

LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

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April 19, 2023



AGENDA

- ❑ Las Lomitas Schedule Update
- ❑ Las Lomitas New Mold Issue
- ❑ La Entrada Schedule Update
- ❑ La Entrada Progress Photos
- ❑ San Mateo County School Insurance Group (SMCSIG) Update
- ❑ Potential Future Projects
- ❑ Next Steps

Las Lomitas Schedule Update

- ❑ Phase 1 is complete.
- ❑ Phase 2 schedule is still on hold due to the flooding of classrooms.
 - Belfor completed the last Classrooms and will be all complete by April 28th.
 - District is working on moving classrooms.
- ❑ XL to resume work starting May 1st.
- ❑ XL is working on revised completion schedule for the remaining phases.

Las Lomitas New Mold Issue

- ❑ On the evening of April 12th it was observed that room 605 had a musty odor and vinyl wallcovering was peeling off of walls in multiple locations.
- ❑ Previously, there was no odor and signs of any potential mold issues.
- ❑ Next day ProTech (Industrial Hygienist) was contracted to perform investigations and testing.

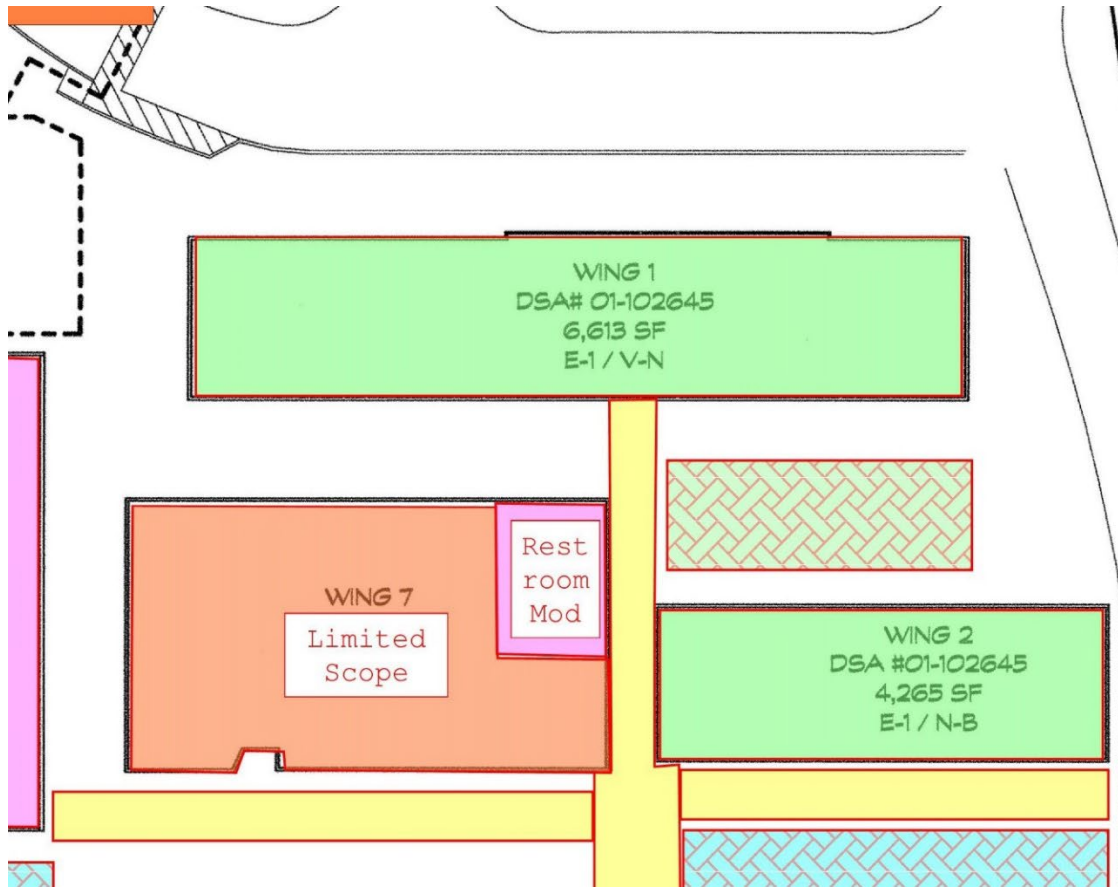
Las Lomitas New Mold Issue

- ❑ Protech investigations were extended to include rooms 405 & 505 (“Plug-Ins”).
- ❑ Preliminary investigations indicated potential mold issues in all three room.
- ❑ Final air sampling indicates that there was negatable air-born mold spours (less than outside air readings).
- ❑ New claim to be submitted to SMCSIG.

