

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



Status Report #5 – March 2011





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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.

100% Construction Documents were completed and submitted to the Division of the State Architect (DSA) on November 3, 2010. The entire project is currently under review by DSA and some portions have been returned to the Design Team with comments. DSA's comments are being addressed, and the plans will be submitted for backcheck once they are completed.

Bernards' estimated cost of construction based on the 100% CD drawings is \$48,377,724 which is \$322,724 above the budgeted amount for construction, \$48,055,000. Bernards also performed a constructability review of the 100% Construction Documents which has been submitted to Harley Ellis Devereaux for review.



# project schedule

## 2.1 Overview

The project is 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 (Scheduled)  
*November 3      Submit design to DSA (Actual)*

### **2011**

April 15          DSA review and back check 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											
						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		
<b>Mira Costa High School - Project Sc...</b>		25-Jan-10 A	31-Dec-13	25-Jan-10	31-Dec-13	31-Dec-13, Mira Costa High																																																											
<b>Schematic Design</b>		25-Jan-10 A	19-May-10 A	25-Jan-10	16-Apr-10	19-May-10 A, Schematic Design																																																											
<b>Design Development</b>		20-May-10 A	15-Sep-10 A	19-Apr-10	25-Jun-10	15-Sep-10 A, Design Development																																																											
<b>Construction Documents</b>		16-Aug-10 A	03-Nov-10 A	28-Jun-10	15-Oct-10	03-Nov-10 A, Construction Documents																																																											
<b>DSA Submittal/Processing</b>		03-Nov-10 A	18-Mar-11	18-Oct-10	04-Mar-11	18-Mar-11, DSA Submittal/Processing																																																											
<b>DSA Review/Backcheck</b>		21-Mar-11	29-Apr-11	07-Mar-11	15-Apr-11	29-Apr-11, DSA Review/Backcheck																																																											
<b>Bid &amp; Award</b>		02-May-11	10-Jun-11	18-Apr-11	27-May-11	10-Jun-11, Bid & Award																																																											
<b>Construction</b>		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: Multi-Purpose & Quad Development	03-Dec-12*	31-Dec-13	03-Dec-12	31-Dec-13	Phase 3: Multi-Purpose & Q																																																											

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





# 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
<b>Project Budget</b>	<b>\$ 54,775,000</b>

The overall budget for construction is \$48,055,000. Bernards' estimate for the cost of construction based on the Construction Documents is **\$48,377,724.**

See the attached Cost Summary Report.

Mira Costa High School

MBUSD  
Cost Summary Report  
3/9/2011



	A	B	C	D	E	F	G	H	I	J	K	L	M
	Original November 2008 Budget	Design Development Estimate	Construction Document 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
<b>Building Construction</b>													
<b>Phase I</b>													
Math / Science Building	17,500,000	19,520,112	19,273,913										
Sitework at Math / Science Building	1,300,000	2,421,837	3,000,628										
Construction Support and Services	1,500,000		-										
Inspector of Record (16 Months)		240,000	240,000										
Geotechnical Observation and Testing		54,855	55,686										
Materials Testing and Inspection		292,802	289,109										
DSA Permit Fees		134,349	136,112										
Other Regulatory Fees & Inspections		50,000	50,000										
Design and Construction Contingency - 10%	4,060,000	3,407,093	2,227,454										
<b>Total Phase I</b>	<b>24,360,000</b>	<b>26,121,048</b>	<b>25,272,901</b>										
<b>Phase II</b>	9,950,000												
Building A - Modernization		2,017,086	2,326,633										
Building M - Modernization		1,449,446	1,610,431										
Building N - Modernization		834,092	871,564										
Building U - Modernization		260,282	227,532										
Building WW - Modernization		283,590	266,681										
Building YY - Modernization		57,932	103,352										
Building Y - Modernization		60,598	85,681										
Gymnasium Modernization		182,872	162,596										
Sitework Phase II		179,254	392,546										
Construction Support and Services	1,702,500												
Inspector of Record (8 Months)		120,000	120,000										
Geotechnical Observation and Testing		10,000	10,000										
Materials Testing and Inspection		77,188	84,817										
DSA Permit Fees		32,656	36,481										
Other Regulatory Fees & Inspections		20,000	20,000										
Design and Construction Contingency 10%	2,330,500	837,750	604,702										
<b>Total Phase II</b>	<b>13,983,000</b>	<b>6,422,747</b>	<b>6,923,016</b>										
<b>Phase III</b>	5,550,000												
Multi-Purpose Building		5,453,013	5,748,847										
Building W - Band Orchestra		2,678,161	2,967,286										
Building X - Modernization		504,359	610,335										
Building V - Modernization		286,850	342,284										
Building S - Modernization		302,929	272,589										
Building B		40,207	42,269										
Satellite Cafe		239,177	625,084										
Sitework at Multi-Purpose Building and Quad		2,588,849	2,776,951										
Construction Support and Services	1,300,000												
Inspector of Record (12 Months)		180,000	180,000										
Geotechnical Observation and Testing		28,461	31,870										
Materials Testing and Inspection		122,312	134,831										
DSA Permit Fees		74,048	80,896										
Other Regulatory Fees & Inspections		30,000	30,000										
Design and Construction Contingency 10%	1,570,000	1,879,255	1,338,565										
<b>Total Phase III</b>	<b>8,420,000</b>	<b>14,407,620</b>	<b>15,181,807</b>										
<b>Furniture Fixtures and Equipment - FF&amp;E</b>	<b>1,000,000</b>												
Furniture Fixtures and Equipment - FF&E - Phase I		500,000	500,000										
Furniture Fixtures and Equipment - FF&E - Phase I		150,000	150,000										
Furniture Fixtures and Equipment - FF&E - Phase I		350,000	350,000										
Available for Future Design Enhancement	292,000												
<b>TOTAL CONSTRUCTION COST</b>	<b>48,055,000</b>	<b>47,951,416</b>	<b>48,377,724</b>	-	-	-	-	-	-	-	-	-	-
<b>Soft Costs</b>													
Architect, CM, Services and Attorney	5,600,000	5,600,000	5,600,000									2,747,796	49.1%
Architect, CM, Services and Attorney - Contingency	1,120,000	1,120,000	1,120,000										
<b>TOTAL Soft Costs</b>	<b>6,720,000</b>	<b>6,720,000</b>	<b>6,720,000</b>	-	-	-	-	-	-	-	-	<b>2,747,796</b>	<b>40.9%</b>
<b>TOTAL PROJECT</b>	<b>54,775,000</b>	<b>54,671,416</b>	<b>55,097,724</b>	-	-	-	-	-	-	-	-	<b>2,747,796</b>	<b>5.0%</b>



## 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 complete and was submitted to DSA on November 3, 2010.

A full review by DSA of the 100% Construction Documents is now underway, and DSA has sent back portions of the reviewed plans with comments which are being addressed by the Design Team as they are received. The Construction Documents will be resubmitted to DSA for backcheck and approval prior to bidding and construction.

Concurrent with the DSA review, Bernards performed a constructability review and provided comments to the Design Team that will be addressed prior to bidding and construction.