

LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

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August 16, 2023



AGENDA

- Construction Budget Update
- San Mateo County School Insurance Group (SMCSIG) Update
- Las Lomas Schedule Update
- Updates on Mold Testing
- Las Lomas Progress Photos
- La Entrada Schedule Update
- La Entrada Progress Photos
- Updates on Mold Testing
- Atherton Creek Assessment
- New Amendments/ Agreements
- Next Steps

Site Lease Contingency Status

- ❑ **LE Contingencies Included in Lease = \$1.66 Mil**
 - Estimate of all PCO's to date = \$1.88 Mil
 - Estimated Shortfall of Contingencies in Lease = - \$220,000
- ❑ **LL Contingencies Included in Lease = \$1.3 Mil**
 - Estimate of all PCO's to date = \$1.75 Mil
 - Estimated Shortfall of Contingencies in Lease = - \$450,000
- ❑ **Total Estimated Shortfall in Lease Contingencies**
 - - \$670,000

Contingencies Budgeted Outside of the Lease

- ❑ When setting up the budgets, additional contingencies were created outside of the lease to augment the budgets for any overruns.
- ❑ These outside of the Lease Contingencies were used to pay for the delays resulting from mold and flood issues (\$1.3 million).
- ❑ Contingency Remaining outside of Lease - \$1,080,000
 - Las Lomas Remaining Contingency - \$250,000
 - La Entrada Remaining Contingency - \$830,000
- ❑ Contingency balance after anticipated PCO Shortfall = \$410,000

San Mateo County School Insurance Group (SMCSIG)

☐ Las Lomitas Insurance Claims

Issue	Contractor	Status	Claim Amount	Amount Received from SMCSIG
Wing 5 Mold	XL	Complete	\$146,514	\$144,100
Flooding – District Damages	LLESD	Pricing	Est. \$200,000	TBD
Flooding - Acceleration	XL	Approved by SMCSIG	\$53,091	TBD
Flooding - Delays	XL	Pending Appeal	\$983,722	TBD
“Plug-In” Mold and Dry Rot Damages	XL	Re-pricing. *	\$137,682	\$68,841 to date
Current Totals			\$1.52M	\$212,941

**Discovered damage is much more extensive that previously known.*

San Mateo County School Insurance Group (SMCSIG)

