



# Citizens' Bond Oversight Committee Update

October 12, 2022

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

# Los Alamitos High School – Multistory STEM Building



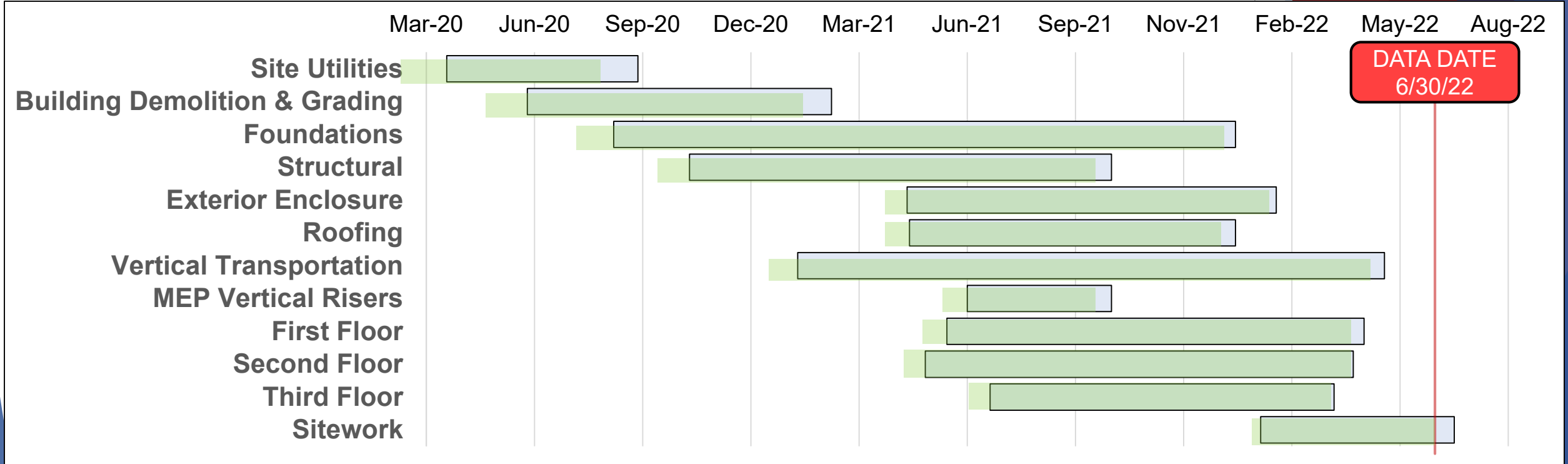
- ▶ Construction is COMPLETE!
  - ▶ Punch List items are nearly completed
  - ▶ Finalizing contingency amounts and closing out project costs
  - ▶ Remaining items include removal of portables and possible relocation of existing portables
  - ▶ Additional Teacher and Administrative furniture is being selected and ordered
  - ▶ Branding meetings are ongoing with site administrators
- ▶ The Mailroom Beautification project is going out to bid next week



