

LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

Mike Wassermann, CPM

May 17, 2023



AGENDA

- Construction Budget Update
- Las Lomitas Schedule Update
- Las Lomitas Progress Photos
- La Entrada Schedule Update
- La Entrada Progress Photos
- Updates on Mold Testing
- San Mateo County School Insurance Group (SMCSIG) Update
- Atherton Creek Assessment
- Potential Future Projects
- Next Steps

Budget Update - Contingencies

- ❑ LE Contingencies Included in Lease = \$1,657,315
- ❑ Budgeted La Entrada Contingencies = \$1,362,002
- ❑ Total LE Contingencies = \$3,019,317

- ❑ LL Contingencies Included in Lease = \$1,291,438
- ❑ Budgeted Las Lomitas Contingencies = \$1,135,274
- ❑ Total LL Contingencies = \$2,426,712
- ❑ **TOTAL Contingencies = \$5,446,029**

Site Lease Contingency Status

- ❑ **LE Contingencies Included in Lease = \$1,657,315**
 - Estimate of all PCO's to date = \$1,586,753
 - Estimated Remaining Balance of Contingencies in the Lease = \$70,562

- ❑ **LL Contingencies Included in Lease = \$1,291,438**
 - Estimate of all PCO's to date = \$1,155,600
 - Estimated Remaining Balance of Contingencies in the Lease = \$135,838

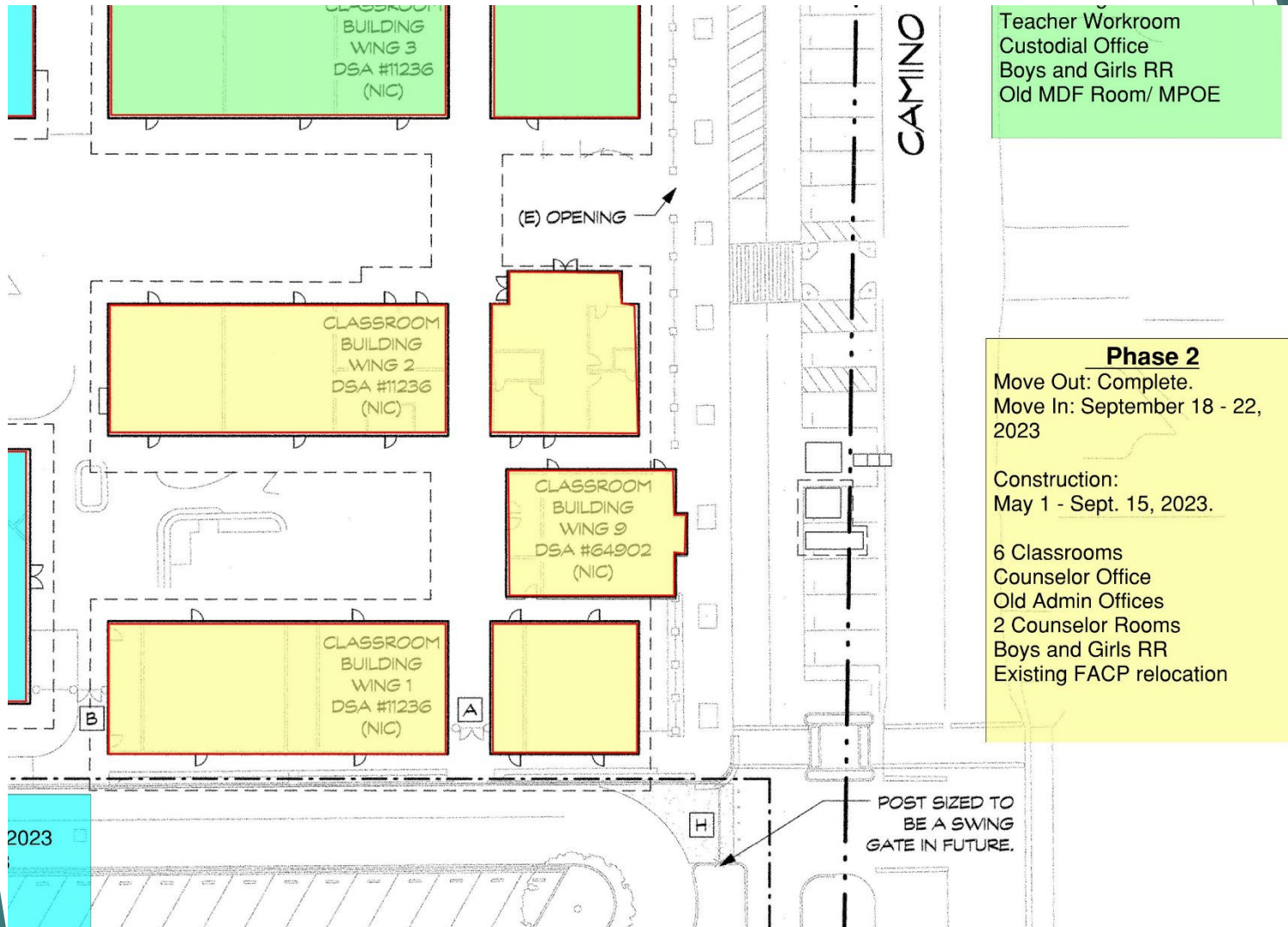
XL Construction Anticipated Delays Cost Estimate

