

LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

Mike Wassermann, CPM

November 2, 2022



AGENDA

- ❑ Update on Mold Remediation
- ❑ Las Lomitas Schedule Updates
- ❑ Las Lomitas Progress Photos
- ❑ La Entrada Schedule Updates
- ❑ La Entrada Progress Photos
- ❑ Next Steps

Mold Remediation and Testing

- ❑ It has been confirmed that the mold was only present at Las Lomitas Wing 5.
- ❑ All mold remediation work has been completed. Work was performed by a licensed and certified hazardous material contractor and work was overseen and tested by an Industrial Hygienist.
- ❑ Proposed corrective measures to prevent mold from reoccurring have been approved by the Division of the State Architect.
- ❑ San Mateo County School Insurance Group (SMCSIG) has tentatively agreed to pay insurance claim. Costs have been submitted.
- ❑ Additional mold testing and inspections have been completed at both Las Lomitas and La Entrada by the Industrial Hygienist.
- ❑ No remaining mold was detected.

Las Lomitas Schedule Impacts

- ❑ Project was about three weeks behind schedule prior to the discovery of mold due to various unforeseen conditions.
- ❑ Also, shipment of the Mechanical Units (HVAC) have been delayed by manufacturer due to supply chain issues.
- ❑ These are concurrent delays with mold discovery and remediation work.
- ❑ Materials and equipment have been ordered for all phases. Therefore, items like HVAC units should not impact other phases.
- ❑ Lessons learned from the first buildings will apply to the rest, so the overall schedule will accelerate.
- ❑ XL Construction believes that some of the Phase 1 delays can be absorbed in subsequent phases. However, the overall contract duration will need to be extended.

Las Lomitas Current Schedule

- ❑ Phase 1 (Rooms 1-8): Started June 21, 2022 – Was to have been completed November 10, 2022.
 - Revised completion Date is January 14, 2023
 - Revised move dates are January 16, 2023 thru January 20, 2023
- ❑ Phase 2 (Rooms 19-24): Original completion date was March 27, 2023
 - Revised start date is January 23, 2023
 - Revised completion date of June 3, 2023
- ❑ Phase 3 (Rooms 11-18): Original completion date was August 17, 2023
 - Revised start date is June 12, 2023
 - Revised completion date of October 21, 2023
- ❑ Phase 4 (Cano Hall, Library and 2 Story):
 - No change to the original start and completion dates. Construction start of June 19, 2023. Construction completion August 2, 2023.

Las Lomitas Phasing Plan and Schedule



Phase 1
 Move Out: Already Complete
 Move In: January 16 - 20, 2023

 Construction:
 June 20, 2022 - January 14, 2023

 8 Classrooms
 Workroom, Kiln, Custodial
 Boys and Girls RR

Phase 3
 Move Out: June 5 - 9, 2023
 Move In: October 23 - 27, 2023

 Construction:
 June 12, 2023 - October 21, 2023

 6 Classrooms
 Staff Lounge
 Teacher Workroom
 Custodial Office
 Boys and Girls RR
 Old MDF Room/ MPOE

Phase 2
 Move Out: January 16 - 20, 2023
 Move In: June 5 - 9, 2023

 Construction:
 January 23, 2023 - June 3, 2023

 6 Classrooms
 Counselor Office
 Old Admin Offices
 2 Counselor Rooms
 Boys and Girls RR
 Existing FACP relocation

Phase 4
 Move Out: June 15-16, 2023
 Move In: Aug. 3-4, 2023

 Construction:
 June 19 - Aug. 2, 2023

 Library and Cano Hall Scope:
 New Fire Alarm, Clock/
 Speakers, Data and Intrusion.

