



Measure G

Building Facilities for Tomorrow's Leaders.

NORWALK-LA MIRADA UNIFIED SCHOOL DISTRICT

Presentation

MEASURE 'G' PROGRAM UPDATE

APRIL 11, 2016



MEASURE 'G' PROGRAM UPDATE



Phase 1 - Board Approved Original	Option A	Option B	Option C
HVAC PROJECTS	HVAC PROJECTS + MINIMUM REQUIREMENTS	FULL MODERNIZATION	FULL MODERNIZATION
* Elementary Schools 8,990,000	* Elementary Schools 24,498,329	* Elementary Schools 36,877,665	* Elementary Schools 36,877,665
** Middle Schools 1,500,000	** Middle Schools 4,250,911	** Middle Schools 6,595,605	** Middle Schools 6,595,605
* High Schools 1,700,000	* High Schools 5,232,425	* High Schools 8,785,875	* High Schools 8,785,875
	Glenn Admin. Bldg. ⁴ 1,336,122	HVAC of Admin & MPR 1,336,122	HVAC of Admin & MPR 1,336,122
	Glenn MPR Buildings ⁴ 2,860,740	Glenn Admin. Bldg. ⁴ 2,860,740	Glenn Admin. Bldg. ⁴ 2,860,740
	Norwalk MPR Building ⁴ 2,895,929	Glenn MPR Buildings ⁴ 2,860,740	Glenn MPR Buildings ⁴ 2,860,740
		Norwalk MPR Building ⁴ 2,895,929	Norwalk MPR Building ⁴ 2,895,929
Est. Construction Costs 12,190,000	Est. Construction Costs 41,074,456	Est. Construction Costs 59,351,936	Est. Construction Costs 59,351,936
Soft Costs (33%): 4,022,700	Soft Costs (33%): 13,554,570	Soft Costs (33%): 19,586,139	Soft Costs (33%): 19,586,139
SUBTOTAL 16,212,700	SUBTOTAL ¹ 54,629,026	SUBTOTAL ¹ 78,938,075	SUBTOTAL ¹ 78,938,075
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE
Glenn Gym & Locker Rm Bldgs. 5,000,000	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,400	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,400	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,500
LMHS Gym Exp. & Locker Rm Bldg. 4,200,000	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085
Est. Construction Budget 9,200,000	Est. Construction Budget 20,415,485	Norwalk HS Gym Modernization ⁴ 5,480,545	Norwalk HS Gym Modernization ⁴ 5,480,545
Soft Costs (33%): 3,100,000	Soft Costs (33%): 6,737,110	Norwalk HS Weight Room ³ 896,400	Norwalk HS Weight Room ³ 896,400
SUBTOTAL 12,300,000	SUBTOTAL ¹ 27,152,595	Norwalk HS Gym Roof ² 480,015	Norwalk HS Gym Roof ² 480,015
EXTERIOR RENOVATIONS	EXTERIOR RENOVATIONS	Est. Construction Budget 27,272,445	Est. Construction Budget 27,272,445
Norwalk HardScape Renovation 900,000	Norwalk Hard/Soft Scape Renovation ⁶ 2,331,671	Soft Costs (33%): 8,999,907	Soft Costs (33%): 8,999,940
Est. Construction Budget 900,000	Est. Construction Budget 2,331,671	SUBTOTAL ¹ 36,272,352	SUBTOTAL ¹ 36,272,485
Soft Costs (33%): 297,000	Soft Costs (33%): 769,451	EXTERIOR RENOVATION + ADDITIONAL SITES	EXTERIOR RENOVATION + ADDITIONAL SITES
SUBTOTAL 1,197,000	SUBTOTAL ¹ 3,101,122	Norwalk Hard/Soft Scape Renovation ⁶ 2,331,671	Norwalk Hard/Soft Scape Renovation ⁶ 2,331,671
HIGH SCHOOLS SPORT FIELDS	HIGH SCHOOLS SPORT FIELDS	LMHS Hard/Soft Scape Renovation ⁵ 2,331,671	(5) LMHS Hard/Soft Scape Renovation ⁵ 2,331,671
Glenn (CEQA Study) - Fields 4,000,000	Glenn (CEQA Study) - Fields ⁶ 14,147,095	Glenn Hard/Soft Scape Renovation ⁵ 2,331,671	(5) Glenn Hard/Soft Scape Renovation ⁵ 2,331,671
Glenn Baseball/Softball Synthetic Turf 4,000,000		Est. Construction Budget 6,995,013	Est. Construction Budget 6,995,013
Norwalk (CEQA Study) - Fields 4,000,000	Norwalk (CEQA Study) - Fields ⁶ 14,263,682	Soft Costs (33%): 2,308,354	Soft Costs (33%): 2,308,354
Est. Construction Budget 12,000,000	Est. Construction Budget 28,410,777	SUBTOTAL ¹ 9,303,367	SUBTOTAL ¹ 9,303,367
