

# Measure U Bond Program Initial Implementation Plan

May 8, 2025



CUMMING  
GROUP

//////////////////// BUILDING VALUE THROUGH EXPERTISE





# AGENDA

- 1 Site Specific Scope Details
- 2 Conceptual Master Schedule
- 3 Funding Sources
- 4 Market Impacts
- 5 Contingencies
- 6 Initial Program Budget
- 7 Next Steps



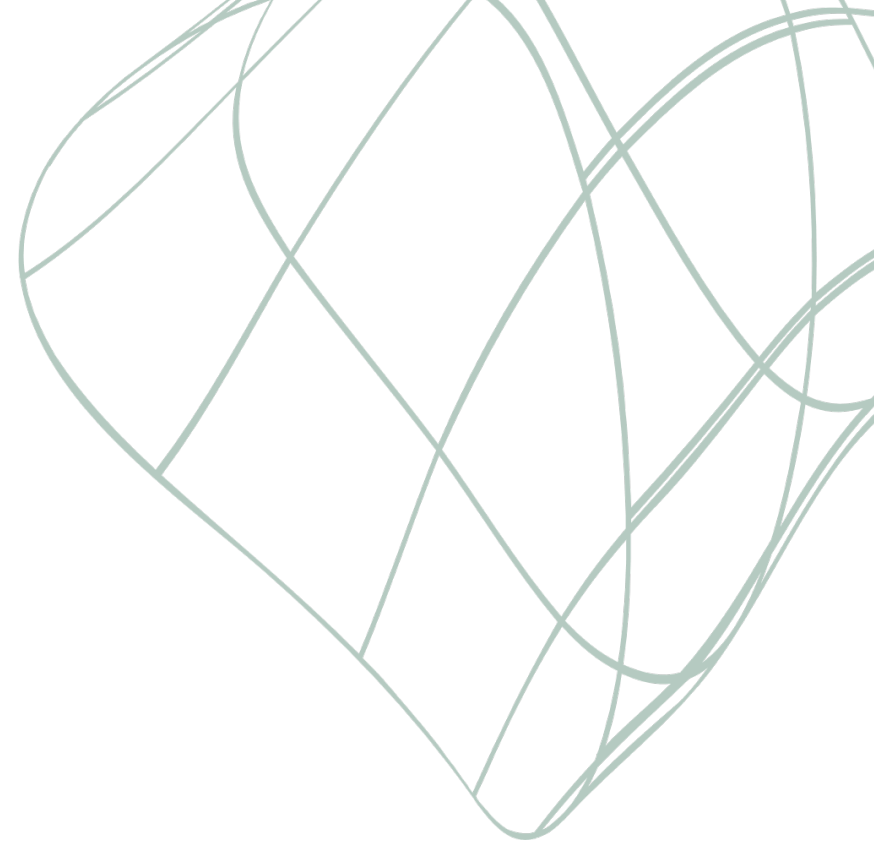
# Site Specific Scope Details

## Quick Start Projects

- Data Wiring Upgrade at All Sites
- Laurel Upper Department of Toxic Substances Control (DTSC) Asphalt
- Encinal Front Entry Tree Planting
- Laurel Upper Play Structure Re-Surfacing
- HVAC Electrical Service Assessments at All Sites
- Door Access Control Pilot at Encinal, Hillview, Laurel Upper, and Oak Knoll
- Intrusion Alarm Pilot at Oak Knoll

## Districtwide Electric HVAC Upgrades

- All Classrooms and Select Educational Spaces
- Assumed Electric Service Upgrades at All 5 Sites