- ❑ Las Lomitas
 - ❑ 5-1/2 Months at an average of \$171,428 = \$942,854
 - ❑ There is a possibility of Insurance paying for some or most of this because of the flood coverage.
- ❑ La Entrada
 - ❑ 2 months at an average of \$180,549 = \$361,098
- ❑ Total ROM costs of delays is \$1,303,952
- ❑ Total Budgeted Contingency is \$2,497,276
- ❑ Estimated remaining funds for future projects is \$1.2M plus insurance payouts on claims that potential could yield an additional \$1.2M for a total of approximately \$2.4M of funds remaining for the future projects.

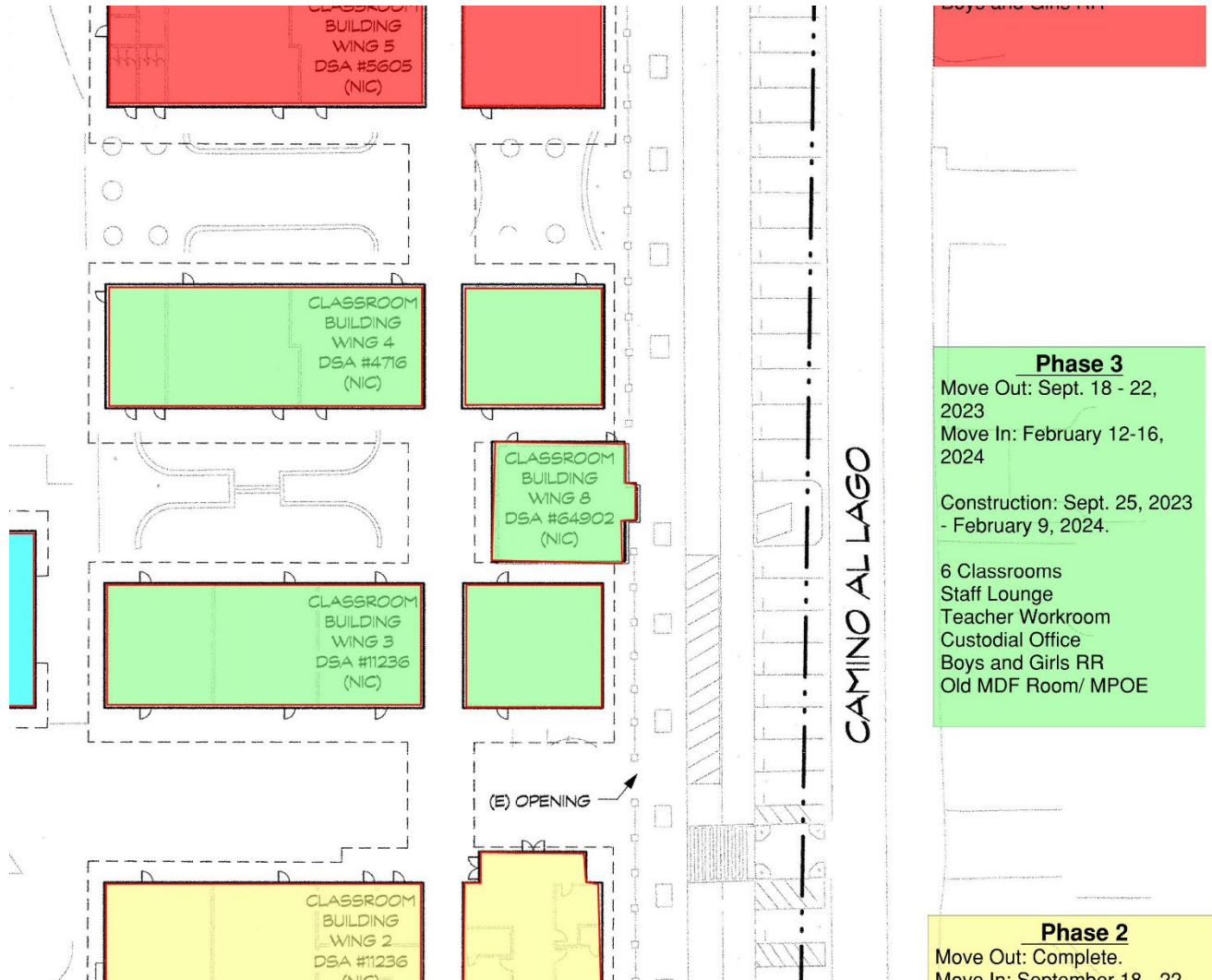
Las Lomitas Schedule Update

- ❑ Phase 1 is complete.
- ❑ Phase 2 Construction (Wings 1 and 2)
 - ❑ Partial construction resumed May 1, 2023
 - ❑ All areas to resume May 22, 2023
 - ❑ 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 out June 15 – 16, 2023
 - ❑ Move in August 3 – 9, 2023

