Mira Costa High School
Expansion and Modernization
Manhattan Beach Unified School District

Status Report #3 - October 2010
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executive summary

1.1 Project Overview

The Manhattan Beach Unified School District (MBUSD), through the passage of a local bond measure, has elected to expand and renovate its only existing high school campus, Mira Costa High School. Mira Costa High School opened in 1950 and currently has an enrollment of approximately 2,400 students.

In 2008, the City of Manhattan Beach passed Measure BB which was aimed at attracting and retaining quality teachers, improving instruction and ensuring college and career readiness for local students by replacing deteriorated classrooms with new classrooms and science labs, upgrading technology, replacing deteriorated plumbing/restrooms and improving safety and energy-efficiency.

The expansion and renovation project for the High School involves three distinct construction phases: Addition of a Math/Science Building, Modernization of the “Finger Buildings”, and the Modernization of the Performing Arts Buildings and Quad Development. MBUSD has contracted the design services of Harley Ellis Devereaux for the project.

1.2 Summary of Progress

The first phase of design, Schematic Design (SD), was approved by the MBUSD School Board on May 19, 2010.

The second phase of design, Design Development (DD), was completed on August 27, 2010, and 100% DD drawings were delivered to MBUSD.

Design meetings continue as scheduled, and finalized Construction Documents are scheduled to be submitted to the Division of the State Architect (DSA) for approval by the end of October.

Several meetings with DSA have been scheduled to help facilitate the approval process.

Bernards’ estimated cost of construction based on the DD drawings is $47,951,416 which is $103,584 below the budgeted amount for construction, $48,055,000.
2.1 Overview

Although the first two phases of design finished later than planned, the final design phase will be shortened to maintain the critical milestone: submission of final Construction Documents to DSA. With this milestone being achieved, the project will be on schedule to begin construction in June 2011 and finish in December 2013.

See the attached project schedule.

2.2 Schedule

Below are the critical milestone dates as set forth by the overall schedule.

2010
October 29 Submit design to DSA

2011
April 15 DSA review and backcheck complete
May 27 Bidding and Contract awards complete
June 13 Start Construction Phase I – Math/Science Building

2012
June 25 Start Construction Phase II – Finger Buildings
August 30 Completion of Construction Phase I
November 30 Completion of Construction Phase II
December 3 Start Construction Phase III – Multi-Purpose Building & Quad

2013
December 31 Completion of Construction Phase III
## MCHS Measure BB Project

### Schematic Design
- Start: 25-Jan-10
- Finish: 16-Apr-10

### Design Development
- Start: 20-May-10
- Finish: 25-Jun-10

### Construction Documents
- Start: 16-Aug-10
- Finish: 15-Oct-10

### DSA Submittal/Processing
- Start: 01-Nov-10
- Finish: 04-Mar-11

### DSA Review & Backcheck
- Start: 21-Mar-11
- Finish: 15-Apr-11

### Bid & Award
- Start: 02-May-11
- Finish: 27-May-11

### Construction
- Start: 13-Jun-11
- Finish: 31-Dec-13

### Task Breakdown

- **CON100**: Phase 1: Math/Science Bldg
  - Start: 13-Jun-11
  - Finish: 30-Aug-12

- **CON110**: Parking Relocation
  - Start: 24-Jun-11
  - Finish: 25-Aug-11

- **CON120**: Summer Break 2011
  - Start: 24-Jun-11
  - Finish: 31-Aug-11

- **CON130**: Summer Break 2012 (est.)
  - Start: 22-Jun-12
  - Finish: 30-Aug-12

- **CON140**: Phase 2: Finger Modernizations
  - Start: 25-Jun-12
  - Finish: 30-Nov-12

- **CON150**: Summer Break 2013 (est.)
  - Start: 20-Jun-13
  - Finish: 27-Aug-13

- **CON160**: Phase 3: Performing Arts & Quad Development
  - Start: 03-Dec-12
  - Finish: 31-Dec-13
financials

3.1 Overview

The Project Budget is **$54,775,000**.

The Project Budget is made up as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Hard Costs</td>
<td>$48,055,000</td>
</tr>
<tr>
<td>Architect, CM &amp; Attorney</td>
<td>$5,600,000</td>
</tr>
<tr>
<td>Architect, CM &amp; Attorney Contingency</td>
<td>$1,120,000</td>
</tr>
<tr>
<td><strong>Project Budget</strong></td>
<td><strong>$54,775,000</strong></td>
</tr>
</tbody>
</table>

The overall budget for construction is $48,055,000. Bernards’ estimate for the cost of construction based on the Design Development drawings is $47,951,416. Bernards will continue to monitor the design as it progresses for potential cost impacts. An additional estimate will be prepared at the completion of the Construction Document phase.