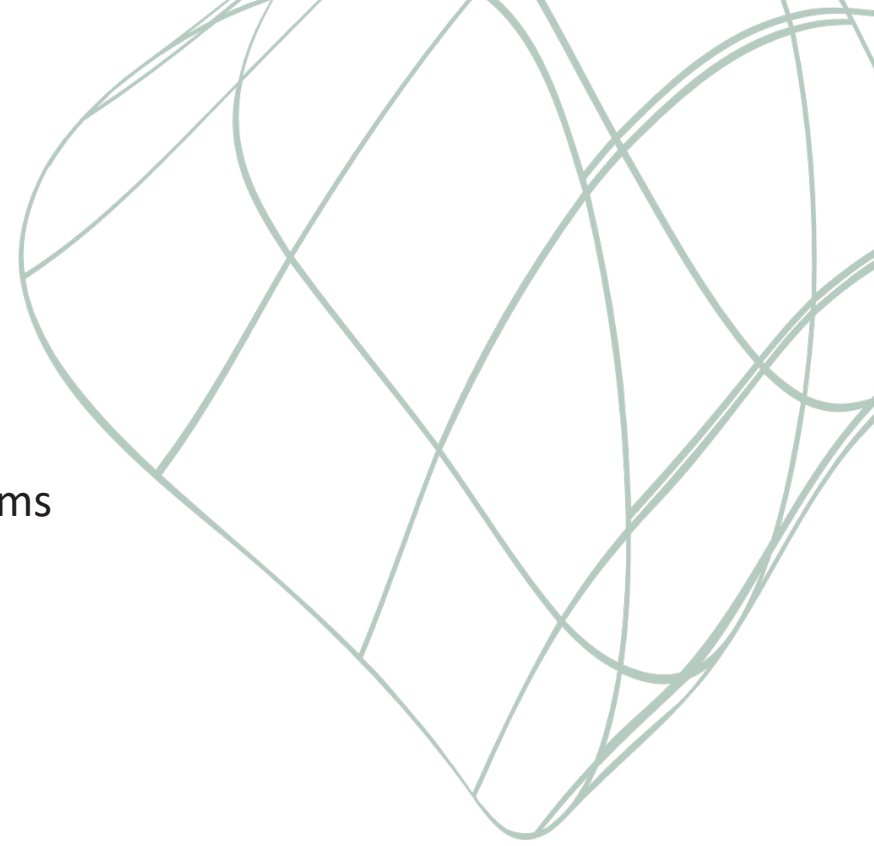
# Site Specific Scope Details

## Encinal Modernization

- Fire Alarm Upgrades
- Door Access Control
- Modernization of Older Gym, School Front Entry Wayfinding, General Classrooms
- Additional Shade
- Classroom AV/Emergency Communication
- Alarms, Security, and Screens (Short Life Assets)

## Oak Knoll Modernization

- Priority Fencing
- Fire Alarm Upgrades
- Door Access Control
- Modernization of Old Gym, General Classrooms
- Additional Shade
- Classroom AV/Emergency Communication
- Alarms, Security, and Screens (Short Life Assets)





# Site Specific Scope Details

## **Laurel Lower New Construction and Modernization**

- Priority Fencing
- Fire Alarm Upgrades
- Door Access Control
- Admin and Library Heavy Modernization
- Classroom Pods B, C, and G (ELC) Demo/New + 1000sq ft Expansion per Classroom Pod
- MUB Demo/New + 1000 sq ft Expansion
- Solar and Battery Storage
- Site Work
- Play Structures
- Additional Shade
- Classroom AV/Emergency Communication
- Alarms, Security, and Screens (Short Life Assets)