Las Lomitas New Mold Issue

- ❑ Rooms will not be occupied until all mold is abated, source of water intrusion determined, corrected, and room is repaired.
- ❑ Team to evaluate potential causes of water intrusion tomorrow.
- ❑ Contractor to prepare proposal for mold abatement work and then repair work.
- ❑ ProTech to perform additional testing and retesting of all occupied spaces at both Las Lomitas and La Entrada.

La Entrada Current Phase 3 Schedule



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

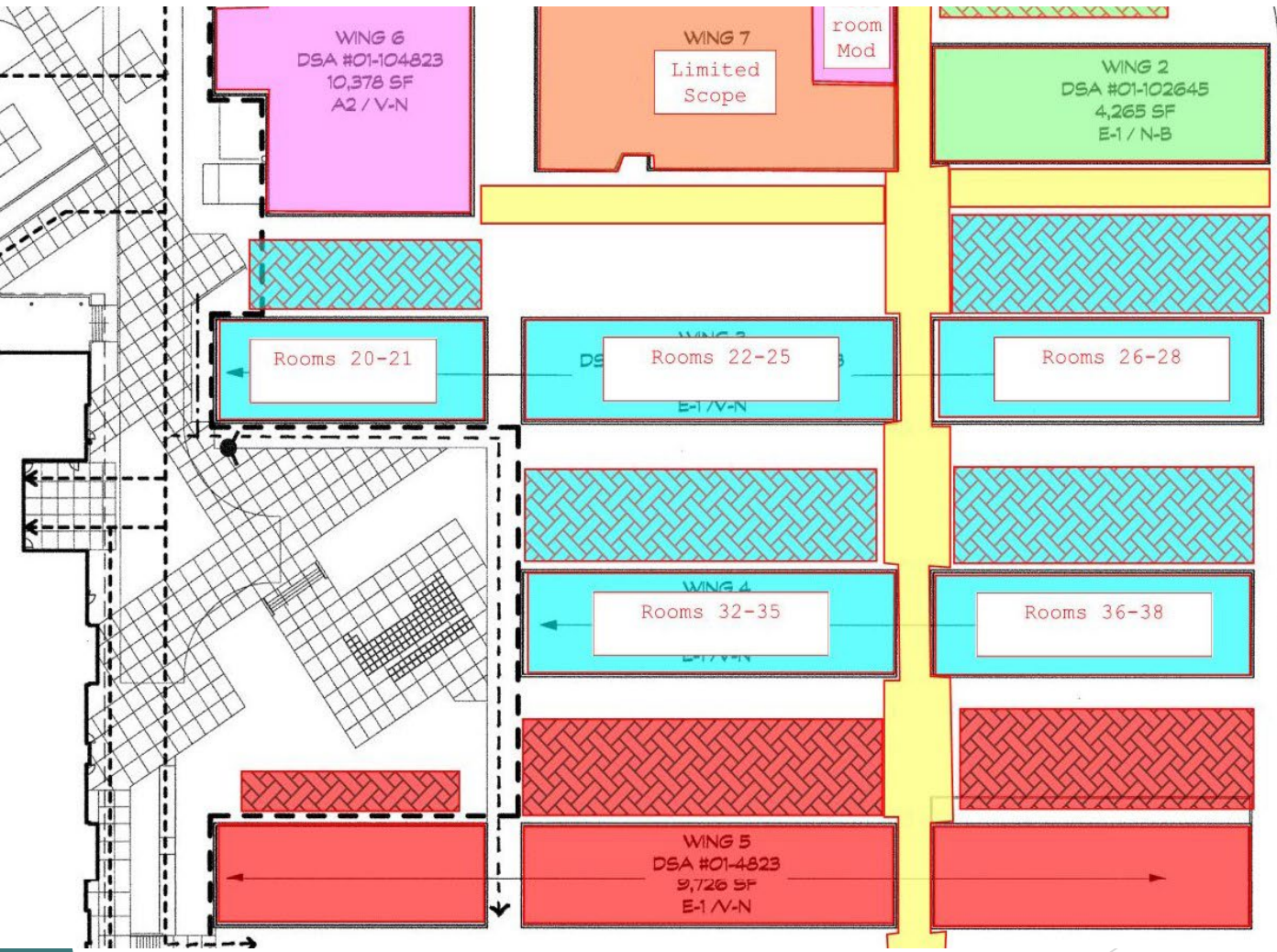
Move In Both Wings:
June 19-23, 2023

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

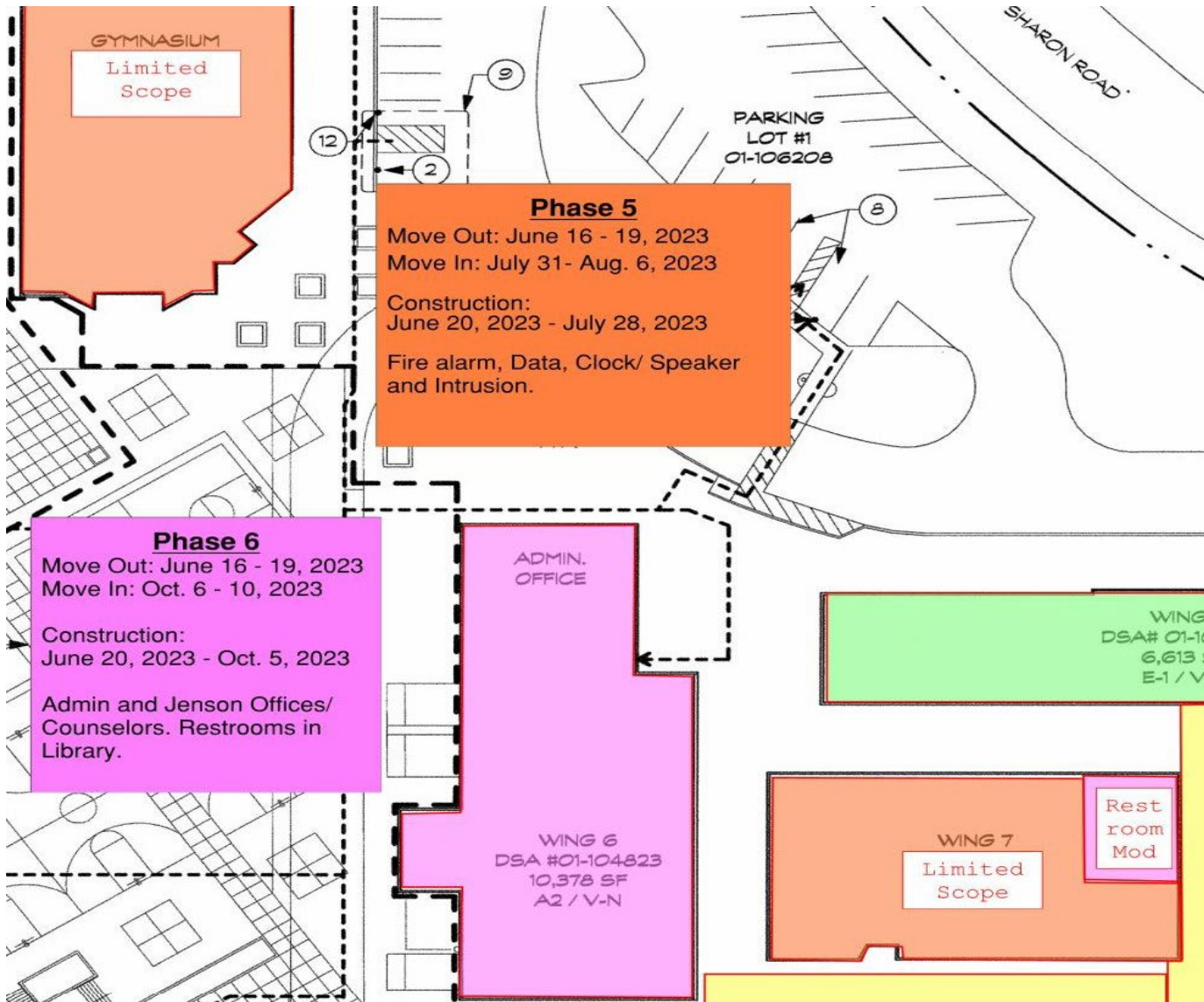
Construction Completion: August 6, 2023.
Move In: August 7-11, 2023

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



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	TBD	TBD
“Plug-In” Mold	TBD	TBD	TBD	TBD
Current Totals			\$199,605	\$144,100

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	TBD
Wing 1 Mold - Abatement	Belfor	Work Complete	TBD	NA
Wing 5 Tree Damage	XL	Pricing	\$13,300 (ROM)	TBD
Current Totals			\$60,046	-

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
- Need to know forecasted future enrollment

Potential Future Projects

□ Las Lomitas

- 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.
- Need demographic projections.

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.
- Need demographic projections.
- 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?

