



Los Alamitos High School Second Gymnasium Update

September 20, 2022

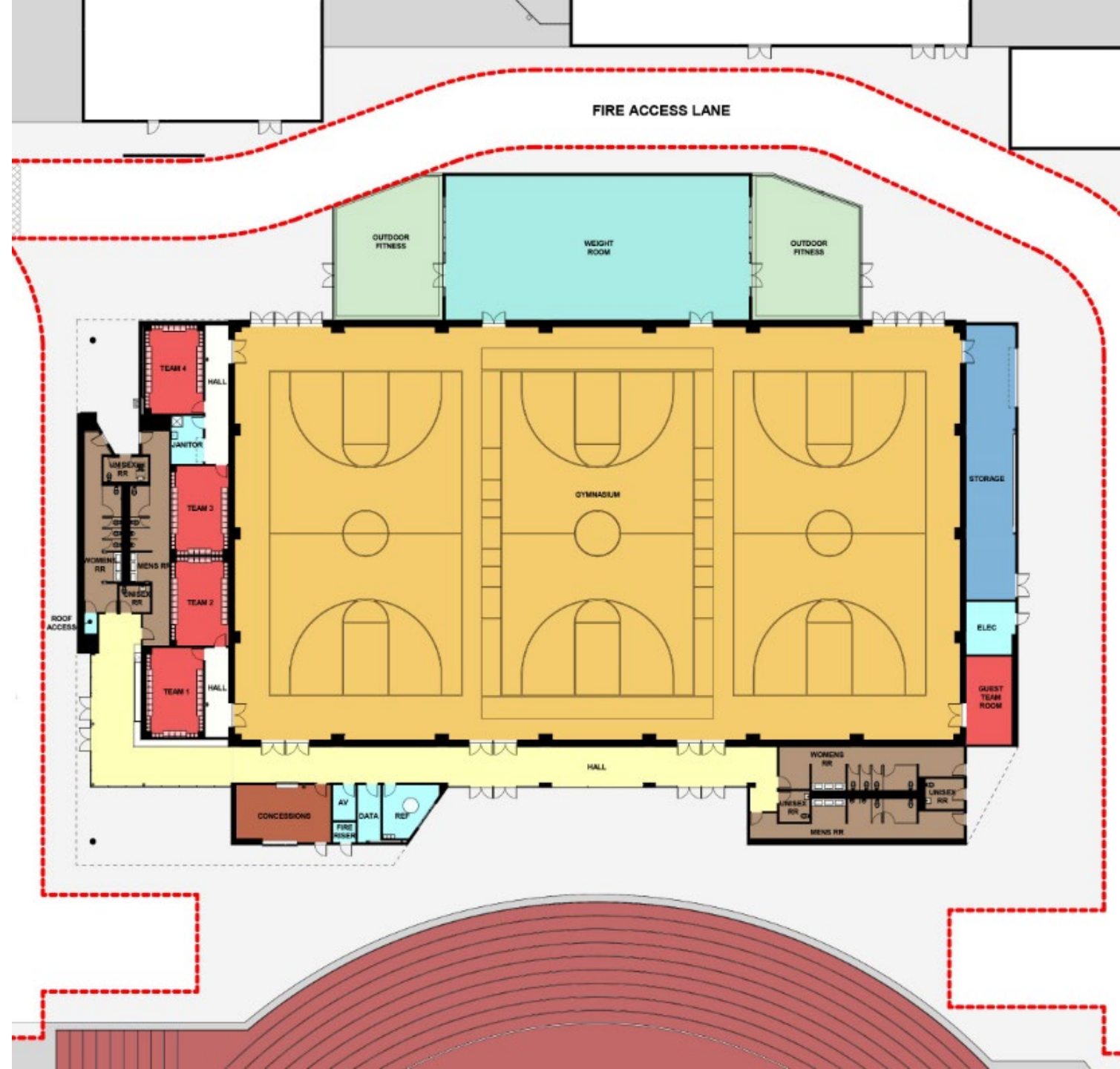
Presented by: CJ Knowland, Director, Facilities, Maintenance, Operations, and Transportation