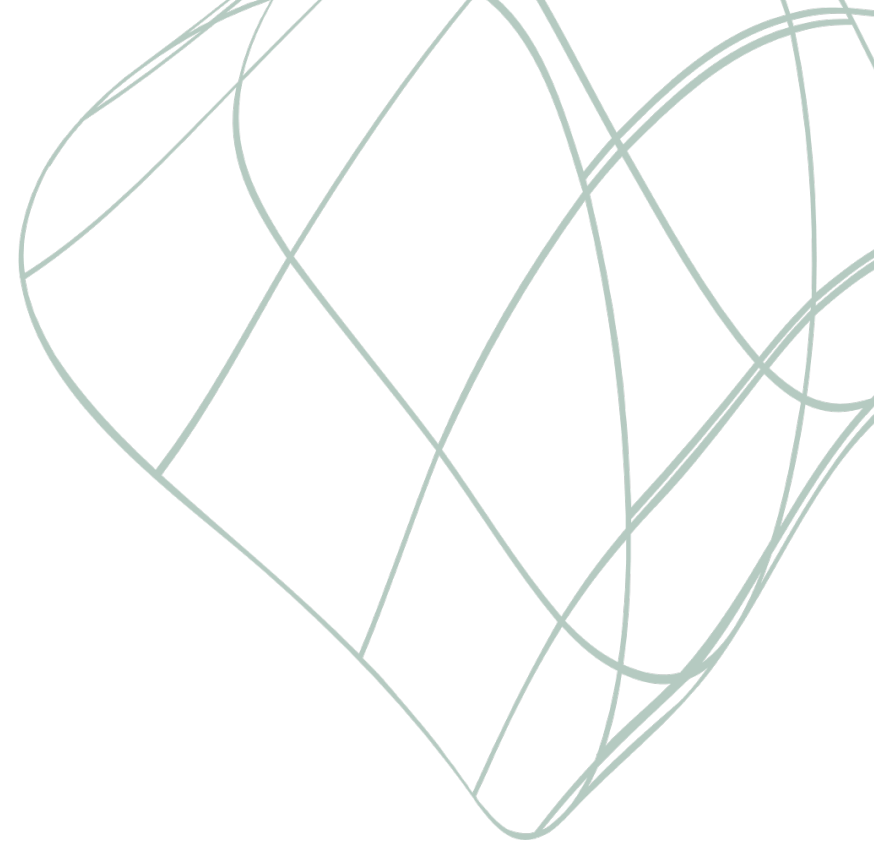
# Site Specific Scope Details

## **Laurel Upper Modernization**

- Fire Alarm Upgrades
- Door Access Control
- Additional Shade
- Additional Classroom Storage
- Classroom AV/Emergency Communication
- Alarms, Security, and Screens (Short Life Assets)

## **Hillview Modernization**

- Fire Alarm Upgrades
- Door Access Control
- Modernization Includes Locker Room, Stage, and Gym
- PAC Bleacher Fix and Flooring
- Additional Shade
- Classroom AV/Emergency Communication
- Alarms, Security, and Screens (Short Life Assets)