□ La Entrada Insurance Claims

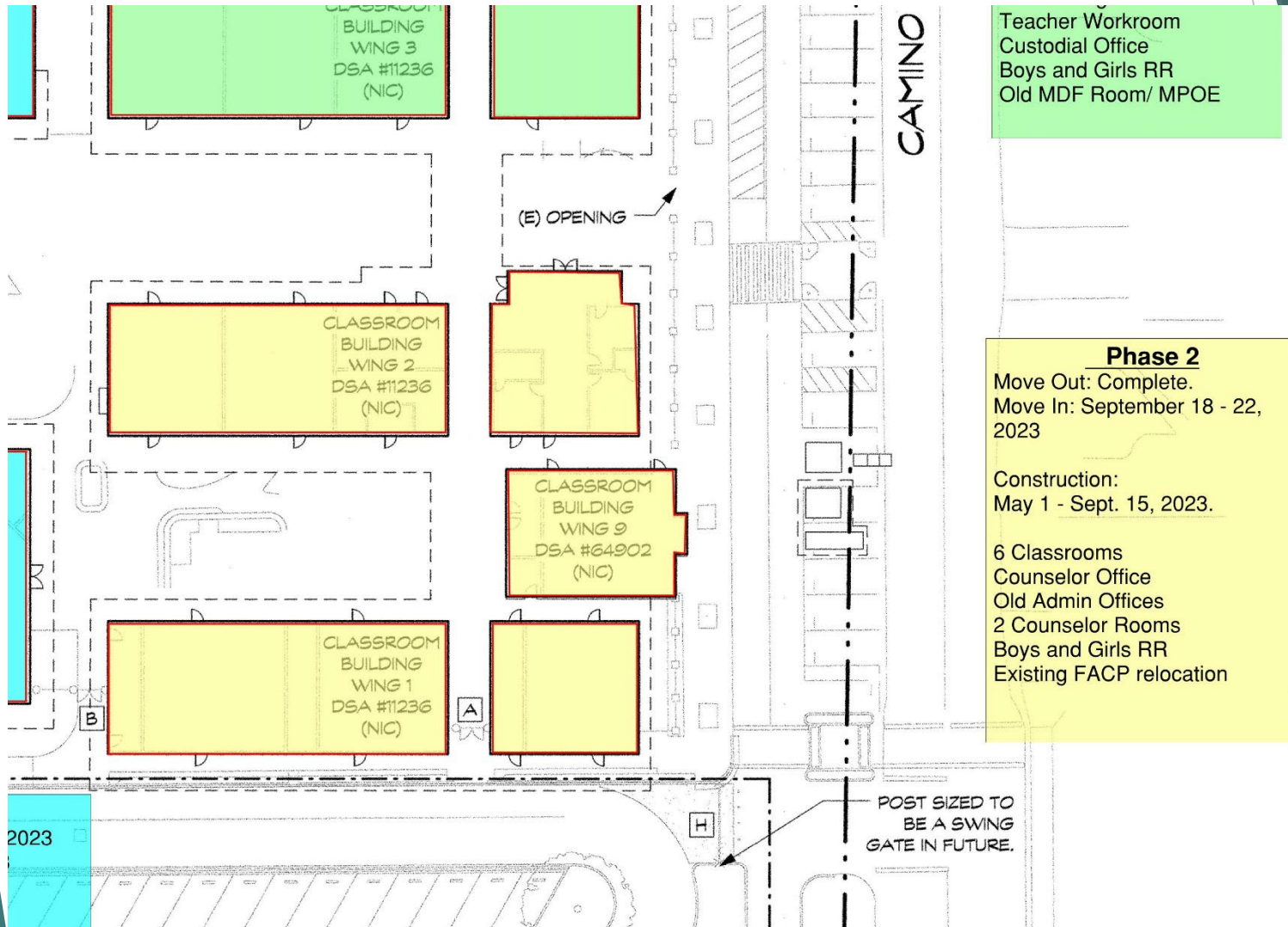
Issue	Contractor	Status	Claim Amount	Amount Received from SMCSIG
Wing 1 Mold - Repairs	XL	Complete	\$46,746.56	\$46,746.56
Wing 5 Tree Damage	XL	Pricing	\$13,300 (ROM)*	TBD
Current Totals			\$60,046.56	\$46,746.56