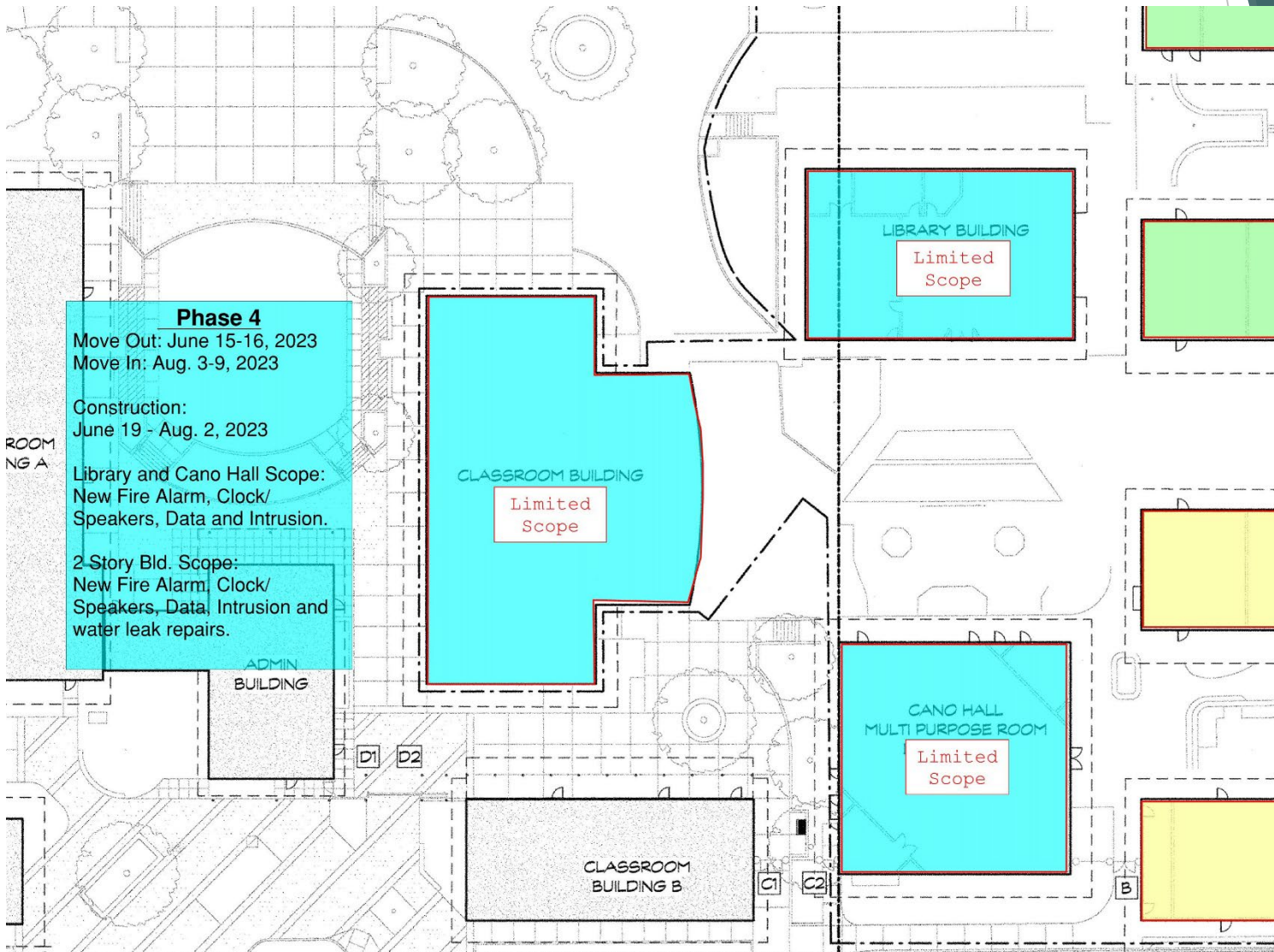
Las Lomitas Current Phase 2 Schedule



Las Lomitas Current Phase 3 Schedule



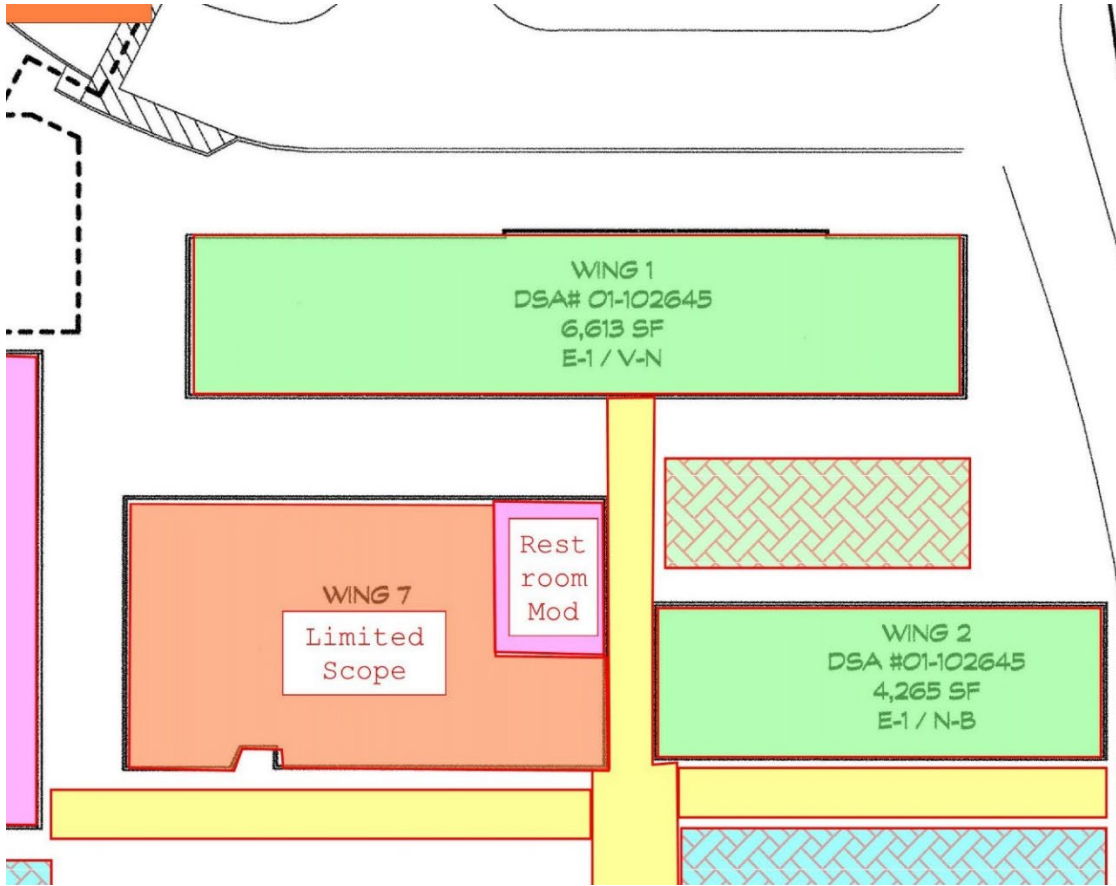
Las Lomitas Current Phase 4 Schedule



La Entrada Schedule Update

- ❑ Phases 1 and 2 are complete.
- ❑ Phase 3 Construction (Wings 1 and 2)
 - ❑ Move in date is June 19 – 23, 2023
- ❑ Phase 4 Construction (Wings 3 and 4)
 - ❑ Wing 4 is under construction. Move in date is August 7 – 11, 2023.
 - ❑ Wing 3 move out date is June 19 – 23, 2023. Move in date is December 4 – 8, 2023.
- ❑ Phase 5 Construction (Library and Gym).
 - ❑ Move out June 16 – 19, 2023. Move in date is July 31 – August 6, 2023
- ❑ Phase 6 Construction (Jenson Hall and Admin)
 - ❑ Move out June 16 – 19, 2023. 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