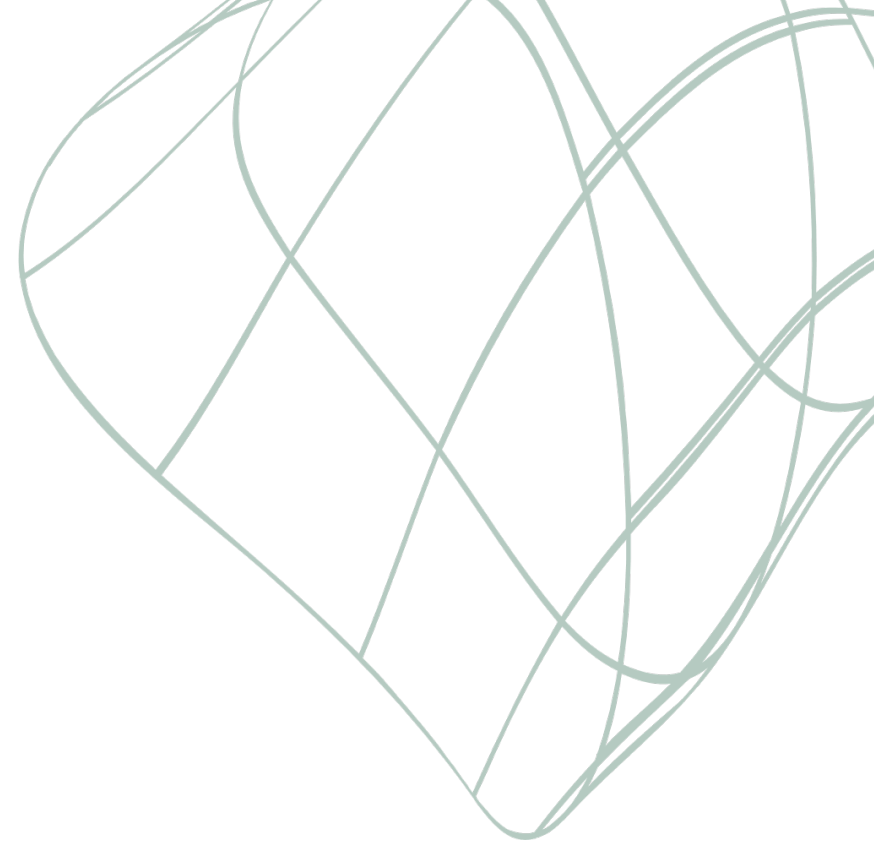
# Site Specific Scope Details

## **Program Admin (Common Costs)**

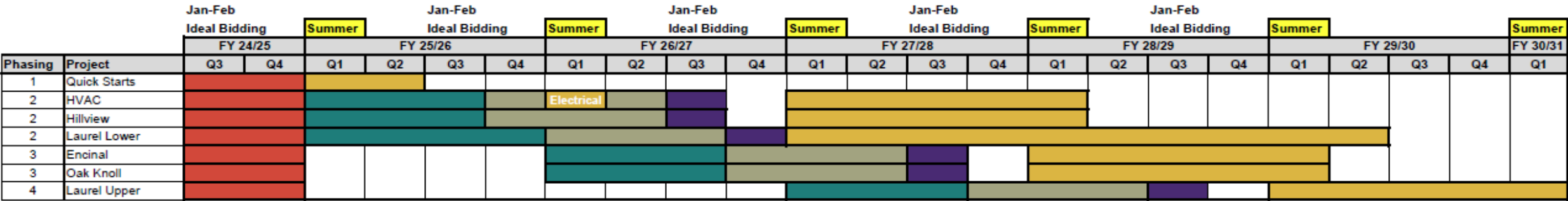
- Legal Fees
- Program and Construction Manager
- Management Information System (MIS) and Prequalification Software
- Program Advisor
- State Funding Consultant
- Additional Specialty Consultants
- Auditor, Reporting, and Reproduction
- District Support Staff

## **Scope Items Removed to Balance Budget (Prioritized for Future)**

- Solar on Roof at Laurel Upper
- Asphalt Repair at All Sites
- Exterior Painting at All Sites
- EV Chargers at All Sites
- Hillview Kitchen Modernization



# Conceptual Master Schedule



Key
AE/Procurement
Design
DSA
Bidding
Construction

- Notes:
- This is a conservative approach to a conceptual schedule, with the best information we have at this time.
  - We will be completing conceptual designs for the priority projects over summer 2025 and will have more accurate scope and cost estimate data to bring back for updates before the end of the year.
  - This schedule shows a conservative 2.5 year construction duration for Laurel Lower and assumes no interim housing with replacement of one classroom pod at a time.
  - Based on recent updates from our architects, we have assumed a nine month design for modernization and twelve month design for new construction.
  - We have assumed a nine month Division of the State Architect (DSA) permit approval process for all projects based on the recent Los Angeles fire impacts and the influx of school construction from the new state bond.
  - We are expecting a significant DSA code update in Jan 2026 that could impact the required scope at each site.





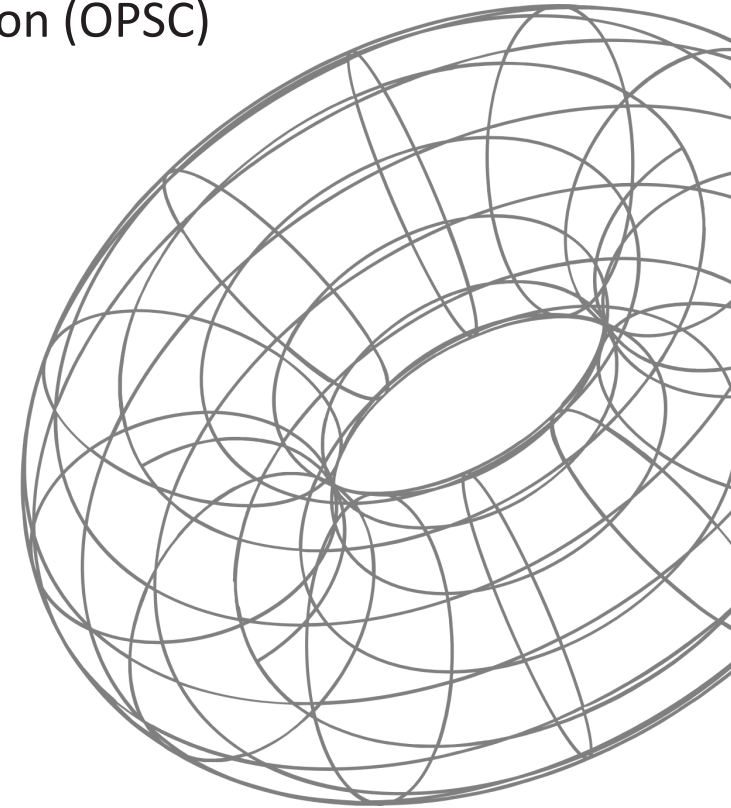
# Funding Sources

Revenue Source	Amount
Measure U GO Bond	\$ 123,600,000
Developer Fees/Deferred Maintenance	\$ 2,500,000
Grants/Incentives/Rebates	\$ 1,090,376
Interest @ 2%	\$ 2,472,000
<b>Total</b>	<b>\$ 129,662,376</b>