**ROM = Rough Order of Magnitude*

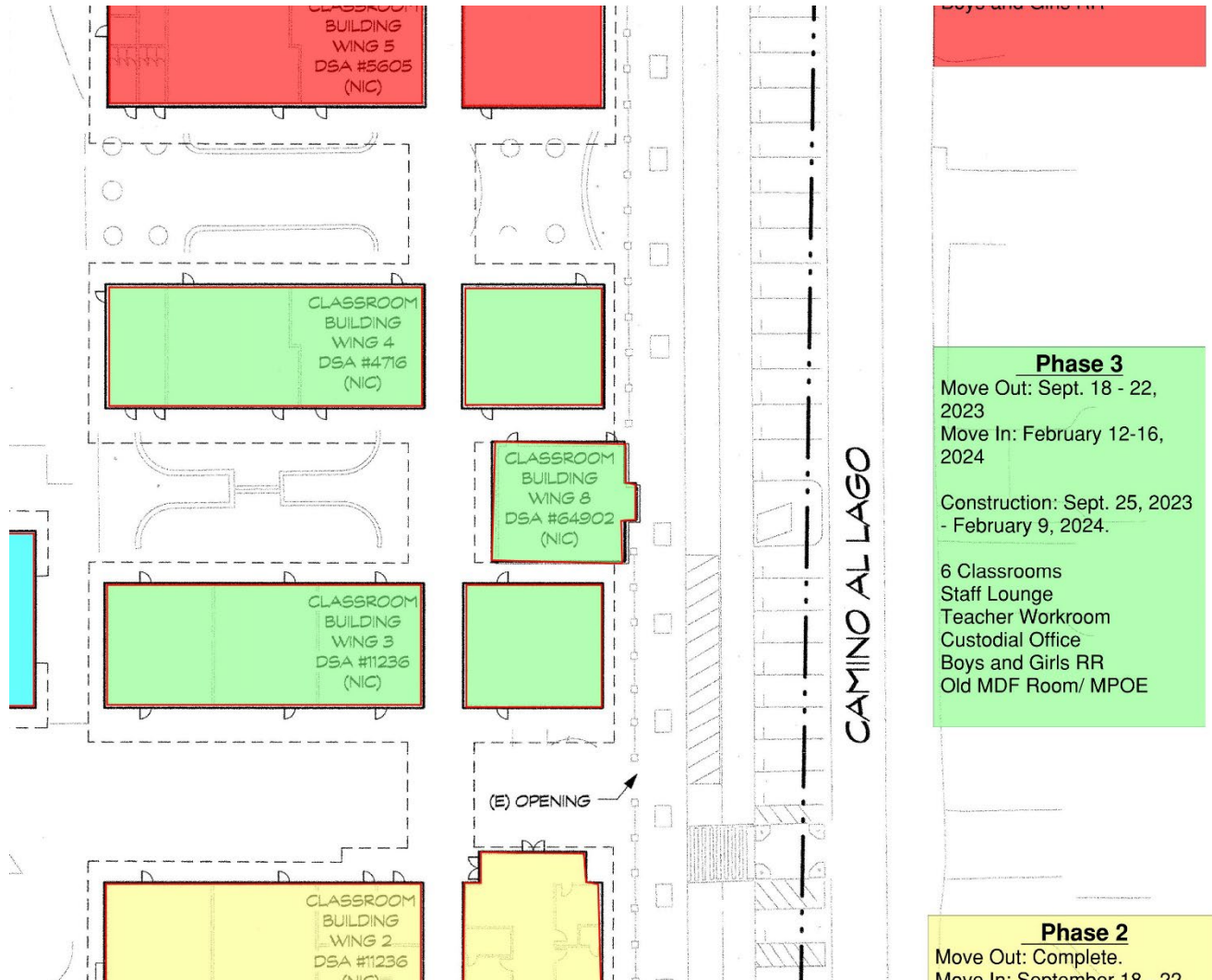
Las Lomitas Schedule Update

- ❑ Phase 1 is complete.
- ❑ Phase 2 Construction (Wings 1 and 2)
 - Move in is September 18 – 22, 2023
- ❑ Phase 3 Construction (Wings 3 and 4)
 - Move out September 19 – 22, 2023
 - Move in February 12 – 16, 2024
- ❑ Phase 4 Construction (Cano Hall, Library and 2 Story).
 - Move in August 3 – 9, 2023