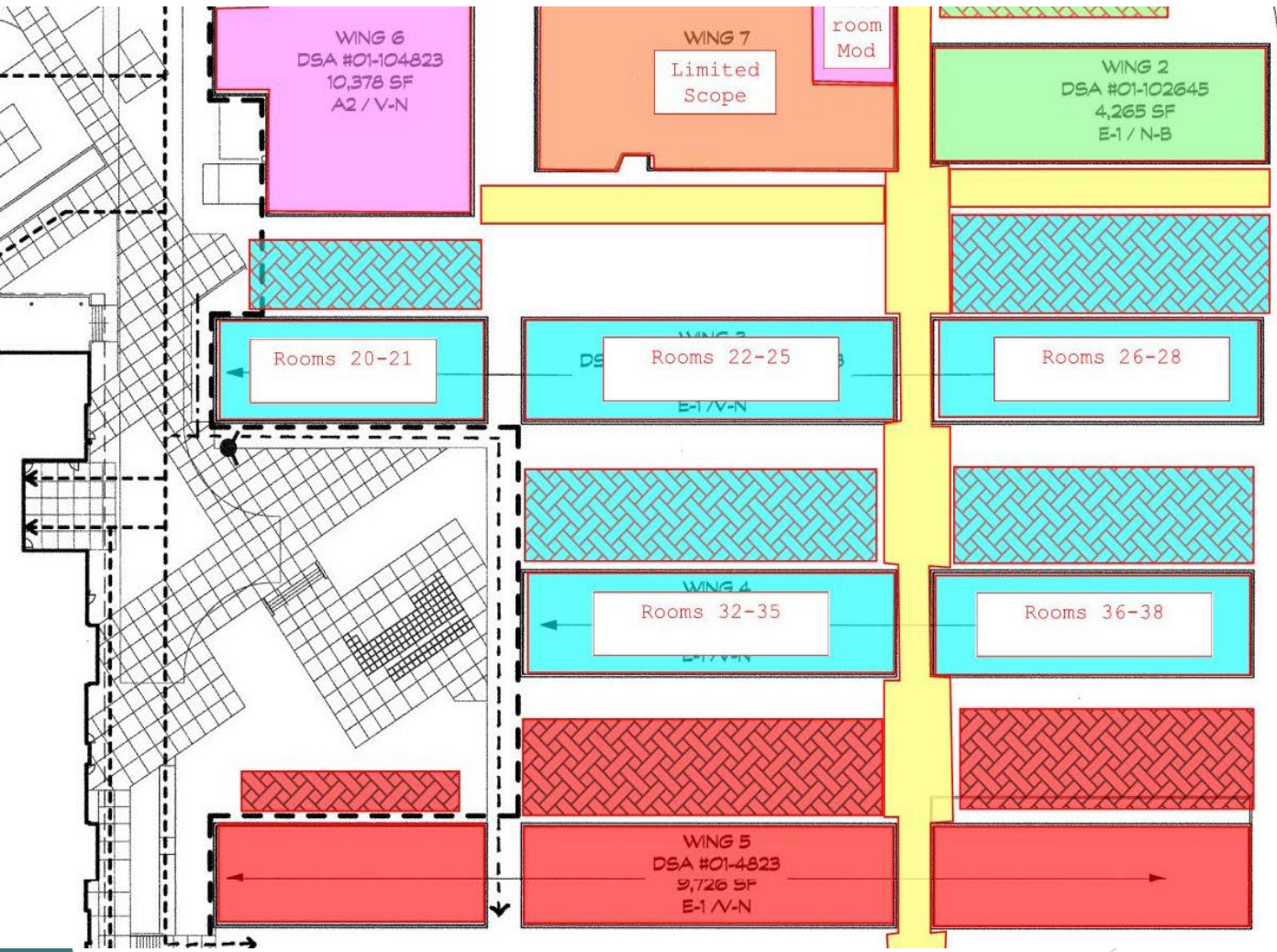
Move In Both Wings:
June 19-23, 2023

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

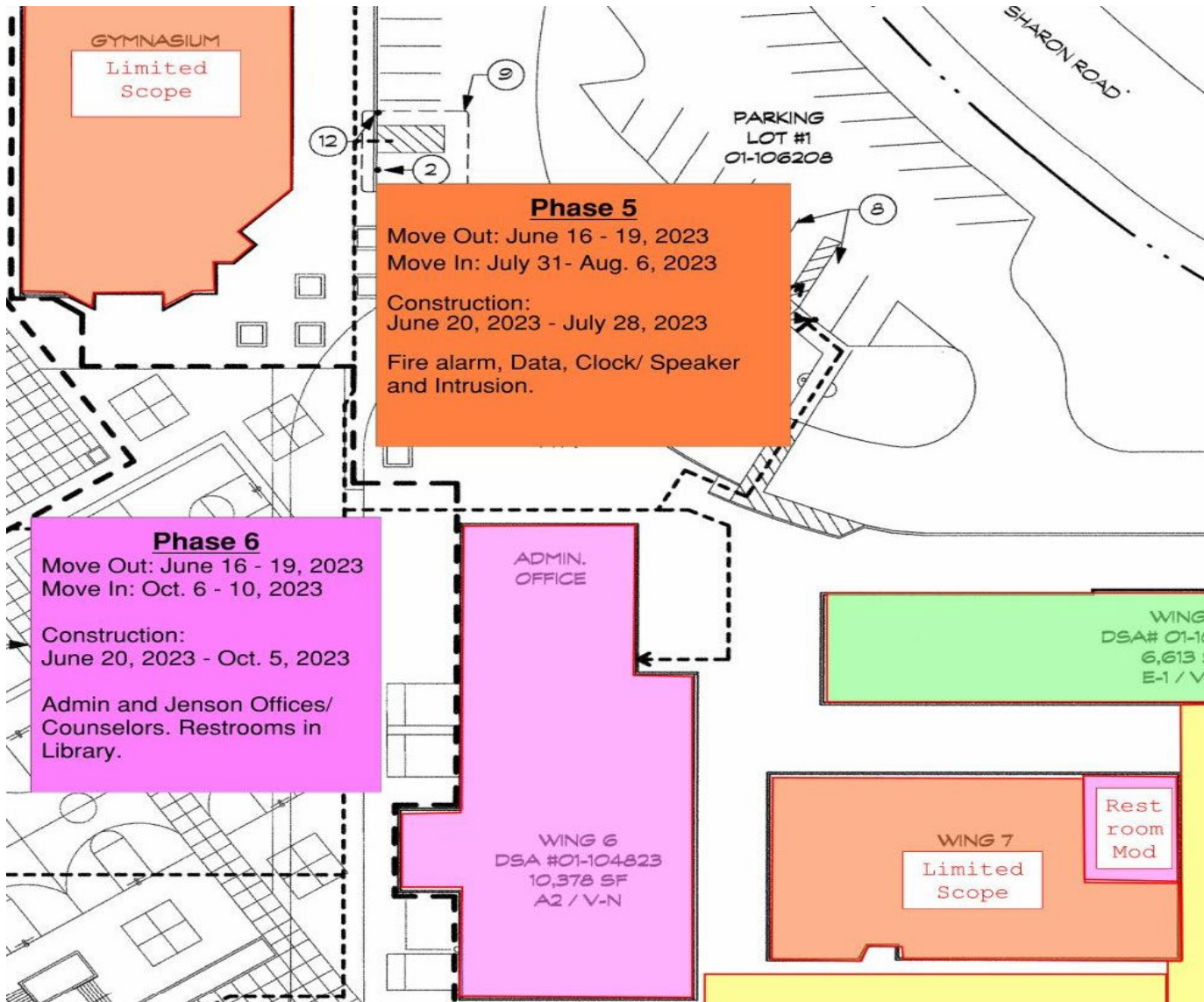
Construction Completion: August 6, 2023.
Move In: August 7-11, 2023

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 – Las Lomas

- ❑ Mold discovered during the Wing 5 Modernization has been remediated and re-tested by an Industrial Hygienist. Tests confirm normal mold levels.
- ❑ All occupiable spaces related to the Modernization project (old side of Campus) have since been tested for mold and were found to be safe with the exception of the Plug-In buildings.