 2 Story Bld. Scope:
 New Fire Alarm, Clock/
 Speakers, Data, Intrusion and
 water leak repairs.

Las Lomitas Progress Photos



Las Lomitas Progress Photos



Las Lomitas Progress Photos



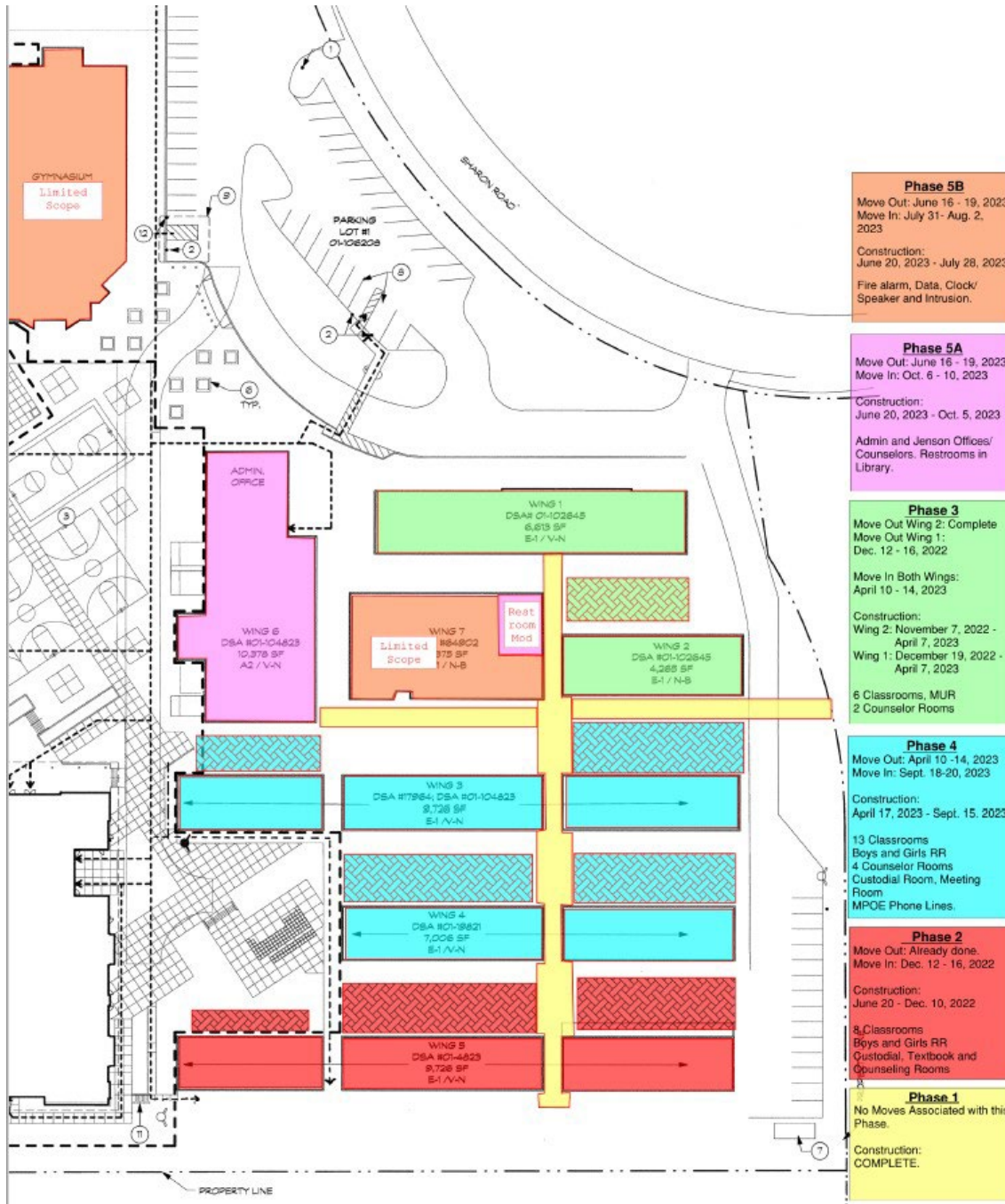
La Entrada Schedule Impacts

- ❑ Project is about three weeks behind schedule due to various unforeseen conditions.
- ❑ Also, shipment of the Mechanical Units (HVAC) have been delayed by manufacturer due to supply chain issues.
- ❑ These are concurrent delays.
- ❑ XL Construction believes that the delay in Phase 2 can be absorbed in Phases 3 and 4.
- ❑ Mechanical units have been delayed. At this time, we anticipate receiving them shortly after occupancy of the Phase 2. Space heaters will be provided in the occupied classrooms.
- ❑ Materials and equipment have been ordered for all phases. Therefore, items like HVAC units should not impact other phases.
- ❑ Lessons learned from the first buildings will apply to the rest, so the overall schedule will accelerate.
- ❑ Overall project completion date remains unchanged.

La Entrada Current Schedule

- ❑ Phase 1 (Underground Utilities): Completed on schedule.
- ❑ Phase 2 (40's Wing): Started June 20, 2022 – Was to have been completed November 16, 2022.
 - Revised completion date is December 10, 2022
 - Revised move dates are December 12, 2022 thru December 16, 2022
- ❑ Phase 3 (Room 1-5, Science Rooms 11-12): Will have two start dates to help recover time.
 - Wing 2 (Rooms 11 and 12) Revised start date is November 7, 2022
 - Wing 1 (Rooms 1-5) Revised start date is December 19, 2022
 - Revised completion for both Wings is April 7, 2023
- ❑ Phase 4 (20's and 30's Wings):
 - Revised start date is April 17, 2023
 - Same completion date of September 15, 2023
- ❑ Phase 5A (Admin and Jensen): June 20, 2023 – October 5, 2023. Same as original completion date.
- ❑ Phase 5B (Library and Gymnasium): June 20, 2023 – July 28, 2023. Same as original completion date.

La Entrada Phasing Plan and Schedule



Phase 5B

Move Out: June 16 - 19, 2023
Move In: July 31 - Aug. 2, 2023

Construction:
June 20, 2023 - July 28, 2023

Fire alarm, Data, Clock/
Speaker and Intrusion.

Phase 5A

Move Out: June 16 - 19, 2023
Move In: Oct. 6 - 10, 2023

Construction:
June 20, 2023 - Oct. 5, 2023

Admin and Jensen Offices/
Counselors. Restrooms in
Library.

Phase 3

Move Out Wing 2: Complete
Move Out Wing 1:
Dec. 12 - 16, 2022

Move In Both Wings:
April 10 - 14, 2023

Construction:
Wing 2: November 7, 2022 -
April 7, 2023
Wing 1: December 19, 2022 -
April 7, 2023

6 Classrooms, MUR
2 Counselor Rooms

Phase 4

Move Out: April 10 - 14, 2023
Move In: Sept. 18-20, 2023

Construction:
April 17, 2023 - Sept. 15, 2023

13 Classrooms
Boys and Girls RR
4 Counselor Rooms
Custodial Room, Meeting
Room
MPOE Phone Lines.

Phase 2

Move Out: Already done.
Move In: Dec. 12 - 16, 2022

Construction:
June 20 - Dec. 10, 2022

8 Classrooms
Boys and Girls RR
Custodial, Textbook and
Counseling Rooms

Phase 1

No Moves Associated with this
Phase.

Construction:
COMPLETE.

La Entrada Progress Pictures



La Entrada Progress Pictures



La Entrada Progress Pictures



Next Steps

- ❑ Continue progressing through construction.
- ❑ Continue monitoring schedule and looking for opportunities to mitigate schedule impacts.
- ❑ Continue mitigating and reducing costs of Change Orders.
- ❑ Monitor use of contingencies and allowances.
- ❑ Plan next projects based on estimated remaining bond funds.

Questions & Answers?