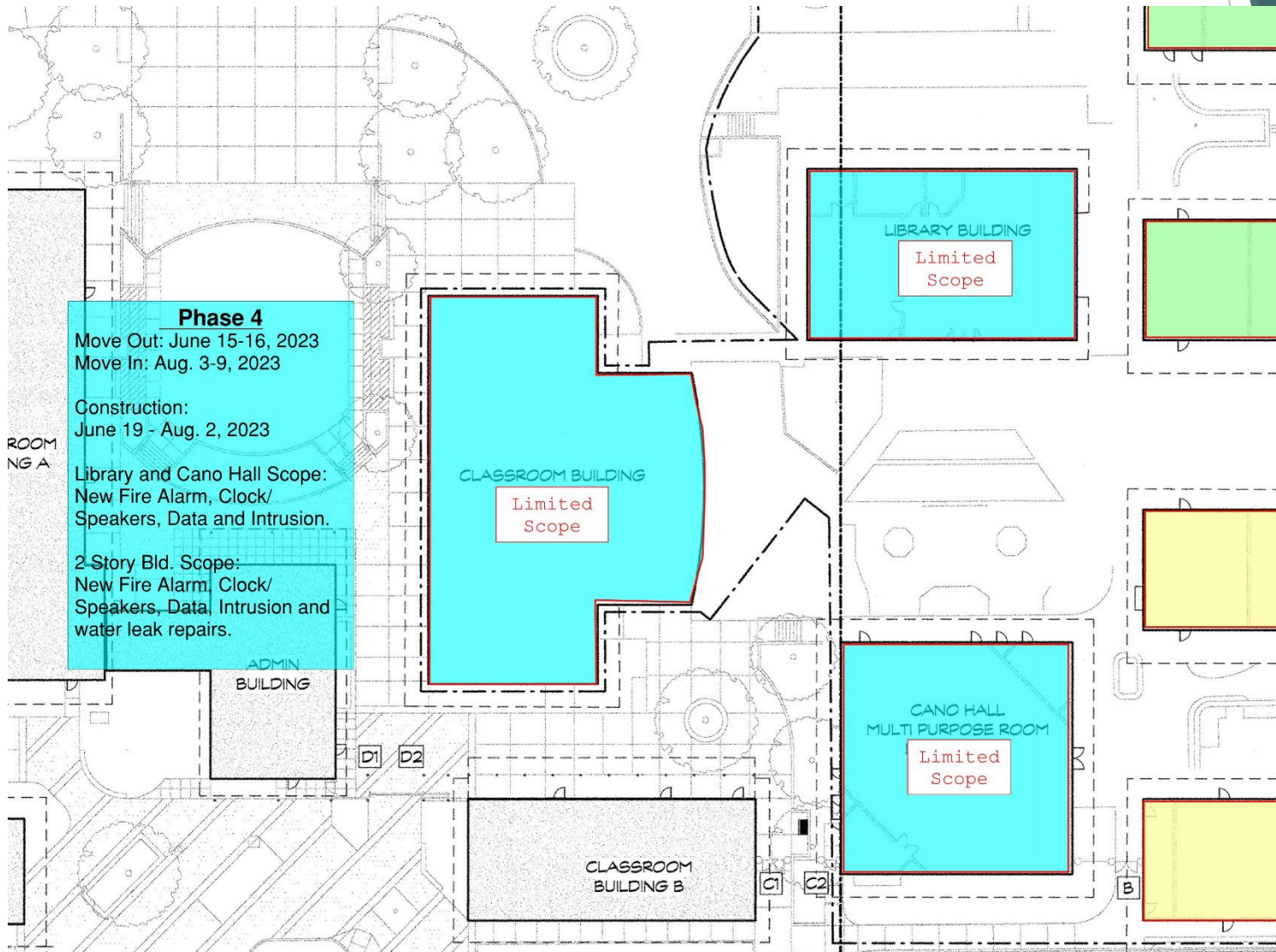
Las Lomitas Current Phase 2 Schedule



Las Lomitas Current Phase 3 Schedule



Las Lomitas Current Phase 4 Schedule



Mold and Dryrot Updates – Las Lomitas

- ❑ Rooms 405, 505 and 605 (Plug Ins).
 - All three of the plug in buildings have serious structural damage due to dry rot. The entire exterior waterproofing and finishes will require replacing.
 - Repair details have been provided by SFA.
 - These rooms will not be completed until mid-September at the earliest. We have received DSA approval of the work.
 - Work is proceeding in all 3 buildings.

Mold Status Updates – Las Lomitas

- ❑ Rooms will not be occupied until all mold is abated, source of water intrusion determined, corrected, and rooms are repaired.
- ❑ ProTech has performed additional testing and re-testing of ALL occupied spaces on the entire campus to verify no lingering exposures prior to student return.

