



LLESD

Board Status Update

Las Lomitas Elementary School District

Measure R Bond Program

Project Status Update

Presented By:

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November 8th, 2023



AGENDA

- ❑ Change Order Update for Las Lomas
- ❑ Change Order Update for La Entrada
- ❑ Program Budget Update
- ❑ San Mateo County School Insurance Group (SMCSIG) Update
- ❑ Las Lomas Schedule Update
- ❑ La Entrada Schedule Update
- ❑ Atherton Creek Flood Mitigation Update
- ❑ Next Steps

Las Lomitas Changes on PCO's

□ New or updated PCO's cost estimates since last report:

- \$365k - Total increase in PCO estimates
 - Wing 4 Asbestos in the roofing - \$105k
 - Additional Plug In Costs for DSA structural - \$90k
 - Mitigation for wet soils @ grade beam - \$40K
 - Acceleration to hold summer schedule - \$30k
 - Missing roof joists at Wings 3 and 4 - \$20k
 - Window conflict with shear panel nailing - \$20k
 - Over-ex and base rock east of Wing 6 - \$15k
 - Additional dry rot repair - \$15k
 - Miscellaneous items - \$30k

La Entrada Changes on PCO's

- ❑ New or updated PCO's cost estimates since last report:
 - \$501k - Total increase in PCO estimates.
 - Food Services Conversion - \$277k
 - ADA Level landing at Jensen - \$75k
 - Replacement metal acoustical panels in Jensen - \$64k
 - Summer acceleration to hold schedule - \$62k
 - New HVAC equipment pad at Jensen - \$25k
 - Sitework at Wings 1, 2 and Library - \$23k.
 - Unforeseen Conditions reduction – (-\$43k)
 - Asbestos abatement at Jensen final – (-\$37k)
 - Miscellaneous items - \$55k

Available Balance Increases

- ❑ Increased by interest payments from 2003 Q1 - \$82k
- ❑ Additional insurance reimbursement funds received from SMCSIG
 - XL acceleration during flood - \$53k.
 - Remainder of Plug-In mold abatement - \$69k

Program Balance (Fund 40) after Change Orders

- ❑ Current estimated combined total of all anticipated PCO's: \$5,288,000
- ❑ Resulting Program Balance (Fund 40) of – (-\$188,000).
 - Based on current progress, exposure to large changes due to unforeseen circumstances is low.
 - An exception is the Plug In's PCOs related to DSA Approval. Final detail for the structural upgrades is not known.
 - Additional minor changes are always a possibility during construction.
 - Many PCO's on the logs are still rough estimates, final pricing will fluctuate.

How to Balance the Budget

- ❑ Soft costs are tracking below encumbrances. We will evaluate all T&M contracts and estimate the final cost. Any additional funds left will come back into the Program balance.
- ❑ Any additional funds from the insurance claims will go back into the program balance. A meeting is being set to negotiate with AIG (SMCSIG Carrier) next week.
- ❑ Additional interest earnings.
- ❑ Soft cost contingencies may become available.
- ❑ We do not anticipate the need for additional funding to complete the current projects.

San Mateo County School Insurance Group (SMCSIG)

❑ Las Lomas Claims

- Claims closed with payments received: Wing 5 Mold, Flooding Acceleration and Plug In's Mold and Dry Rot.
- Open Claim: Flooding Delays Claim. Appealing - \$984k.

❑ La Entrada Claim

- Closed with payment received: Wing 1 Mold Repairs.

Las Lomitas Schedule Update

- ❑ Phases 1 and 2 are complete.
- ❑ Phase 3 Construction (Wings 3 and 4)
 - Construction to complete on February 9th, 2024.
- ❑ Phase 4 Construction (Cano Hall, Library and 2 Story) is complete.
 - Except the exterior slab waterproofing on the Old 2 Story. Completion to complete over Thanksgiving break.
- ❑ Plug-in Reconstruction
 - Room 405, 505 and 605 are pending DSA approval of the modifications required. Once approved, work can continue. Completion will likely be concurrent with Phase 3, or February 9th, 2024.





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PELIGRO
ASBESTOS
ALGUNOS MATERIALES
CONTIENEN ASBESTO.
Evite inhalar o ingerir
partículas de asbesto.
Evite el contacto con la
piel.

DANGER
ASBESTOS
SOME MATERIALS
CONTAIN ASBESTOS.
Avoid inhaling or ingesting
asbestos particles.
Avoid contact with skin.
AUTHORIZED PERSONNEL ONLY.
NEAR BYPASS ONLY
PROTECTIVE EQUIPMENT
IS REQUIRED.



La Entrada Schedule Update

- ❑ Phases 1, 2, 3 and 5 are complete.
- ❑ Phase 4 Construction (Wings 3 and 4)
 - Wing 4 is complete.
 - Wing 3 is to be complete on December 22, 2023.
- ❑ Phase 6 Construction (Jensen Hall, Admin and Library Restroom)
 - Admin is to be complete on November 17, 2023.
 - Library Restroom (Staff) is to be complete on December 8, 2023.
 - Jensen Hall is to be complete on January 5, 2024.
 - Jensen Hall Food Services is to be completed on January 26, 2024.





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Atherton Creek Flood Mitigation

- ❑ This is a non-bond project.
 - This will be a Facilities/ Maintenance project.
- ❑ Short Term Measures
 - District Measures
 - Installation of drain inlets in landscaping to route flood waters into storm drain system. Currently pricing and confirming schedule for Christmas break.
 - Investigating solutions such as flood barriers and sealing paint to prep for rapid deployment. Preparing for December.
 - City Measure
 - Clearing debris from the creek basin is mostly complete.
 - Installation of sand bags at inlet to box culverts under Alameda de las Pulgas is to begin this week.

Atherton Creek Flood Mitigation

□ Long Term Measures

○ District Measures

- Civil Engineer (BKF) is working on a conceptual plan for stormwater retention.

○ City Measures

- FEMA grant is to provide: 1) creek monitoring system; 2) additional overflow box culvert under Alameda de las Pulgas; 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 working with SMCSIG on insurance claim appeal.
- ❑ 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.

Questions & Answers?