Mold Status Updates – Las Lomitas

- ❑ Room 605 (Plug In).
 - ❑ Air testing passed, but visual inspection showed mold in the walls. Remediation is required. Water intrusion must also be corrected.
- ❑ Room 505 (Plug In).
 - ❑ Air testing passed. Inspection showed mold encapsulated in the walls. Remediation will be required. Water intrusion must also be corrected.
- ❑ Room 405 (Plug In).
 - ❑ Air testing passed. Inspection showed mold encapsulated in the walls. Remediation will be required. Water intrusion must also be corrected.

Mold Status Updates – Las Lomitas

- ❑ Rooms will not be occupied until all mold is abated, source of water intrusion determined, corrected, and room is repaired.
- ❑ ProTech to perform additional testing and retesting of all occupied spaces on the entire campus to verify no lingering exposures.

Mold Status Updates – La Entrada

- ❑ Mold discovered during the Wing 1 Modernization has been remediated and re-tested by an Industrial Hygienist. Tests confirm normal mold levels.
- ❑ ProTech to perform additional testing and retesting of ALL occupied spaces on the entire campus to verify no lingering exposures.

San Mateo County School Insurance Group (SMCSIG)

☐ Las Lomitas Insurance Claims

Issue	Contractor	Status	Claim Amount	Amount Received from SMCSIG
Wing 5 Mold	XL	Closed	\$146,514	\$144,100
Flooding - Repairs	Belfor	Almost Complete	\$4M (ROM)*	NA
Flooding - Acceleration	XL	Approved by SMCSIG	\$53,091	TBD
Flooding - Delays	XL	Pricing	\$950k (ROM)*	TBD
“Plug-In” Mold	TBD	TBD	TBD	TBD
Current Totals			\$5.15M	\$144,100

*ROM = Rough Order of Magnitude

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	Work proceeding	\$46,746.56	\$47,746.56
Wing 1 Mold - Abatement	Belfor	Work Complete	TBD	NA
Wing 5 Tree Damage	XL	Pricing	\$13,300 (ROM)*	TBD
Current Totals			\$60,046.56	\$47,746.56

*ROM = Rough Order of Magnitude

Atherton Creek Assessment

- ❑ The District is working with the Town of Atherton to determine funding for a creek assessment, design solution, and implementation of improvements to prevent creek from flooding the school again.
- ❑ The Town has applied for Community Project Funding under the Homeland Security/FEMA Pre-Disaster Mitigation Program grant from Anna Eshoo's office. The Town does not want to start any work until the grant is received. They are confident that it will eventually be approved.
- ❑ The District is currently working on setting up a meeting with the Town to review if there are any to expedite starting the assessment.

Potential Future Projects

- ❑ “Deportablization”
 - ❑ Goal to remove any not needed portable classroom buildings.
 - ❑ Many are leased portables to provide interim housing to accommodate the bond program.
 - ❑ How much surplus capacity is needed?
- ❑ Updated Demographic Study
 - ❑ Demographer Tom Williams hired
 - ❑ Work in progress. Results will be presented at the June 7 Board Meeting.
 - ❑ Need to know forecasted future enrollment

Potential Future Projects

- ❑ Las Lomas
 - ❑ Master plan study in progress.
 - ❑ Removal of all leased portables
 - ❑ Portables adjacent to the grass field
 - ❑ Installation of storm water runoff mitigation and treatment
 - ❑ Underground system to be where the portables will be removed.
- ❑ Hardcourt renovation
- ❑ Determination on replacement portables for Champions vs. accommodate in existing permanent buildings.
- ❑ Demographic study will be presented at the June 7 Board meeting.

Potential Future Projects

❑ La Entrada

- ❑ Removal of all leased portables.
- ❑ Removal of asphalt around the portables to be removed.
- ❑ Natural turf field expansion in areas of removed portables and potential area in back of site.
- ❑ Determination on relocation of owned portables.
- ❑ Demographic study will be presented at the June 7 Board meeting.
- ❑ Master plan study to be implemented.

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.

Questions & Answers?