# Los Alamitos High School – Multistory STEM Building Construction Schedule and Contract Expenditure

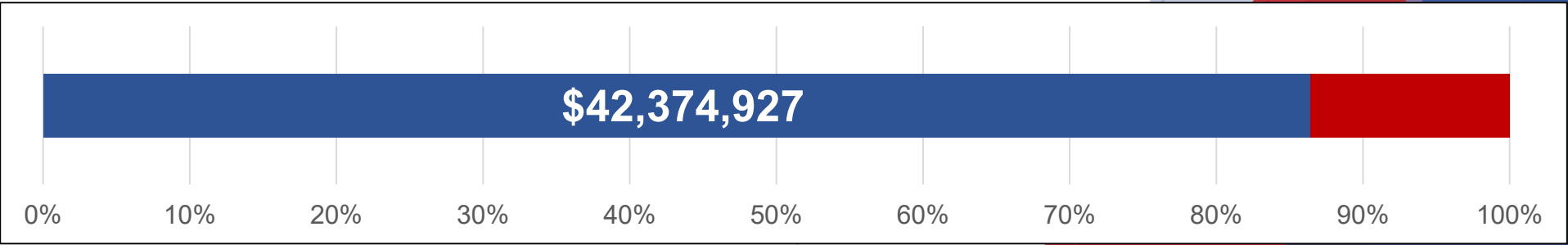


**Construction  
95% Complete**



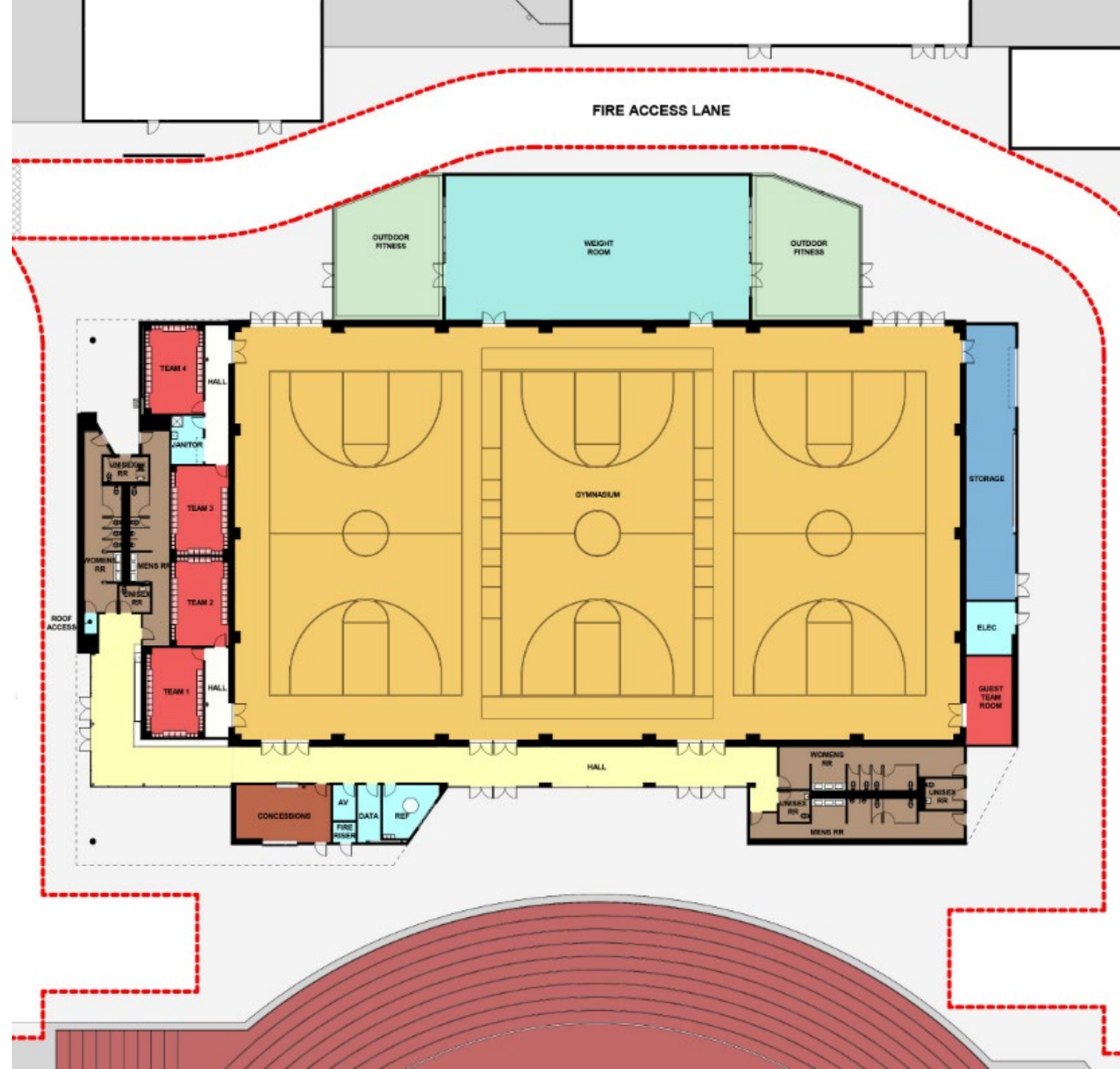
**DATA DATE  
6/30/22**

**Construction  
Contract Value  
\$49,023,306**



# 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
<b>TOTAL PROJECT COST</b>	<b>\$ 22,947,611</b>	<b>\$ 847,496</b>	<b>\$ 2,020,833</b>	<b>\$ 25,815,940</b>
PHASE 2 - Weight Room	\$ 2,469,907		\$ 246,991	\$ 2,716,898
<b>TOTAL PROJECT COST with PHASE 2</b>	<b>\$ 25,417,518</b>	<b>\$ 847,496</b>	<b>\$ 2,267,824</b>	<b>\$ 28,532,838</b>

# 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?

*Thank you!*