- Bond Issuance A \$65M Received on April 2, 2025

# Market Impacts

- November 2024 \$10B State Bond Approved by Voters
- Most California K12 School District Passed Local Bonds in November 2024
- Unexpected Surge of Projects Submitted to Office of Public School Construction (OPSC)
- K12 Consultants and Contractors Spread Thin
- Los Angeles Fires
- Division of the State Architect (DSA) Impacts
- Material Shortages
- January 2025 Political Change
- New Tariffs
- Potential War Impacts
- January 2026 DSA Code Change
- Escalation Impacts





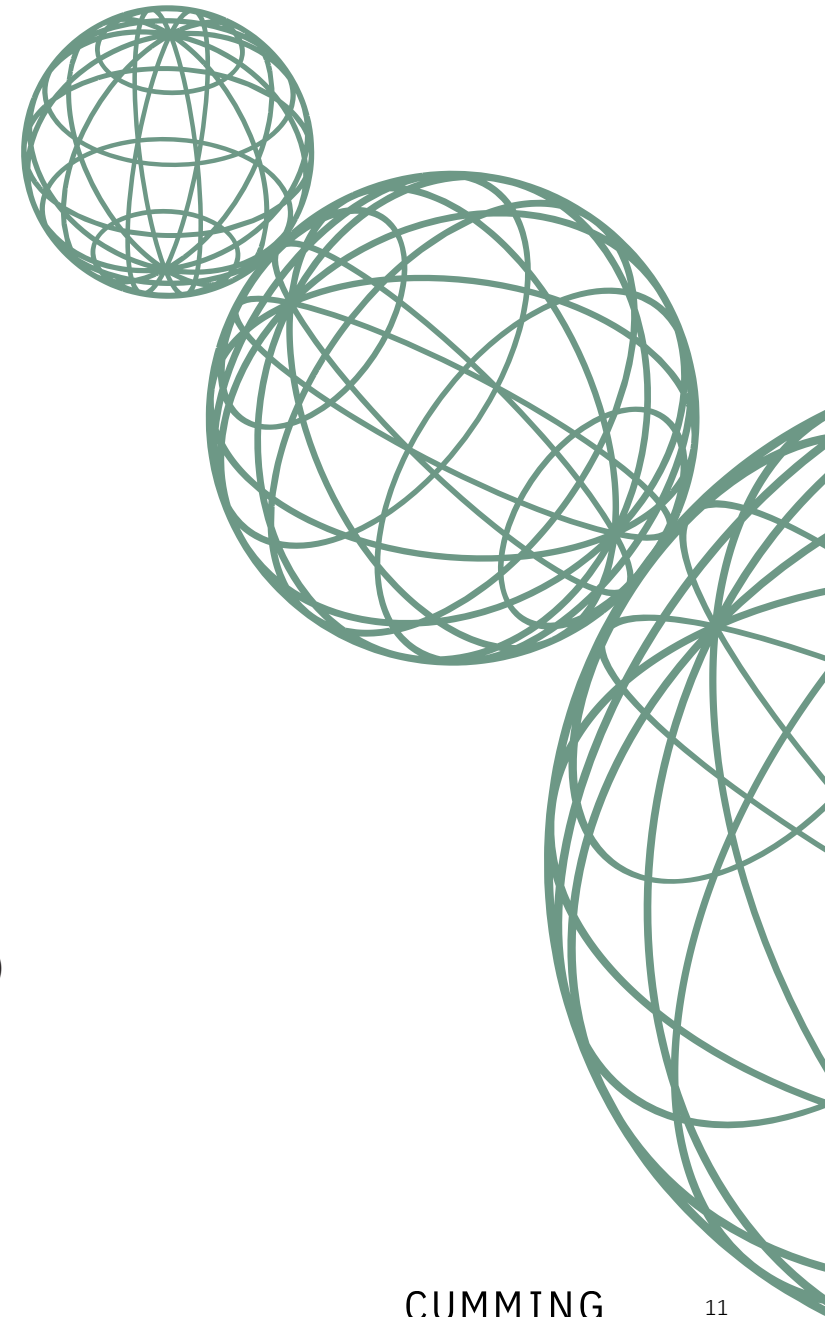
# Contingencies

## Project Level Contingencies

- Escalation
  - Expected Increase in Cost of Consultants and Contractors Annually (Assumed 5% per Year)
- Change Order Contingency
  - Contingency for Unforeseen Circumstances During Construction
- Project Contingency
  - Contingency for Unforeseen Project Needs

## Program Level Contingencies

- Program Contingency
  - \$1M
  - Budget is Moved from Program Contingency to Projects (or from Projects to Program Contingency)
  - Board Approval Required
- Program Reserve
  - \$4M
  - Unforeseen Circumstances at Program Level (Last Resort)
  - Board Approval Required