Las Lomitas Progress Pictures



Las Lomitas Progress Pictures



Las Lomitas Progress Pictures



Las Lomitas Progress Pictures



Las Lomitas Progress Pictures



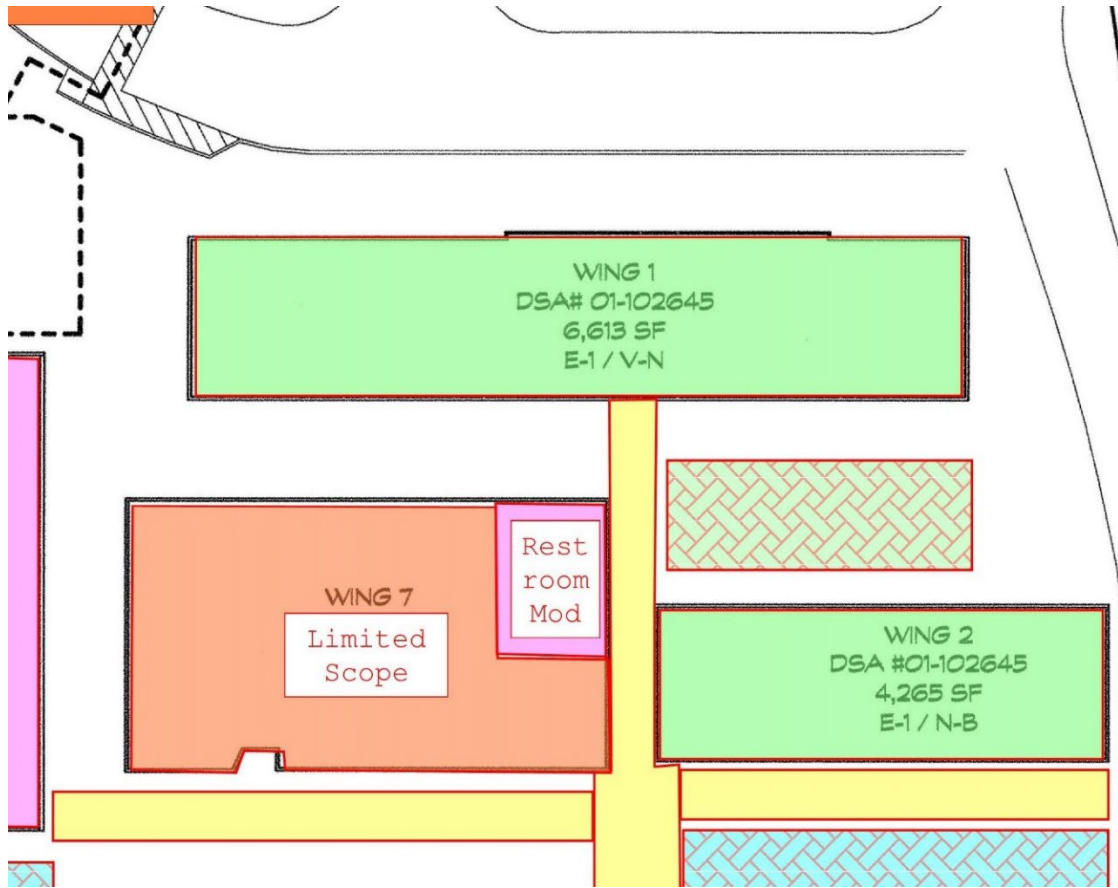
Las Lomitas Progress Pictures



La Entrada Schedule Update

- ❑ Phases 1 and 2 are complete.
- ❑ Phase 3 Construction (Wings 1 and 2)
 - Interiors are complete and moved in.
 - Exterior painting complete August 10.
- ❑ Phase 4 Construction (Wings 3 and 4)
 - Wing 4 is under construction. Move in date is August 22 – 29, 2023.
 - Wing 3 is under construction. Move in date is December 4 – 8, 2023.
- ❑ Phase 5 Construction (Library and Gym).
 - Library and Gym are complete. Move in on-going.
- ❑ Phase 6 Construction (Jenson Hall, Admin and Library Restroom)
 - Jenson Hall and Admin are under construction. Move in date is October 6 – 10, 2023.

