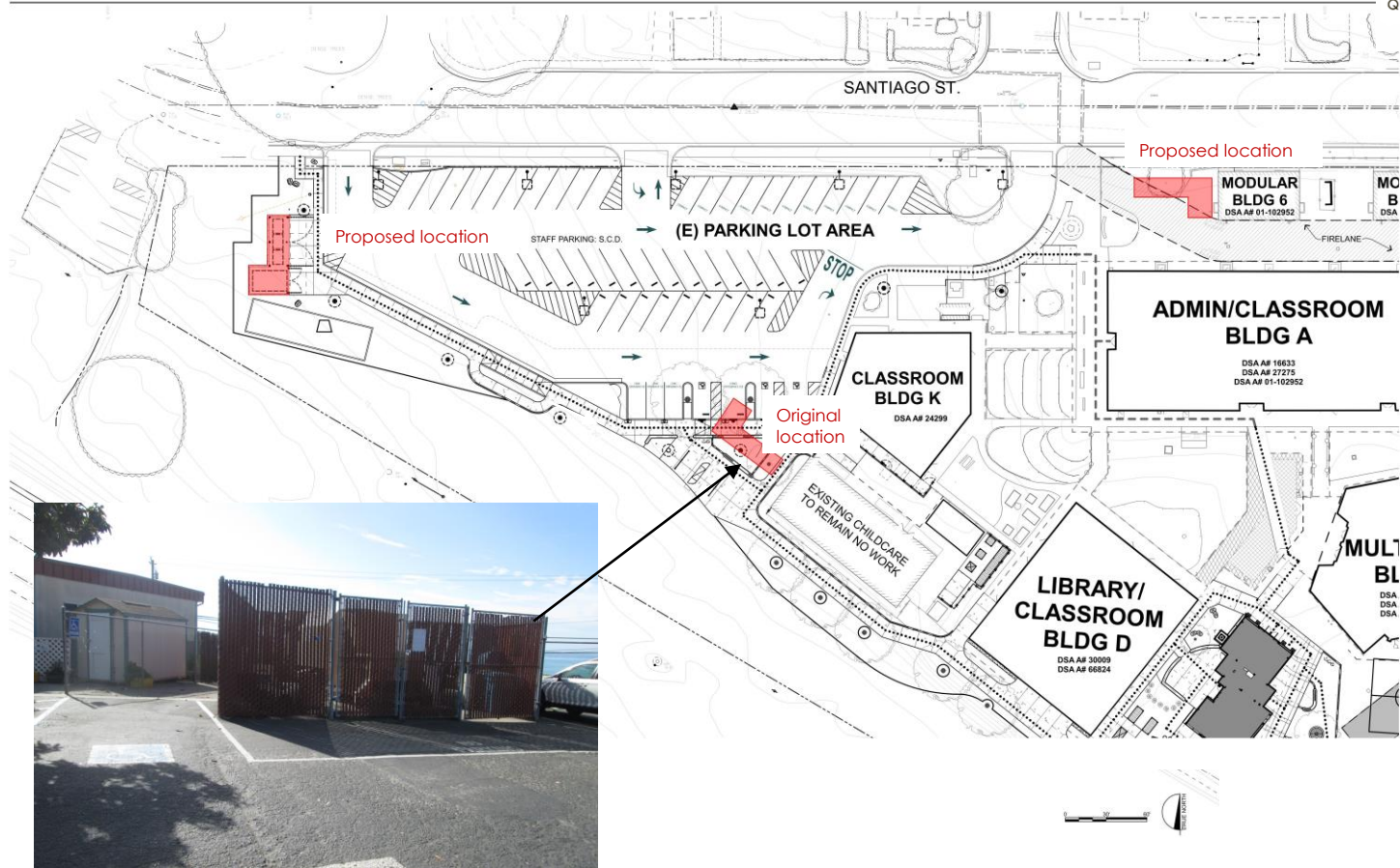
Slide 2: Area of Concern

The trash enclosure placement has now been moved so that the sight lines to the ocean will be minimally impacted for immediate school neighbors.