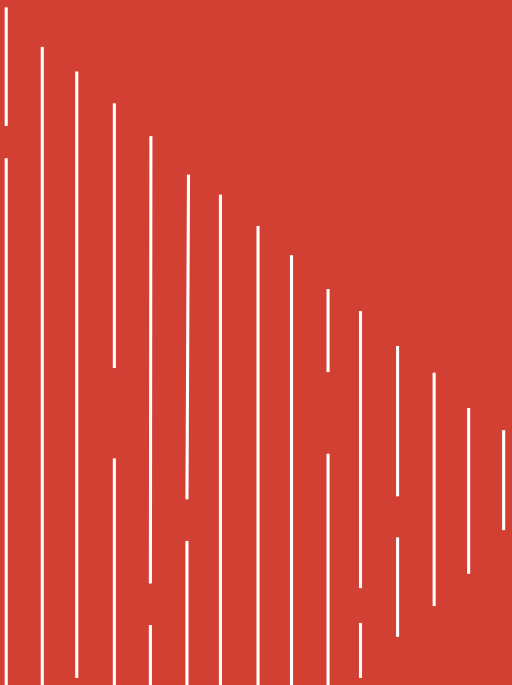


# Initial Program Budget

Line #	Object Codes	Site Costs	Quick Starts	District HVAC	Encinal Mod	Oak Knoll Mod	Laurel Lower New & Mod	Laurel Upper Mod	Hillview Mod	Program Admin	Program Contingency	Program Reserve	Program Total
1	6140	Surveying	\$ -	\$ -	\$ 34,067	\$ 31,062	\$ 322,913	\$ 9,119	\$ 43,957	\$ -	\$ -	\$ -	\$ 441,118
2	6160	Site Support Costs (CEQA and Environmental Planning)	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
3	6165	Environmental Assessments, POESA/PEA Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	6173	Hazardous Waste Removal (DTSC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	6174	DTSC Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	6255	Geotechnical Surveys and Engineering	\$ -	\$ -	\$ 34,067	\$ 31,062	\$ 322,913	\$ 9,119	\$ 43,957	\$ -	\$ -	\$ -	\$ 441,118
<b>Planning Costs</b>													
7	6190	Legal Fees	\$ -	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	\$ 500,000	\$ -	\$ -	\$ 500,000
8	6225	Architectural/ Engineering Fees	\$ -	\$ 2,772,000	\$ 340,674	\$ 310,624	\$ 3,229,128	\$ 91,186	\$ 439,567	\$ -	\$ -	\$ -	\$ 7,183,180
9	6226	CDE Fees	\$ -	\$ 23,100	\$ 3,407	\$ 3,106	\$ 32,291	\$ 912	\$ 4,396	\$ -	\$ -	\$ -	\$ 67,212
10	6230	DSA Fees	\$ -	\$ 462,000	\$ 68,135	\$ 62,125	\$ 645,826	\$ 18,237	\$ 87,913	\$ -	\$ -	\$ -	\$ 1,344,236
11	6235	Program Management	\$ -	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	\$ 7,750,000	\$ -	\$ -	\$ 7,750,000
12	6245	Preliminary Tests, Hazmat Testing	\$ -	\$ 231,000	\$ 34,067	\$ 31,062	\$ 322,913	\$ 9,119	\$ 43,957	\$ -	\$ -	\$ -	\$ 672,118
13	6250	Energy and Specialty Consultants	\$ -	\$ 115,500	\$ -	\$ -	\$ 161,456	\$ 4,559	\$ -	\$ -	\$ -	\$ -	\$ 281,516
14	6260	Other Costs - Planning (Permits, Fees)	\$ -	\$ 693,000	\$ 10,000	\$ 10,000	\$ 968,738	\$ 10,000	\$ 10,000	\$ 148,200	\$ -	\$ -	\$ 1,849,938
15	Multi	District Support Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,567,000	\$ -	\$ -	\$ 1,567,000
<b>Construction Costs</b>													
16	6270	Main Construction Contractor	\$ 1,007,000	\$ 23,100,000	\$ 3,406,741	\$ 3,106,242	\$ 32,291,278	\$ 911,861	\$ 4,395,674	\$ -	\$ -	\$ -	\$ 68,218,796
17	6272	Construction Management Fees	\$ -	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	Program Admin	\$ -	\$ -	\$ -	\$ -
18	6273	Hazardous Waste Abatement	\$ -	\$ 693,000	\$ 102,202	\$ 93,187	\$ 968,738	\$ 27,356	\$ 131,870	\$ -	\$ -	\$ -	\$ 2,016,354