Soft Costs (33%): 3,000,000	Soft Costs (33%): 9,375,556	HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE	HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE
SUBTOTAL 15,000,000	SUBTOTAL ¹ 37,786,333	Glenn (CEQA Study) - Fields ⁶ 14,147,095	Glenn (CEQA Study) - Fields ⁶ 14,147,095
FMP Estimated Subtotal 44,709,700	ESTIMATED SUBTOTAL 122,669,077	LMHS - Synthetic Field, Track & Bleachers ⁷ 5,000,000	LMHS - Synthetic Field, Track & Bleachers ⁷ 5,000,000
TECHNOLOGY	TECHNOLOGY	Norwalk (CEQA Study) - Fields ⁶ 14,263,682	Norwalk (CEQA Study) - Fields ⁶ 14,263,682
Backbone 8,000,000	Backbone 8,000,000	Est. Construction Budget 33,410,777	Est. Construction Budget 33,410,777
Endowment 10,000,000	Endowment 10,000,000	Soft Costs (33%): 11,025,556	Soft Costs (33%): 11,025,556
SUBTOTAL 18,000,000	SUBTOTAL 18,000,000	SUBTOTAL ¹ 44,436,333	SUBTOTAL ¹ 44,436,333
Estimated Grand Total 62,709,700	Estimated Grand Total 140,669,077	ESTIMATED SUBTOTAL 168,950,127	ESTIMATED SUBTOTAL 168,950,260
Measure G 375,000,000	Measure G 375,000,000	TECHNOLOGY	TECHNOLOGY
(-) Estimated Grand Total (62,709,700)	(-) Estimated Grand Total (140,669,077.30)	Backbone 8,000,000	Backbone 8,000,000
(-) Tech Bal. Back Bone (45,000,000)	(-) Tech Bal. Back Bone (45,000,000)	Endowment 10,000,000	Endowment 10,000,000
(-) Tech Bal. Endowment (22,000,000)	(-) Tech Bal. Endowment (22,000,000)	SUBTOTAL 18,000,000	SUBTOTAL 18,000,000
(-) Benton and Corvallis (13,000,000)	(-) Benton and Corvallis (13,000,000)	Estimated Grand Total 186,950,127	Estimated Grand Total 186,950,260
Measure G Balance 232,290,300	Measure G Balance 154,330,923	Measure G 375,000,000	Measure G 375,000,000
		(-) Estimated Grand Total (186,950,127)	(-) Estimated Grand Total (186,950,260)
		(-) Tech Bal. Back Bone (45,000,000)	(-) Tech Bal. Back Bone (45,000,000)
		(-) Tech Bal. Endowment (22,000,000)	(-) Tech Bal. Endowment (22,000,000)
		(-) Benton and Corvallis (13,000,000)	(-) Benton and Corvallis (13,000,000)
		Measure G Balance 108,049,873	Measure G Balance 108,049,740
		OTHER ITEMS FOR CONSIDERATION	OTHER ITEMS FOR CONSIDERATION
		Elementary Schools Irrigation Replacement 14,500,000	Elementary Schools Irrigation Replacement 14,500,000
		Middle Schools Field Renovations Hutchinson 8,500,000	Middle Schools Field Renovations Hutchinson 8,500,000
		Los Alisos 8,500,000	Los Alisos 8,500,000
		Waite (modernization) 8,500,000	Waite (modernization) 8,500,000
		Los Coyotes 4,500,000	Los Coyotes 4,500,000
		Middle Schools Locker Rooms -	Middle Schools Locker Rooms -
		Roofs needed to be determined -	Roofs needed to be determined -
		Hutchinson (replacement) 1,500,000	Hutchinson (replacement) 1,500,000
		Los Alisos (modernization) 1,001,405	Los Alisos (modernization) 1,001,405
		Waite (modernization) 698,745	Waite (modernization) 698,745
		Los Coyotes (modernization) 1,154,400	Los Coyotes (modernization) 1,154,400
		Playgrounds - district-wide ⁷ 12,000,000	Playgrounds - district-wide ⁷ 12,000,000
		Est. Construction Budget 60,854,550	Est. Construction Budget 60,854,550
		Soft Costs (33%): 20,082,002	Soft Costs (33%): 20,082,002
		SUBTOTAL ¹ 80,936,552	SUBTOTAL ¹ 80,936,552
		Furniture district-wide ⁷ 18,000,000	Furniture district-wide ⁷ 18,000,000
		SUBTOTAL 18,000,000	SUBTOTAL 18,000,000
		ESTIMATED SUBTOTAL \$ 98,936,551.50	ESTIMATED SUBTOTAL \$ 98,936,551.50
		Measure G Balance 9,113,188	Measure G Balance 9,113,188