See the attached Cost Summary Report.
<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
<th>L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original November 2008 Budget</td>
<td>Design Development Estimate</td>
<td>Commitment (or Estimate if no Commitment)</td>
<td>Approved Change Orders</td>
<td>Percent Change</td>
<td>Current Contract Amount</td>
<td>Pending Change Orders</td>
<td>Total Projected Percent Change</td>
<td>Projected to Complete</td>
<td>Variance from Budget</td>
<td>Billed To Date</td>
<td>Percent Complete</td>
</tr>
<tr>
<td>D / C</td>
<td>C+D</td>
<td>(D+G) / C</td>
<td>C+D+G</td>
<td>I-A</td>
<td>K / B</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Building Construction**

**Phase I**

- **Math / Science Building**: 17,500,000
- **Site work at Math / Science Building**: 1,300,000
- **Construction Support and Services**: 1,200,000
- **Inspector of Record (16 Months)**: 216,000
- **Geotechnical Observation and Testing**: 56,390
- **Materials Testing and Inspection**: 46,000
- **DSA Permit Fees**: 114,000
- **Other Regulatory Fees & Inspections**: 76,000
- **Design and Construction Contingency - 10%**: 1,627,872

**Total Phase I**: 24,360,000

**Phase II**

- **Building A - Modernization**: 2,017,086
- **Building M - Modernization**: 1,449,446
- **Building N - Modernization**: 834,092
- **Building U - Modernization**: 260,282
- **Building WW - Modernization**: 283,590
- **Building YY - Modernization**: 57,932
- **Gymnasium Modernization**: 182,872
- **Inspector of Record (8 Months)**: 120,000
- **Geotechnical Observation and Testing**: 10,000
- **Materials Testing and Inspection**: 77,188
- **DSA Permit Fees**: 32,656
- **Other Regulatory Fees & Inspections**: 20,000
- **Design and Construction Contingency 10%**: 230,920

**Total Phase II**: 13,983,000

**Phase III**

- **Multi-Purpose Building**: 5,453,013
- **Building W - Band Orchestra**: 2,678,161
- **Building X - Modernization**: 504,359
- **Building V - Modernization**: 286,850
- **Building S - Modernization**: 302,929
- **Building B**: 40,207
- **Satellite Cafe**: 239,177
- **Site work at Multi-Purpose Building and Quad**: 2,586,046
- **Construction Support and Services**: 1,200,000
- **Inspector of Record (12 Months)**: 180,000
- **Geotechnical Observation and Testing**: 28,461
- **Materials Testing and Inspection**: 122,312
- **DSA Permit Fees**: 74,048
- **Other Regulatory Fees & Inspections**: 50,000
- **Design and Construction Contingency 10%**: 1,570,000

**Total Phase III**: 8,420,000

**Furniture Fixtures and Equipment - FF&E**

- **Furniture Fixtures and Equipment - FF&E - Phase I**: 500,000
- **Available for Future Design Enhancement**: 292,000

**Total Construction Cost**: 48,055,000

**Soft Costs**

- **Architect, CM, Services and Attorney**: 5,000,000
- **Architect, CM, Services and Attorney - Contingency**: 1,000,000

**Total Soft Costs**: 6,525,000

**Total Project**: 54,577,500
design status

4.1 Overview

Harley Ellis Devereaux presented the first of three design phases, Schematic Design, to the MBUSD School Board in a workshop on May 12, 2010. The Schematic Design was formally approved by the School Board on May 19, 2010, which in turn authorized the commencement of the next design phase: Design Development.

During the month of June 2010, Harley Ellis Devereaux conducted meetings with all of the department heads at Mira Costa High School to further define space and equipment requirements.

The Design Development drawings were completed and delivered to MBUSD on August 27, 2010, and Harley Ellis Devereaux presented them to the School Board at the September 15, 2010 Board Meeting.

The final phase of design (Construction Documents) is now underway, and 50% Construction Documents were delivered to MBUSD on September 27, 2010. Harley Ellis Devereaux is conducting meetings with Mira Costa High School faculty and staff to finalize layout and equipment requirements.

100% Construction Documents are scheduled to be completed on October 29, 2010, at which time they will be submitted to the Division of the State Architect for review and approval prior to bidding and construction.

To help facilitate the DSA review and approval process, a pre-design meeting was held on September 7, 2010 with the various branches of DSA: Fire and Life Safety, Structural and Seismic, and Accessibility. A second meeting with DSA took place on October 5, 2010 to help refine the submittal requirements and timing.