



MOTHER LODGE UNION *School District*

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April 5, 2017

To: MLUSD Trustees
From: Lisa Donaldson, CBO

Re: Measure C and Other Facility Updates

Since the MLUSD community passed Measure C, we updated our community in November 2016. In March 2017, we provided an update on Measure C and connected the dots back to our Facility Master Plan including facility needs at Charles Brown.

Below are some reminders of the road we have traveled and updated plans of the road to come:

August-October 2016

- Request for Qualifications (RFQ) for Construction Management Services released
- Review of RFQs, interview, and selection of construction management services
- Selected Landmark Construction

November-December 2016

- Pre-construction agreement completed between MLUSD and Landmark Construction
- Architect RFQ released

January-February 2017

- Hazardous Materials/Geo Tech contracts to board; testing completed
- MLUSD met with El Dorado County Office of Education and Los Rios Community College regarding Indian Creek (IC) road connection to Ken Lowry and Campus Drive
- IC room 15 repaired
- Review of RFQs, interview, and selection of architectural services
- Selected Kirk Brainerd Architectures
- Team met at Herbert Green (HG) to assess roofs and HVAC
- Began discussions regarding addition of HG HVAC and roof replacement for summer of 2017
- Initial plans for Summer 2017
 - HG HVAC and Roofs
 - IC road connection and parking lot

March 2017

- Bond Oversight Committee meeting
- VOIP phone system RFP released
- Review engineer plans for IC road connection and parking lot plans
- Discussion of options for parent drop off and parking lot solutions without costly road connection

The Mission of the Mother Lode Union School District is the successful education of every student.

- Team reviewed plans the civil engineer created for several additional options for IC parent drop off and parking without the road connection and decided on a plan
- Cost estimates were provided to district for HG HVAC and roof project that include cost escalation of approximately 30%
- IC cracks on floor in kitchen in multi-purpose room assessed; determined that building pad is settling and will require a retaining wall to prevent further slippage
- Team made a decision to complete all work summer of 2018 for the following reasons:
 - Cost escalation on bids for 2017 work
 - Time to get architectural drawings revised & updated
 - DSA approval time for plan revisions
 - Supply of HVAC contractors for 2017 work is limited
 - Bidding in October 2017 is “optimal”
- Deferred Maintenance Plan for HG HVAC and roofs to ensure we have a successful instructional environment until summer 2018
 - Had discussions with HVAC vendor to set timeline for preventative maintenance
 - Meeting with Tremco Roofing to have all areas of concern sealed
- Measure C Construction “bundled projects” are determined
 - IC parking lot, parent drop-off, path of travel (ADA compliance), and MPR retaining wall
 - IC Kindergarten portables, grading, and campus modernization
 - HG HVAC and roof
 - HG parking lot, path of travel (ADA compliance), and fire/emergency side road access and retaining wall
 - HG portables and permanent building modernization

Preliminary key dates established

- April 2017 – Survey work to be completed at both sites
- April-May 2017 – VOIP selection and install
- May 2017 – Move from pre-construction to Construction Management at Risk (CMAR) contract with Landmark
- May 2017 – Architect design work complete for HG HVAC/Roofing revisions; submit to DSA
- May 2017 – Preliminary budgets established for team to establish project phasing & priorities
- July 2017 – Bond Oversight Committee Site Tours and Meeting
- September 2017 – Plans submitted to DSA
- September 2017-Final Permit submittal to Department of Education (CDE)
- September 2017 – Bond Oversight Committee meeting
- October 2017 – Landmark to bid projects using DSA Submittal Plans
- Summer 2018 – All construction “bundled projects” completed

We plan to continue communication:

April 2017 – Staff communication

1st trimester – Staff engagement

September 2017 – Board update

October 2017 – May 2018 - Continue Communication & Staff Engagement

This information will be shared with:

- all staff at a staff/department meeting by site principals and department heads with in April
- the greater MLUSD Community via ParentLink (call & email) and website
- the EDC Taxpayers association at one of their Monday Morning Meetings in April (4/17 or 4/24)
- the Community Engagement Committee on Facility Needs Group

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