- This is an updated version to the one provided to the Board prior to Spring Break.
- Phase 1 – Board Approved Original – Budgets from FMP
- Option A – Revised estimated budgets from architects' assessments
- Option B – Includes estimated budgets from Option A + added recommended scope
- Option C – Includes estimated budgets from Option B + additional items for Board consideration

BOARD APPROVED 3/23/2015

HVAC PROJECTS

* Elementary Schools	8,990,000
** Middle Schools	1,500,000
* High Schools	1,700,000
Est. Construction Costs	12,190,000
Soft Costs (33%):	4,022,700

SUBTOTAL	16,212,700
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HIGH SCHOOLS GYM AND LOCKER ROOM

BLDGS. MODERNIZATION

Glenn Gym & Locker Rm Bldgs.	5,000,000
LMHS Gym Exp. & Locker Rm Bldg.	4,200,000
Est. Construction Budget	9,200,000
Soft Costs (33%):	3,100,000

SUBTOTAL	12,300,000
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EXTERIOR RENOVATIONS

Norwalk HardScape Renovation	900,000
Est. Construction Budget	900,000
Soft Costs (33%):	297,000

SUBTOTAL	1,197,000
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HIGH SCHOOLS SPORT FIELDS

Glenn (CEQA Study) - Fields	4,000,000
Glenn Baseball/Softball Synthetic Turf	4,000,000
Norwalk (CEQA Study) - Fields	4,000,000
Est. Construction Budget	12,000,000
Soft Costs (33%):	3,000,000

SUBTOTAL	15,000,000
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FMP Estimated Subtotal	44,709,700
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TECHNOLOGY

Backbone	8,000,000
Endowment	10,000,000

SUBTOTAL	18,000,000
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Estimated Grand Total	62,709,700
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HVAC PROJECTS

STAFF RECOMMENDATION: B

Option A

HVAC PROJECTS + MINIMUM REQUIREMENTS

* Elementary Schools	24,498,329
** Middle Schools	4,250,911
* High Schools	5,232,425
Glenn Admin. Bldg. ⁴	1,336,122
Glenn MPR Buildings ⁴	2,860,740
Norwalk MPR Building ⁴	2,895,929
Est. Construction Costs	41,074,456
Soft Costs (33%):	13,554,570
SUBTOTAL ¹	54,629,026

Option B

FULL MODERNIZATION

* Elementary Schools	36,877,665
** Middle Schools	6,595,605
* High Schools	8,785,875
HVAC of Admin & MPR	
Glenn Admin. Bldg. ⁴	1,336,122
Glenn MPR Buildings ⁴	2,860,740
Norwalk MPR Building ⁴	2,895,929
Est. Construction Costs	59,351,936
Soft Costs (33%):	19,586,139
SUBTOTAL ¹	78,938,075

CONSENSUS: OPTION A or B

¹ Fee for construction management services and interim housing to be determined.

² Rough estimate per roofing consultant, Garland Company.

³ Rough estimate is based upon NAC Architects' Gym Project. No input received from Stakeholders.

⁴ Estimate of \$185/sq. ft. per Architects' recommendation. No input received from Stakeholders.

⁵ Rough estimate is based upon Rachlin Partners' NHS Exterior Renovation Project. No input received from Stakeholders.

