



Board Status Update

Las Lomitas Elementary School District Measure R Bond Program Project Status Update

Presented By:

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February 9th, 2022



AGENDA

- Recap last Board update
- Preliminary bid results & current budget status
- Project Impacts:
 - Recommendations for reduced scope to balance to available funds
 - Recommendations to revise schedule to accommodate re-bidding, DSA approval, submittals, and long lead procurement
- Next Steps

Previous Budget Status

- ❑ At the November Board meeting, Capital Program management (CPM) presented the updated budget and estimates. We had \$1.3M less in funding than our revised estimated cost.
- ❑ XL has been in the process of bidding the project.
- ❑ Preliminary bid results indicated that the actual bid cost exceeds the estimates.
- ❑ We won't have fully vetted bid numbers and XL's proposal until late February.

Current Budget Status

- ❑ Preliminary bid results are approximately \$1.98M over the estimates
- ❑ Combine that with the \$1.34M shortfall we already had, there is now \$3.32M less in funding than the cost of the projects.

Scope reduction of \$3.32M is necessary

Core Scope - No Changes

- ❑ It is proposed that the following “core” scope be kept in all of the older buildings at both sites:
 - Structural Strengthening - Seismic upgrades
 - Replace roofing
 - New Heating, Ventilation, and Air Conditioning (HVAC) units and controls
 - New upgraded LED lighting and controls
 - All accessibility code items in the areas of work will be included in scope
 - Add and replace gutters, flashings, and downspouts
 - New flooring
 - Teaching walls
 - IT & Low Voltage Systems

Proposed Scope Cuts

- ❑ It is proposed that the following scope be removed in all of the newer buildings (+/- 20-year old buildings). These buildings are La Entrada Gym and Library, and Las Lomas 2-story buildings, Library, and Cano Hall.
 - No new roofing
 - No new Heating, Ventilation, and Air Conditioning (HVAC) units and controls
 - No new upgraded LED lighting and controls
 - No accessibility code updates
 - No new gutters, flashings, and downspouts
 - No new flooring
- ▶ These items proposed for cut are not urgent maintenance issues and will not require addressing for approximately 3 to 5-years.

Proposed Remaining Scope

- ❑ It is proposed that the following scope remain in all of the newer buildings (+/- 20-year old buildings). These buildings are La Entrada Gym and Library, and Las Lomitas 2-story buildings, Library, and Cano Hall.

- ❑ Las Lomitas
 - Campus-wide low voltage systems*
 - Repairs to the 2 story building to address the water leaks

- ❑ La Entrada
 - Campus-wide low voltage systems*.