La Entrada Current Phase 3 Schedule



Phase 3
Move Out Wing 2: Complete
Move Out Wing 1: Complete

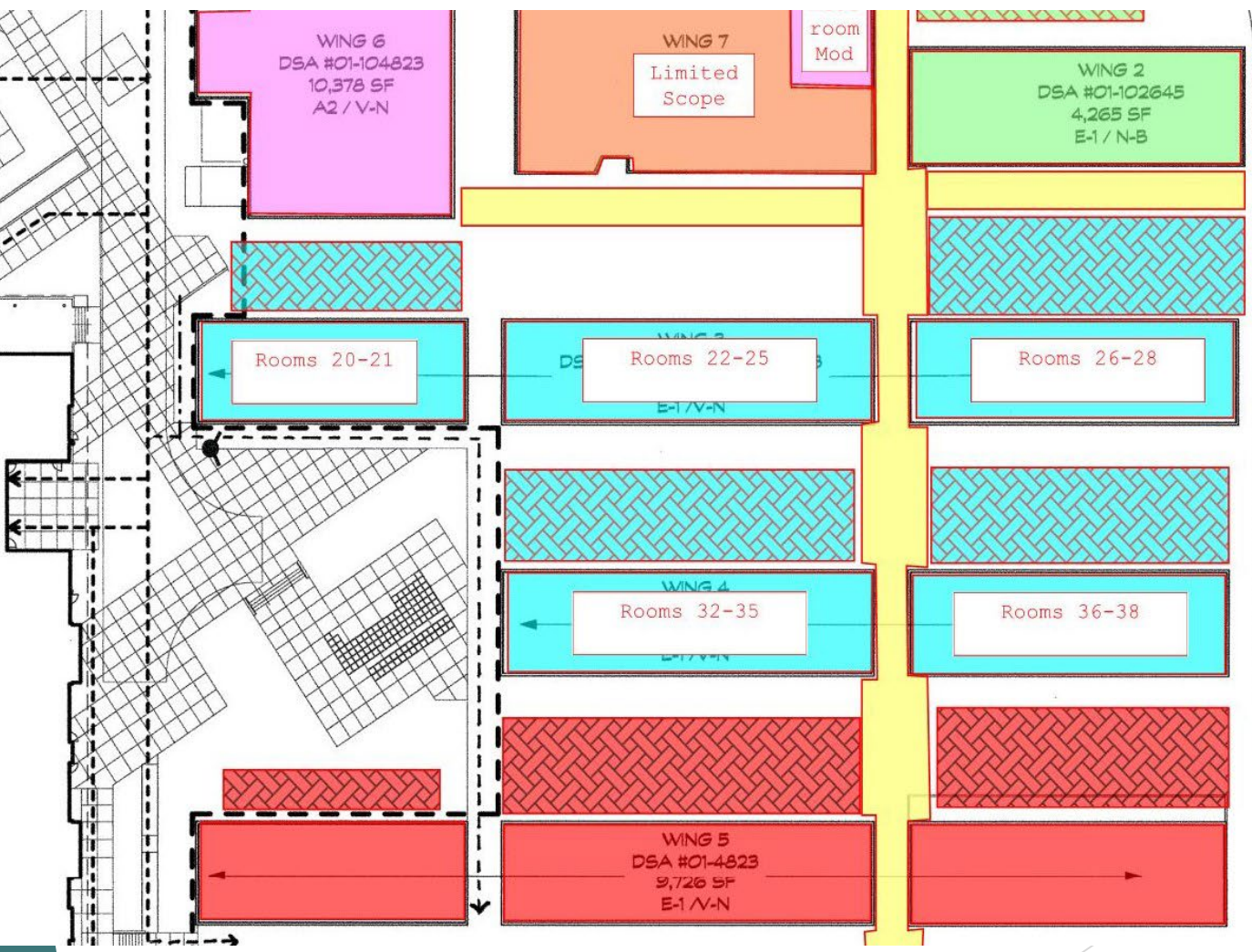
Move In Both Wings:
June 19-23, 2023

Construction:
Both Wings Complete June
16, 2023

6 Classrooms, MUR
2 Counselor Rooms

Phase 4
WING 3 - Rooms 20-28
Move Out: June 19-23

La Entrada Current Phase 4 Schedule



6 Classrooms, MUR
2 Counselor Rooms

Phase 4

WING 3 - Rooms 20-28
Move Out: June 19-23.
Move in: December 4-8, 2023
Construction: June 26- December 1, 2023