⁶ Design developed with Stakeholders' input and feedback.

⁷ Rough estimate from FMP.

* Includes full campus HVAC: Dulles/Chavez/El Camino

** Excludes Benton and Corvallis

Ramona, ROP and Adult Ed are not included in any of these projects under Phase 1

WLC: "As the Board should recall the HVAC figures for the offices and MPRs were very streamlined and intended only to bring cooling to these unconditioned spaces until later phases would do more robust upgrades."

New ceilings, new lighting structural framing, path of travel, doors, restrooms remodel, fire alarm, casework, etc. All of these items were not included in the original numbers from Phase 1

Buildings to be upgraded to the standard modernization level. Scope to include items such as, new ceilings, ADA upgrades, technology upgrades, fire alarm, intrusion, reconfigure building entrances for safety upgrades.



GYM & LOCKER RM BLDGS MOD

STAFF RECOMMENDATION: B

Option A	
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	
Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶	9,151,400
LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶	11,264,085
Est. Construction Budget	20,415,485
Soft Costs (33%):	6,737,110
SUBTOTAL ¹	27,152,595

Option B	
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE	
Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶	9,151,400
LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶	11,264,085
Norwalk HS Gym Modernization ⁴	5,480,545
Norwalk HS Weight Room ³	896,400
Norwalk HS Gym Roof ²	480,015
Est. Construction Budget	27,272,445
Soft Costs (33%):	8,999,907
SUBTOTAL ¹	36,272,352

CONSENSUS: OPTION A or B

¹ Fee for construction management services and interim housing to be determined.

² Rough estimate per roofing consultant, Garland Company.

³ Rough estimate is based upon NAC Architects' Gym Project. No input received from Stakeholders.

⁴ Estimate of \$185/sq. ft. per Architects' recommendation. No input received from Stakeholders.

⁵ Rough estimate is based upon Rachlin Partners' NHS Exterior Renovation Project. No input received from Stakeholders.

⁶ Design developed with Stakeholders' input and feedback.

⁷ Rough estimate from FMP.



EXTERIOR RENOVATION

STAFF RECOMMENDATION: B

Option A

EXTERIOR RENOVATIONS

Norwalk Hard/Soft Scape Renovation ⁶	2,331,671
Est. Construction Budget	2,331,671
Soft Costs (33%):	769,451
SUBTOTAL ¹	3,101,122

Option B

EXTERIOR RENOVATION + ADDITIONAL SITES

Norwalk Hard/Soft Scape Renovation ⁶	2,331,671
LMHS Hard/Soft Scape Renovation ⁵	2,331,671
Glenn Hard/Soft Scape Renovation ⁵	2,331,671
Est. Construction Budget	6,995,013
Soft Costs (33%):	2,308,354
SUBTOTAL ¹	9,303,367

CONSENSUS: OPTION A or B

¹ Fee for construction management services and interim housing to be determined.

² Rough estimate per roofing consultant, Garland Company.

³ Rough estimate is based upon NAC Architects' Gym Project. No input received from Stakeholders.

⁴ Estimate of \$185/sq. ft. per Architects' recommendation. No input received from Stakeholders.

⁵ Rough estimate is based upon Rachlin Partners' NHS Exterior Renovation Project. No input received from Stakeholders.

⁶ Design developed with Stakeholders' input and feedback.

⁷ Rough estimate from FMP.



HIGH SCHOOL FIELDS

Option A

HIGH SCHOOLS SPORT FIELDS

Glenn (CEQA Study) - Fields ⁶	14,147,095
Norwalk (CEQA Study) - Fields ⁶	14,263,682
Est. Construction Budget	28,410,777
Soft Costs (33%):	9,375,556

SUBTOTAL ¹	37,786,333
ESTIMATED SUBTOTAL	122,669,077

STAFF RECOMMENDATION: B

Option B

HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE

Glenn (CEQA Study) - Fields ⁶	14,147,095
LMHS - Synthetic Field, Track & Bleachers ⁷	5,000,000
Norwalk (CEQA Study) - Fields ⁶	14,263,682
Est. Construction Budget	33,410,777
Soft Costs (33%):	11,025,556

SUBTOTAL ¹	44,436,333
ESTIMATED SUBTOTAL	168,950,127

CONSENSUS: OPTION A or B

¹ Fee for construction management services and interim housing to be determined.