19	6275	Other Costs - Construction	\$ -	\$ 693,000	\$ 102,202	\$ 93,187	\$ 968,738	\$ 27,356	\$ 131,870	\$ 200,000	\$ -	\$ -	\$ 2,216,354
20	6276	Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Construction Testing Costs</b>													
21	6285	Construction Tests	\$ -	\$ 231,000	\$ 34,067	\$ 31,062	\$ 322,913	\$ 9,119	\$ 43,957	\$ -	\$ -	\$ -	\$ 672,118
<b>Construction Inspection Costs</b>													
22	6285	Construction Inspections	\$ -	\$ 693,000	\$ 102,202	\$ 93,187	\$ 968,738	\$ 27,356	\$ 131,870	\$ -	\$ -	\$ -	\$ 2,016,354
<b>Furniture &amp; Equipment Costs</b>													
23	4310	Materials & Supplies <\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	4410	Non-Capitalized Equipment (\$500 - \$5,000)	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 1,291,651	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 1,491,651
25	4415	Technology and Short Life Assets	\$ -	\$ -	\$ 357,029	\$ 347,390	\$ 275,524	\$ 185,429	\$ 421,771	\$ 50,000	\$ -	\$ -	\$ 1,637,143
26	6300	Books and Media for New Libraries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	6410	Equipment \$5,000+	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	6510	Replacement Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Contingency</b>													
29	6295	Program Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
30	6296	Program Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
31	6297	Escalation	\$ -	\$ 3,973,170	\$ 897,337	\$ 826,005	\$ 7,745,148	\$ 337,283	\$ 851,113	\$ -	\$ -	\$ -	\$ 14,630,056
32	6298	Change Order Contingency	\$ 100,700	\$ 1,617,000	\$ 238,472	\$ 217,437	\$ 2,260,389	\$ 63,830	\$ 307,697	\$ -	\$ -	\$ -	\$ 4,805,526
33	6299	Project Contingency	\$ -	\$ 1,155,000	\$ 170,337	\$ 155,312	\$ 1,614,564	\$ 45,593	\$ 219,784	\$ 1,000,000	\$ -	\$ -	\$ 4,360,590
<b>Project Totals</b>			\$ 1,107,700	\$ 36,451,770	\$ 5,985,007	\$ 5,492,053	\$ 55,213,859	\$ 1,837,432	\$ 7,359,354	\$ 11,215,200	\$ 1,000,000	\$ 4,000,000	\$ 129,662,376

# Next Steps – Summer 2025

- Begin Conceptual Design for Priority Projects (HVAC, Laurel Lower, and Hillview)
- Quick Start Project Execution
- Topographic Land Surveying (Elevations) and Underground Utility Locating
- Geotechnical Investigations (Soil Sampling and Testing)
- Electrical Assessment Reporting for All Sites (Service Upgrade Requirements)
- Contractor Prequalification (PQBids Software)



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