WING 4 - Rooms 32-38
Currently Under Construction

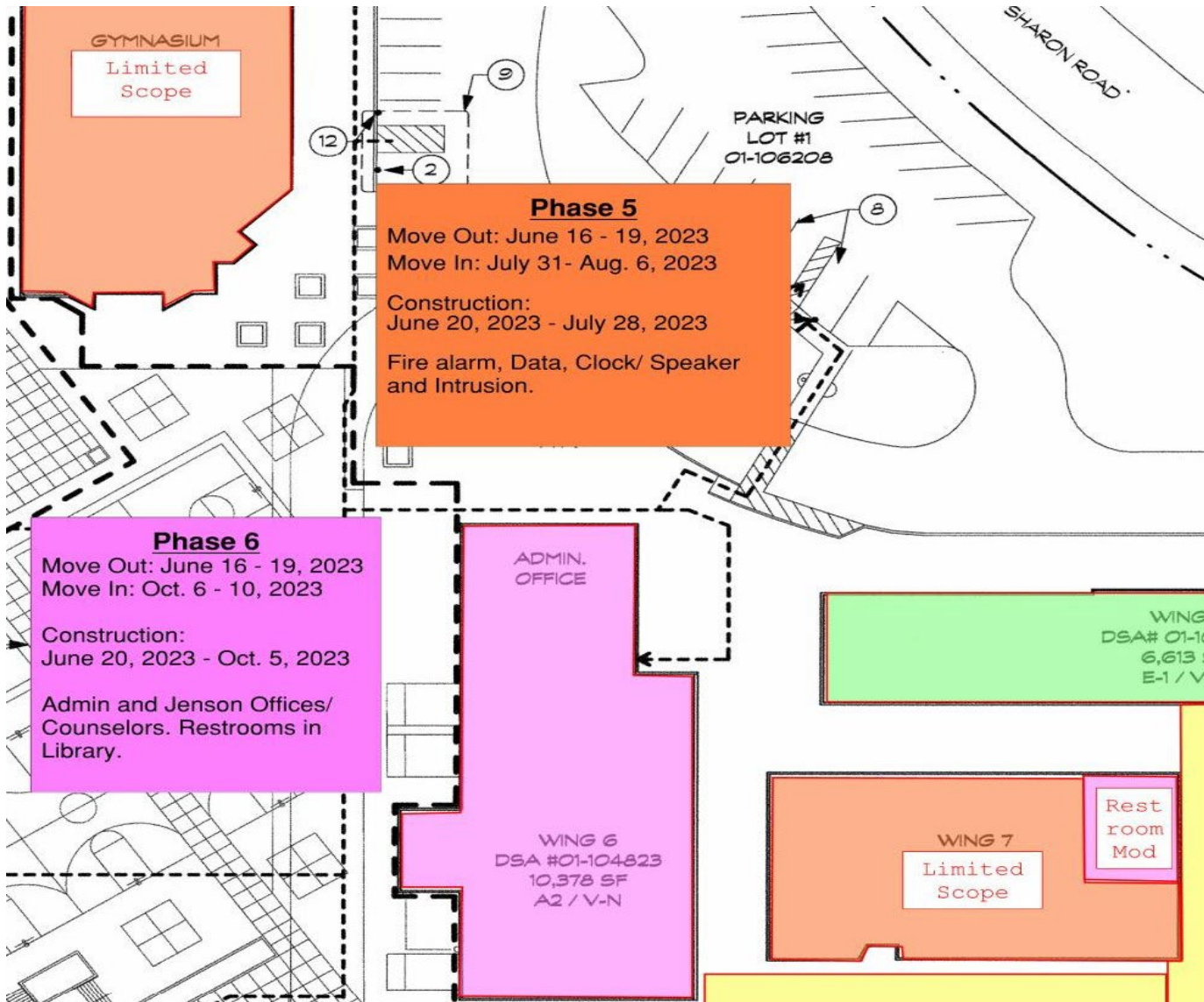
Construction Completion: August 6, 2023.
Move In: August 7-11, 2023

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

Phase 2
COMPLETE.

PROPER

La Entrada Current Phases 5 and 6 Schedules



La Entrada Progress Pictures



La Entrada Progress Pictures



La Entrada Progress Pictures



La Entrada Progress Pictures



Mold Status Updates – La Entrada

- ❑ Mold and additional rat problems discovered during the Admin Modernization have been remediated by an Industrial Hygienist. The space will be re-tested prior to move-in to confirm remediation.
- ❑ ProTech has performed additional testing and retesting of ALL occupied spaces on the entire campus to verify no lingering exposures prior to student return.

Atherton Creek Flood Mitigation

Short term measures to help mitigate future flooding both on the school campus and upper Atherton creek (Town).

❑ Short term on school campus by **District:**

- Revise storm drain overflow inlet grates to larger mesh to help prevent clogging.
- Procure design services of Civil Engineer to develop long term solutions for the campus only.

❑ Short term by **Town:**

- Install sand bags above box culvert to retain more flood waters before overflowing onto street.
- Check prior to storm events and during storm events to keep the culvert clear of debris.
- Procure design services of Hydrologist and Civil Engineer to perform assessment to develop long term solutions for the upper creek basin.

Atherton Creek Flood Mitigation

Long term measures to help mitigate future flooding both on the school campus and upper Atherton creek.

- ❑ Long term on school campus by **District**:
 - District to implement Board approved recommended mitigation measures to have flood waters bypass school buildings.

- ❑ Long term by **Town**:
 - Town to implement recommended mitigation measures for the upper creek basin to mitigate flooding.

Next Steps

- ❑ Continue progressing through the mold, flood, rat, and tree damage repairs and associated insurance claims.
- ❑ Continue monitoring schedule and looking for opportunities to mitigate the multitude of schedule impacts.
- ❑ Continue mitigating and reducing costs of Change Orders.
- ❑ Monitor use of contingencies and allowances.
- ❑ Plan next projects based on Board direction with remaining construction funds.
- ❑ Continue with Atherton Creek Flood Mitigation planning.

Questions & Answers?