² Rough estimate per roofing consultant, Garland Company.

³ Rough estimate is based upon NAC Architects' Gym Project. No input received from Stakeholders.

⁴ Estimate of \$185/sq. ft. per Architects' recommendation. No input received from Stakeholders.

⁵ Rough estimate is based upon Rachlin Partners' NHS Exterior Renovation Project. No input received from Stakeholders.

⁶ Design developed with Stakeholders' input and feedback.

⁷ Rough estimate from FMP.



MEASURE 'G' PROGRAM UPDATE

SUMMARY OF PHASE 1

Option A	
HVAC PROJECTS + MINIMUM REQUIREMENTS	
Est. Construction Costs	41,074,456
Soft Costs (33%):	13,554,570
SUBTOTAL ¹	54,629,026
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	
Est. Construction Budget	20,415,485
Soft Costs (33%):	6,737,110
SUBTOTAL ¹	27,152,595
EXTERIOR RENOVATIONS	
Est. Construction Budget	2,331,671
Soft Costs (33%):	769,451
SUBTOTAL ¹	3,101,122
HIGH SCHOOLS SPORT FIELDS	
Est. Construction Budget	28,410,777
Soft Costs (33%):	9,375,556
SUBTOTAL ¹	37,786,333
ESTIMATED SUBTOTAL	122,669,077
TECHNOLOGY	
Backbone	8,000,000
Endowment	10,000,000
SUBTOTAL	18,000,000
Estimated Grand Total	140,669,077
Measure G	
(-) Estimated Grand Total	(140,669,077.30)
(-) Tech Bal. Back Bone	(45,000,000)
(-) Tech Bal. Endowment	(22,000,000)
(-) Benton and Corvallis	(13,000,000)
Measure G Balance	154,330,923

Option B	
FULL MODERNIZATION + ADDITIONAL SITES	
Est. Construction Costs	59,351,936
Soft Costs (33%):	19,586,139
SUBTOTAL ¹	78,938,075
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE	
Est. Construction Budget	27,272,445
Soft Costs (33%):	8,999,907
SUBTOTAL ¹	36,272,352
EXTERIOR RENOVATION + ADDITIONAL SITES	
Est. Construction Budget	6,995,013
Soft Costs (33%):	2,308,354
SUBTOTAL ¹	9,303,367
HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE	
Est. Construction Budget	33,410,777
Soft Costs (33%):	11,025,556
SUBTOTAL ¹	44,436,333
ESTIMATED SUBTOTAL	168,950,127
TECHNOLOGY	
Backbone	8,000,000
Endowment	10,000,000
SUBTOTAL	18,000,000
Estimated Grand Total	186,950,127
Measure G	
(-) Estimated Grand Total	(186,950,127)
(-) Tech Bal. Back Bone	(45,000,000)
(-) Tech Bal. Endowment	(22,000,000)
(-) Benton and Corvallis	(13,000,000)
Measure G Balance	108,049,873



POSSIBLE OPTIONS

Option C	
OTHER ITEMS FOR CONSIDERATION	
Elementary Schools Irrigation Replacement ⁷	14,500,000
<u>Middle Schools Field Renovations</u>	
Hutchinson	8,500,000
Los Alisos	8,500,000
Waite	8,500,000
Los Coyotes	4,500,000
Roofs needed to be determined	-
<u>Middle Schools Locker Room Bldgs.</u>	
Hutchinson (Replacement)	1,500,000
Los Alisos (Modernization)	1,001,405
Waite (Modernization)	698,745
Los Coyotes (Modernization)	1,154,400
Playgrounds - District-wide ⁷	12,000,000
Est. Construction Budget	60,854,550
Soft Costs (33%):	20,082,002
SUBTOTAL ¹	80,936,552
Furniture District-wide ⁷	18,000,000
SUBTOTAL	18,000,000
ESTIMATED TOTAL ¹ \$	98,936,551.50



2016 STATE SCHOOL BOND

\$9 BILLION BOND

SCHOOL DISTRICTS

NEW CONSTRUCTION:	\$3 BILLION
MODERNIZATION:	\$3 BILLION
CAREER TECH. EDUCATION:	\$500 MILLION



QUESTIONS

THANK YOU

