

LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

Mike Wassermann, CPM

January 10th, 2024



AGENDA

- ❑ Overview of Unusual Change Orders
- ❑ Change Order Updates
 - Las Lomas & La Entrada
- ❑ Program Budget Update
- ❑ Schedule Updates
 - Las Lomas & La Entrada
- ❑ Amendments
- ❑ Atherton Creek Flood Mitigation Update
- ❑ Next Steps

Overview of Unusual Change Orders

The following items are very significant and unusual change order items that caused the Modernization projects to go over budget and beyond schedule:

❑ Las Lomitas +/- \$2M

- Flood caused acceleration, delay costs and suspension of project for 25-weeks.
- Mold in Wing 5 remediation, replacement of finishes, and delay costs.
- Mold in Plug-Ins and DSA requirement to reconstruct the 3 buildings to bring up to current code.

❑ La Entrada +/- \$1.1M

- Mold and rodent infestation in Wing 1 remediation, replacement of finishes, and delay costs.
- Temporary office required as a result of Wing 1 delays.
- Food service added scope and delay costs.
- Acoustical wall panels added scope and delay costs

❑ Total Impact of about \$3.1M

- In addition to these significant unusual items, there was well over two-hundred of typical modernization change order items.
- If it was not for these significant unusual change order items, the projects would have been completed on schedule and within the budget.

Change Order Updates

- ❑ Las Lomitas – Increased by \$25k
 - Total PCO's – 202. Estimated value of \$2.5M
 - 6 new PCO's and 155 other PCO pricing updates.
 - 31 Remaining ROM PCO's
- ❑ La Entrada – Increased by \$295k
 - Total PCO's – 351. Estimated value of \$3.2M
 - 22 new PCO's and 46 other PCO pricing updates.
 - 58 Remaining ROM PCO's
- ❑ Total increase of \$320k.

Program Balance (Fund 40) after Change Orders

- ❑ Current estimated combined total of all anticipated Change Orders: \$5,689,000
- ❑ Resulting Program Balance (Fund 40): (-\$385,000).
 - Previous balance was (-\$228,000)
 - Final soft cost contingencies were applied to the Program budget to help cover the updated costs.
 - $\$320\text{k increase} - \$163\text{k contingencies} = -\$157\text{k change in balance.}$

Future Change Order Exposure

- Based on current progress, exposure to large new changes due to unforeseen circumstances is low.
 - Additional changes are always a possibility during construction.
 - 89 PCO's on the logs are still rough estimates (previously 130). Final pricing will fluctuate.

How to Balance the Budget

- ❑ Some “soft” costs are tracking below their estimated fee budget.
 - Anticipating unused funds from CIS, Moore Twinning and CPM to return to the Program.
 - We anticipate that these savings will cover the Program deficit.
- ❑ Additional interest earnings we will be accrued at the end of the year.
- ❑ The “soft” cost contingencies have used to help offset this months Change Order increase.

General Conditions

- ❑ Previous Amendment for General Conditions extended the schedule to December 1st, 2023.
- ❑ Due to delays in construction, XL has needed to kept more staff on longer than originally anticipated.
- ❑ XL is currently projecting roughly \$400k additional General Conditions costs required to complete the project. However, they are only requesting \$100k.

Las Lomitas Schedule Update

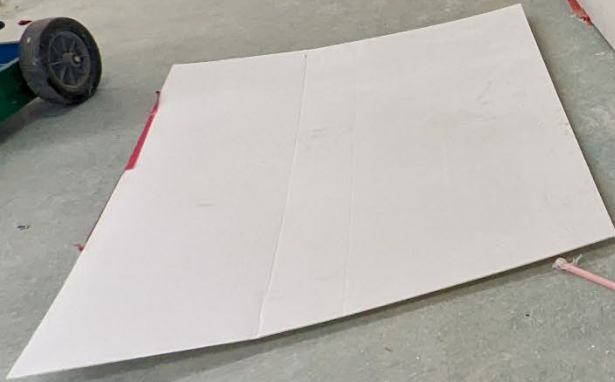
- ❑ Phases 1, 2 and 4 are complete.
- ❑ Phase 3 Construction (Wings 3 and 4)
 - Construction to be completed on February 23, 2024 (previously February 9. A change of 2 weeks).
- ❑ Plug-in Reconstruction
 - Rooms 505 and 605 to be completed on February 23, 2024 (previously February 9. A change of 2 weeks).
 - Room 405 possibly complete with the others, but may lag behind due to larger scope.





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La Entrada Schedule Update

- ❑ Phases 1, 2, 3, 4, and 5 are complete except:
 - Staff toilet rooms are projected to be completed on January 12, 2024 (previously December 22. A change of 3 weeks).
 - Wing 3 student toilet rooms are projected to be completed on February 6, 2024 (previously December 22. A change of 6½ weeks).
- ❑ Phase 6 - Jensen Hall
 - Admin is complete except pony wall and gate.
 - Jensen Hall is to be completed in mid-April 2024 (previously January 12. A change of 13 weeks).









Atherton Creek Flood Mitigation

- ❑ This is a non-bond project.
 - This is a Facilities/ Maintenance project.
- ❑ Short Term Measures
 - District Measures
 - Installation of drain inlets was completed during winter break.
 - Short term measures have been procured by Maintenance to provide flood mitigation if needed.
 - City Measure
 - Clearing debris from the creek basin is complete.
 - Installation of sand bags at inlet to box culverts under Alameda de las Pulgas is complete.

Atherton Creek Flood Mitigation

□ Long Term Measures

○ District Measures

- Civil Engineer (BKF) is working on a conceptual plan for stormwater retention. This will involve creating a flood basin over the entire grass field area with a damn that will slowing release the flood waters to mitigate flood risk to the residents along the creek below the school. The playfields will need to be reconstructed at a lower elevation and would be usable except during flood conditions.

○ City Measures

- FEMA grant is to provide: 1) creek monitoring system; 2) additional overflow box culvert under Alameda de las Pulgus; 3) On campus retention. Funds will not be sufficient for all this work.
- Working on initiating Creek Lining project to repair erosion damage from last year's storms.

Next Steps

- ❑ Continue monitoring schedule and looking for opportunities to mitigate schedule impacts.
- ❑ Continue mitigating and reducing costs of Change Orders.
- ❑ Continue updating budget.
- ❑ Continue updating Board on program status.

Questions & Answers?