Design Progress

- ▶ Schematic Design – COMPLETED
- ▶ Design Development – COMPLETED
- ▶ Construction Documents – 50% COMPLETE
- ▶ Division of State Architect (DSA) Review and Constructability – Expected to begin November/December 2022
 - ▶ Estimated 6-month duration
- ▶ Contract Procurement – Expected to begin December 2022
 - ▶ Contract with General Contractor to be in place by DSA Approval
- ▶ Project Construction – Scheduled to begin Summer 2023
 - ▶ Estimated 18-month duration

Second Gymnasium Floorplan

- ▶ Phase 1 Gymnasium – 30,297 SF
 - ▶ 3-Court Gymnasium
 - ▶ Lobby and Interior Corridors
 - ▶ (5) Reduced Size Team Rooms
 - ▶ (2) Sets of Gendered Restrooms
 - ▶ (4) Single Occupancy Restrooms
 - ▶ Concessions
 - ▶ Storage
- ▶ Phase 2 Weight Room – 3,065 SF
- ▶ Total - 33,362 SF
- ▶ Previous Schematic Design – 37,790 SF



Second Gymnasium Renderings

*** Finish Material Colors and Branding are NOT finalized and can be adjusted ***



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Second Gymnasium Budget and Estimates

- ▶ Total Cost Project Budget **\$21 Million**
- ▶ Construction Cost Budget **\$17 Million**
- ▶ As of May 2022, construction materials have risen **19.2%** year over year and **35.6%** since the start of the pandemic according to Producer Price Index data.
- ▶ We have received 4 estimates from General Contractors and Estimating Firms using the Design Development design documents. Estimates include Phase 1 Gymnasium and Phase 2 Weight Room. The estimates have factored in anticipated cost escalations, construction hard costs and the planning soft costs.
 - ▶ O'Connor Estimating - **\$27,781,440** (Detailed Estimate)
 - ▶ Erickson-Hall - **\$30,541,449** (Detailed Estimate)
 - ▶ Lusardi Construction - **\$33,600,000** (Lump Sum Only)
 - ▶ Miller Construction - **\$30,000,000** (Lump Sum Only)
- ▶ We have compared all estimates and have spoken with the contractors to normalize amounts and account for all project scope.

Second Gymnasium Comprehensive Estimate

	Estimated Cost	Design Contingency	Construction Contingency	Estimated Cost and Contingency
Soft Costs & Planning	\$ 2,739,278	\$ 847,496		\$ 3,586,774
Construction Costs	\$ 20,208,333		\$ 2,020,833	\$ 22,229,166
TOTAL PROJECT COST	\$ 22,947,611	\$ 847,496	\$ 2,020,833	\$ 25,815,940
PHASE 2 - Weight Room	\$ 2,469,907		\$ 246,991	\$ 2,716,898
TOTAL PROJECT COST with PHASE 2	\$ 25,417,518	\$ 847,496	\$ 2,267,824	\$ 28,532,838

Second Gymnasium Things to Consider and Next Steps

- ▶ Begin removal of the portable classrooms located in the Second Gymnasium's footprint.
- ▶ Complete the Construction Documents design phase and determine the final project estimate.
- ▶ Continue to value engineer finish items and material where possible to provide cost reduction options.
 - ▶ Exterior Metal Panels
 - ▶ Exterior Brick Veneer
 - ▶ Plaster and Paint
- ▶ Proceed with initial modernization phase at the High School to determine an actual per classroom cost and further solidify the budget required for modernization.
- ▶ Finalize costs for the Multistory STEM Building and determine the remaining budget that can be rolled over to other projects.
 - ▶ Returned Project Contingency
 - ▶ Rollover of Unused Soft Cost Budget
 - ▶ Seismic Mitigation Program Grant Funding

Questions?

Comments?

Feedback?

Thank you!