- 1) Proposed location next to Modular Bldg 6 is not recommended
- 2) Original location of trash enclosure is not recommended due to parking accessibility requirements and losing additional spaces.



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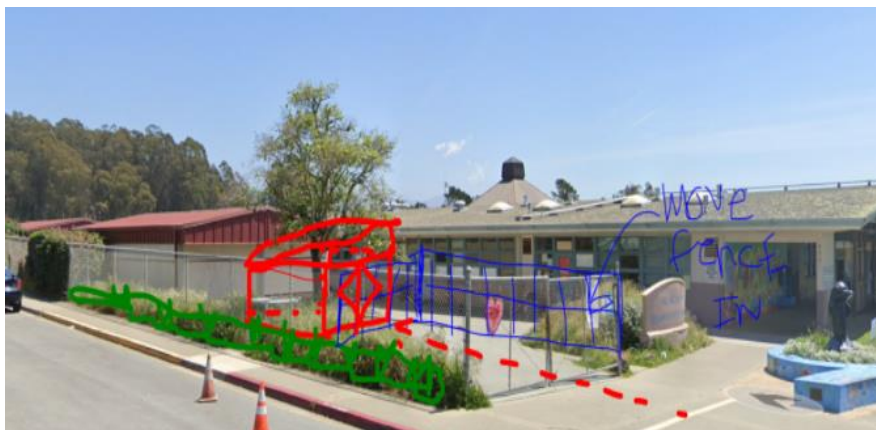






Recommended location of trash enclosure

- 1) Least impact to school, kids, and parking
- 2) Strategically placed where the view is already obstructed by power lines and poles as well as existing landscape



Not a recommended location

- 1) Not good to have in front of the school due to odor being right next to classrooms
- 2) Difficult for sanitation truck to access: see previous slide
- 3) Interferes with emergency vehicle access

# Inspiration Board and Workshop

Material suggestions:



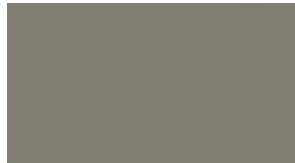
Fiber Cement Siding



Dark Green paint (to blend in with existing landscape)



Vertical Cement Plaster (to match new building)



Aluminum Standing Seam Roof



Board Form Concrete Veneer

Inspirational images:



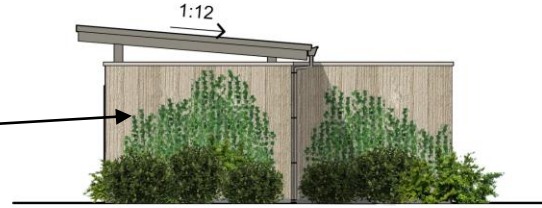
# Material Options for Trash Enclosure



Aluminum Standing Seam  
Roof: Cadet Grey



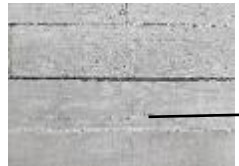
Vertical Cement Plaster



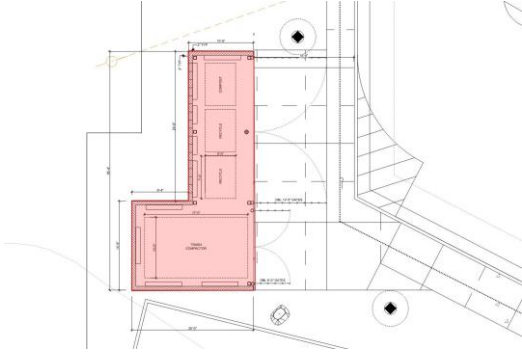
Dark Green paint



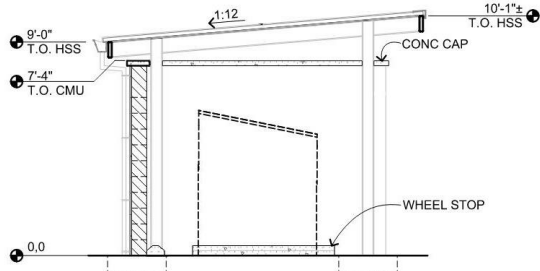
Fiber Cement Siding



Board Form Concrete  
Veneer



Plan



Section



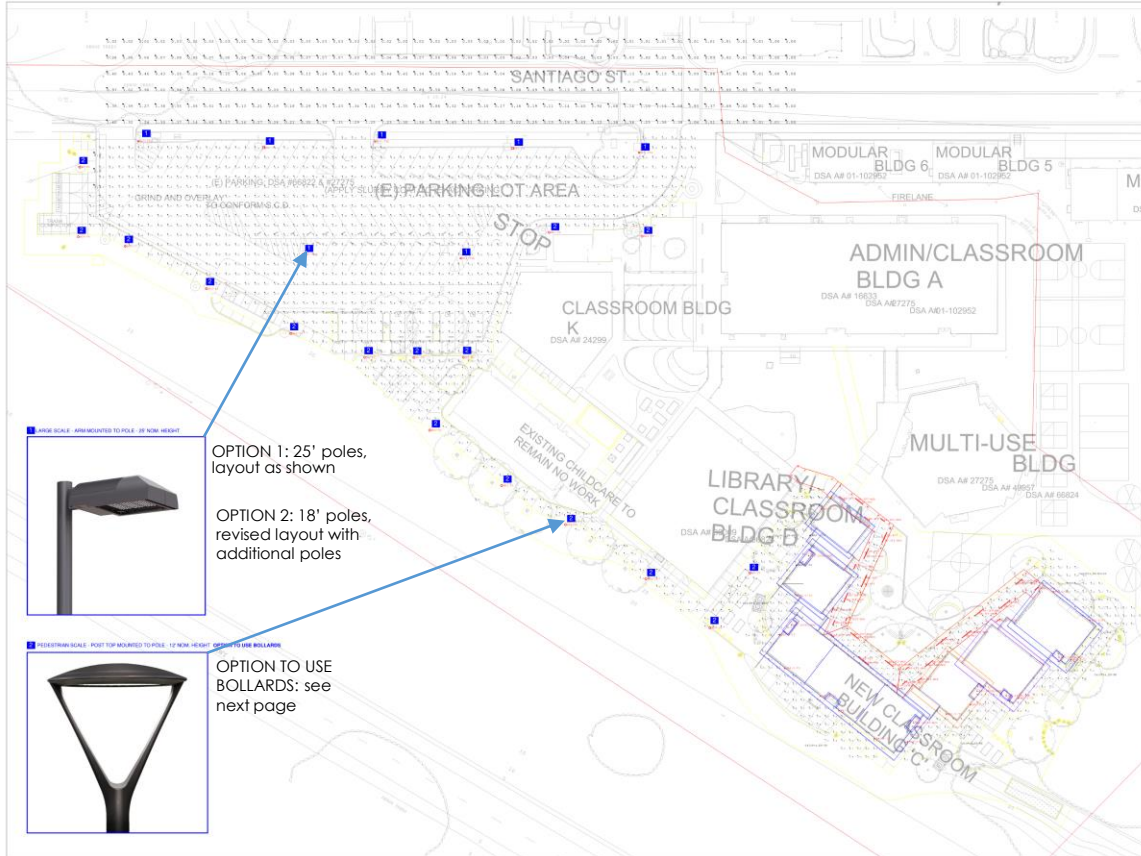
# El Granada Elementary School Parking Lot Lighting



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ARCHITECTS



MAHONY & MYER  
ELECTRICAL ENGINEERING & LIGHTING DESIGN





# CUSD Bond Program Legal Authority

- Governing Board: Approves Project Designs and Cost
- Superintendent: Ensures/Facilitates that CUSD Staff Executes Projects
- Citizens Oversight Committee: Ensures that Bond Proceeds are spent only on projects listed in the *Bond Project List*
- Independent Annual Financial Audit: Ensures that Bond Proceeds are spent on authorized projects





# Questions?

*Thank you!*



**CUSD**

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