** Low Voltage Systems include: fire alarm, data system, phone system, and clock speaker system*

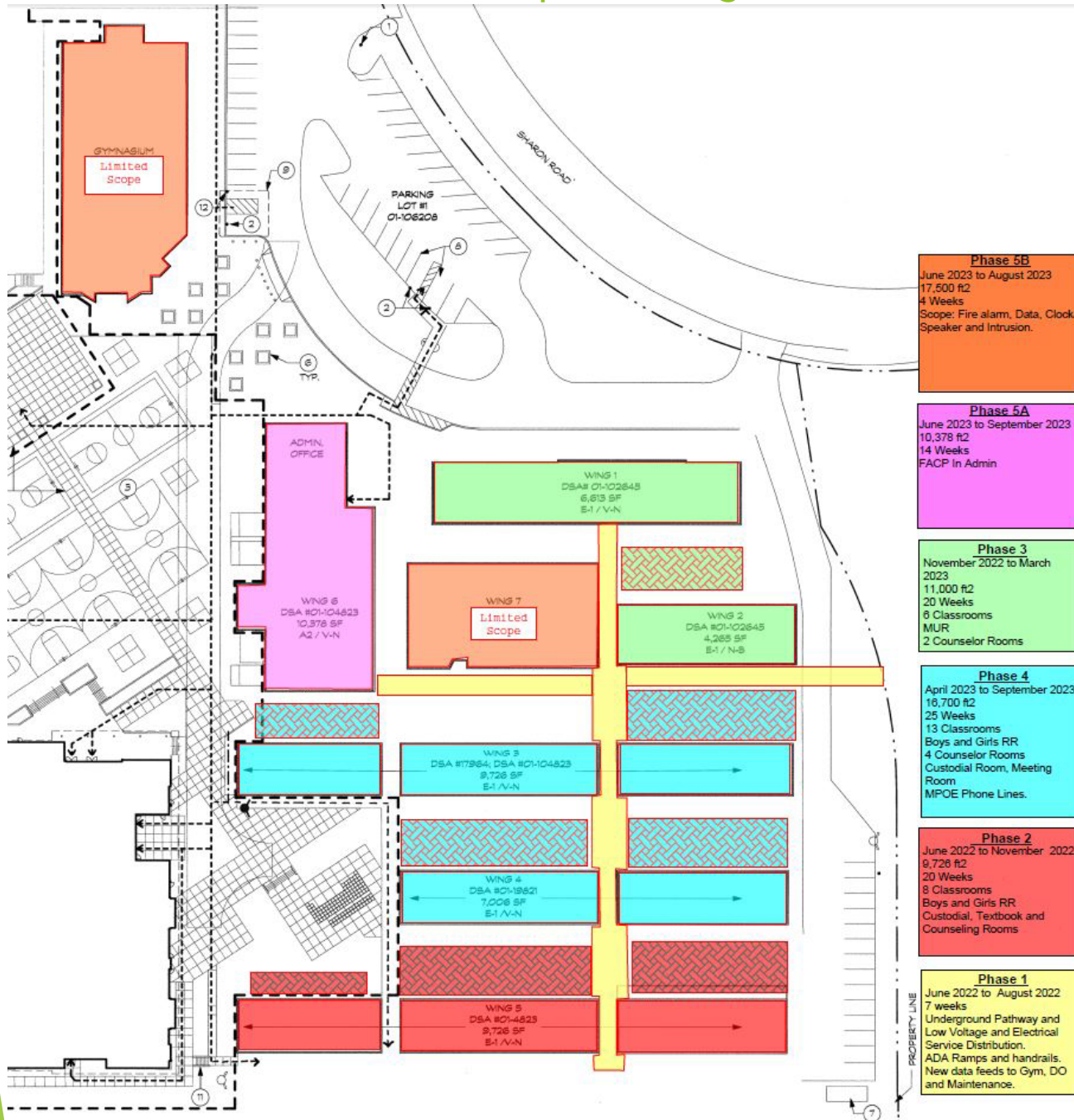
Proposed Revised Schedule

- ❑ Revise Start of Construction to accommodate re-bidding, allow more time to obtain the Division of the State Architect (DSA) approval of Las Lomitas, and allow more time for submittals and long lead procurement.
- ❑ The overall duration of the projects will be reduced because of the reduced scope. We will maintain the original completion dates.
 - ▶ Las Lomitas Project Schedule
 - Original Start and Finish - March 2022 to August 2023
 - New Start and Finish - June 2022 to August 2023
 - ▶ La Entrada Project Schedule
 - Original Start and Finish - March 2022 to September 2023
 - New Start and Finish - June 2022 to September 2023

La Entrada Proposed Schedule

- ▶ Phase 1 (Underground Pathways): June 2022 - August 2022
- ▶ Phase 2 (Wing 5): June 2022 - November 2022
- ▶ Phase 3 (Wings 1 and 2): November 2022 - March 2023
- ▶ Phase 4 (Wings 3 and 4): April 2023 - September 2023
- ▶ Phase 5A (Admin and Jenson): June 2023 - September 2023
- ▶ Phase 5B (Library and Gymnasium): June 2023 - August 2023

