

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.



project schedule

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

Manhattan Beach Unified School District
Mira Costa High School Measure BB Project

Activity ID	Activity Name	Start	Finish	BL Project Start	BL Project Finish	2010												2011												2012												2013												2014											
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
MCHS Measure BB Project		25-Jan-10 A	31-Dec-13	25-Jan-10	31-Dec-13	31-Dec-13, MCHS Meas																																																											
Schematic Design		25-Jan-10 A	19-May-10 A	25-Jan-10	16-Apr-10	19-May-10 A, Schematic Design																																																											
Design Development		20-May-10 A	15-Sep-10 A	19-Apr-10	25-Jun-10	15-Sep-10 A, Design Development																																																											
Construction Documents		16-Aug-10 A	29-Oct-10	28-Jun-10	15-Oct-10	29-Oct-10, Construction Documents																																																											
DSA Submittal/Processing		01-Nov-10	18-Mar-11	18-Oct-10	04-Mar-11	18-Mar-11, DSA Submittal/Processing																																																											
DSA Review & Backcheck		21-Mar-11	29-Apr-11	07-Mar-11	15-Apr-11	29-Apr-11, DSA Review & Backcheck																																																											
Bid & Award		02-May-11	10-Jun-11	18-Apr-11	27-May-11	10-Jun-11, Bid & Award																																																											
Construction		13-Jun-11	31-Dec-13	13-Jun-11	31-Dec-13	31-Dec-13, Construction																																																											
CON1000	Phase 1: Math/Science Bldg	13-Jun-11*	30-Aug-12	13-Jun-11	30-Aug-12	Phase 1: Math/Science Bldg																																																											
CON1110	Parking Relocation	24-Jun-11*	25-Aug-11	24-Jun-11	25-Aug-11	Parking Relocation																																																											
CON1200	Summer Break 2011	24-Jun-11*	31-Aug-11	24-Jun-11	31-Aug-11	Summer Break:2011																																																											
CON1300	Summer Break 2012 (est.)	22-Jun-12*	30-Aug-12	22-Jun-12	30-Aug-12	Summer Break 2012 (est.)																																																											
CON1400	Phase 2: Finger Modernizations	25-Jun-12*	30-Nov-12	25-Jun-12	30-Nov-12	Phase 2: Finger Modernizations																																																											
CON1500	Summer Break 2013 (est.)	20-Jun-13*	27-Aug-13	20-Jun-13	27-Aug-13	Summer Break 2013 (est.)																																																											
CON1600	Phase 3: Performing Arts & Quad Development	03-Dec-12*	31-Dec-13	03-Dec-12	31-Dec-13	Phase 3: Performing Arts																																																											

█ Actual/Projected Summary
 █ Critical Remaining Work
█ Project Baseline Bar
█ Remaining Work

Mira Costa High School Measure BB Project
Mira Costa High School - Project Schedule

11-Oct-10
11-Oct-10
TASK filter: All Activities





financials

3.1 Overview

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

The Project Budget is made up as follows:

Construction Hard Costs	\$ 48,055,000
Architect, CM & Attorney	\$ 5,600,000
Architect, CM & Attorney Contingency	\$ 1,120,000
Project Budget	\$ 54,775,000

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.

Mira Costa High School

MBUSD
Cost Summary Report
10/11/2010



	A	B	C	D	E	F	G	H	I	J	K	L
	Original November 2008 Budget	Design Development Estimate	Commitment (or Estimate if no Commitment)	Approved Change Orders	Percent Change	Current Contract Amount	Pending Change Orders	Total Projected Percent Change	Projected to Complete	Variance from Budget	Billed To Date	Percent Complete
					D / C	C+D		(D+G) / C	C+D+G	I-A		K / B
Building Construction												
Phase I												
Math / Science Building	17,500,000	19,520,112										
Sitework at Math / Science Building	1,300,000	2,421,837										
Construction Support and Services	1,500,000											
Inspector of Record (16 Months)		240,000										
Geotechnical Observation and Testing		54,855										
Materials Testing and Inspection		292,802										
DSA Permit Fees		134,349										
Other Regulatory Fees & Inspections		50,000										
Design and Construction Contingency - 15%	4,060,000	3,407,093										
Total Phase I	24,360,000	26,121,048										
Phase II	9,950,000											
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										
Building Y - Modernization		60,598										
Gymnasium Modernization		182,872										
Sitework Phase II		179,254										
Construction Support and Services	1,702,500											
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 15%	2,330,500	837,750										
Total Phase II	13,983,000	6,422,747										
Phase III	5,550,000											
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										
Sitework at Multi-Purpose Building and Quad		2,588,849										
Construction Support and Services	1,300,000											
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		30,000										
Design and Construction Contingency 15%	1,570,000	1,879,255										
Total Phase III	8,420,000	14,407,620										
Furniture Fixtures and Equipment - FF&E	1,000,000											
Furniture Fixtures and Equipment - FF&E - Phase I		500,000										
Furniture Fixtures and Equipment - FF&E - Phase I		150,000										
Furniture Fixtures and Equipment - FF&E - Phase I		350,000										
Available for Future Design Enhancement	292,000											
TOTAL CONSTRUCTION COST	48,055,000	47,951,416	-	-		-	-		-	-	-	
Soft Costs												
Architect, CM, Services and Attorney	5,600,000	5,600,000									572,565	10.2%
Architect, CM, Services and Attorney - Contingency	1,120,000	1,120,000										
TOTAL Soft Costs	6,720,000	6,720,000	-	-		-	-		-	-	572,565	8.5%
TOTAL PROJECT	54,775,000	54,671,416	-	-	-	-	-		-	-	572,565	1.0%



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.