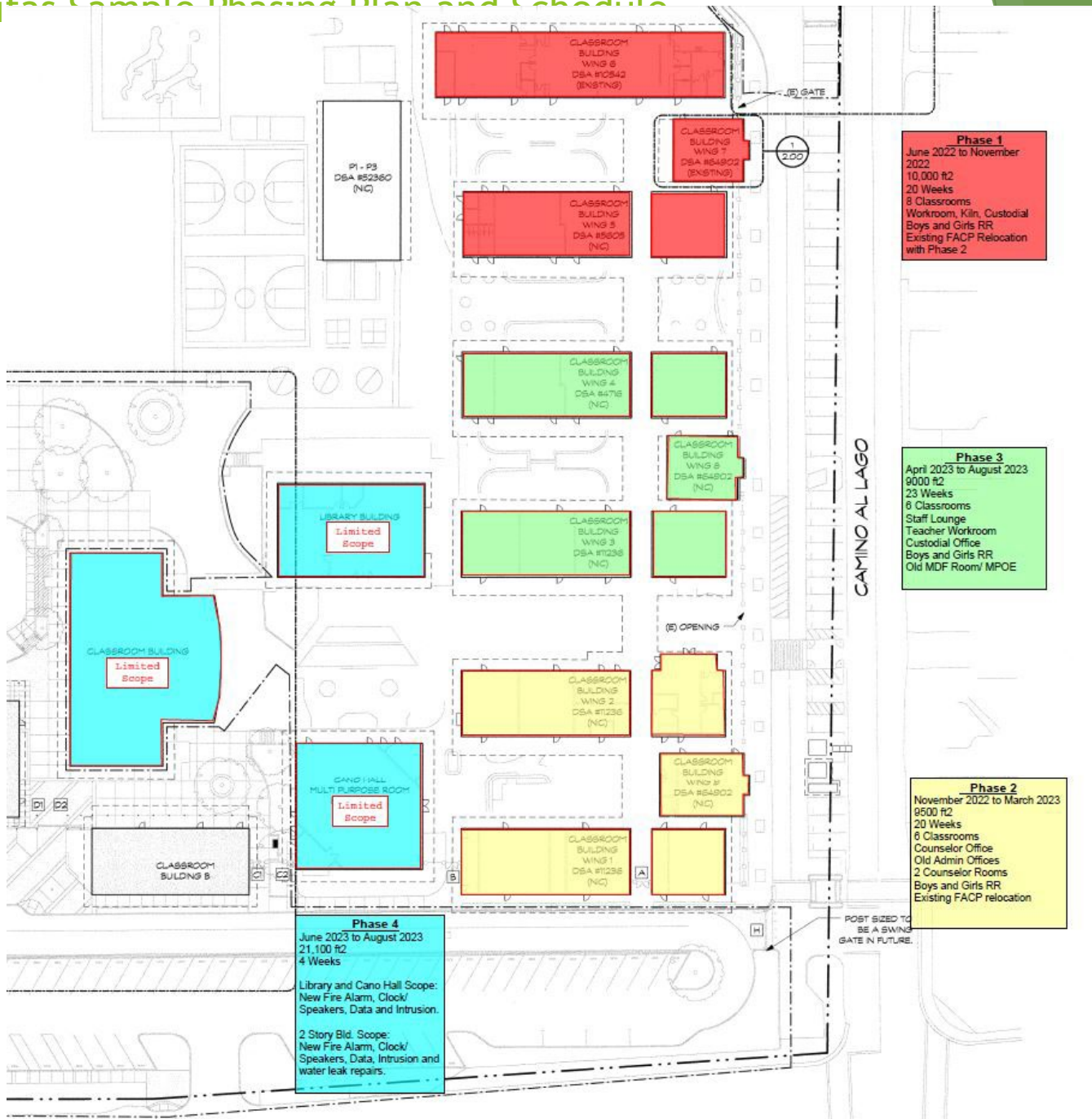
La Entrada Sample Phasing Plan and Schedule



Las Lomitas Proposed Schedule

- ▶ Phase 1 (Wings 5, 6 and 7): June 2022 - November 2022
- ▶ Phase 2 (Wings 1, 2 and 9): November 2022 - March 2023
- ▶ Phase 3 (Wings 3, 4 and 8): April 2023 - August 2023
- ▶ Phase 4 (Cano Hall, Library and 2 Story): June 2023 - August 2023

Las Lomitas Sample Phasing Plan and Schedule



Phase 1
 June 2022 to November 2022
 10,000 ft²
 20 Weeks
 8 Classrooms
 Workroom, Kiln, Custodial
 Boys and Girls RR
 Existing FACP Relocation
 with Phase 2

Phase 3
 April 2023 to August 2023
 9000 ft²
 23 Weeks
 6 Classrooms
 Staff Lounge
 Teacher Workroom
 Custodial Office
 Boys and Girls RR
 Old MDF Room/ MPOE

Phase 2
 November 2022 to March 2023
 8500 ft²
 20 Weeks
 6 Classrooms
 Counselor Office
 Old Admin Offices
 2 Counselor Rooms
 Boys and Girls RR
 Existing FACP relocation

Phase 4
 June 2023 to August 2023
 21,100 ft²
 4 Weeks
 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.

Next Steps

- ❑ Obtain Board direction on recommendations
- ❑ Revise the Board Approval of Facility Leases to the April 13th meeting
 - Allow time for the Architects to revise bid documents and XL to rebid with clear scope
 - Eliminates bid confusion and maximizes scope cut value
 - Allow more time for Division of the State Architect (DSA) Approval of the Las Lomas Project
- ❑ Revise the Construction Start date to June 21st
 - Allows time for getting submittals done and processed to accommodate the ordering of long lead items

Questions & Answers?

