Horace Mann School

Building A Courtyard
Horace Mann School

Building C Auditorium
Building A Lobby

Building A Receptionist Area
Horace Mann School
Horace Mann School

Site Play Structure & Lunch Shelter

Arnaz Court Rehabilitation
Projects In Progress & Completed

- Building A Construction - Completed
- Building B Construction - Completed
- Building C Construction - Completed
- Building A I.T. / A.V. Project – Completed
- Interim Housing Removal - Completed
- Building B Sports Floor - Completed
- Campus Security Camera Project – Completed
- Site Improvements – 97% Complete
- Chiller Replacement – Summer 2019
- Building A Roof Replacement – Summer 2019
Beverly Hills High School B1 – B2 Modernization

Beverly Hills High School 1929
Beverly Hills High School B1 – B2 Modernization

Slab-on-grade Removal

Foundation Excavation and Stabilization
Beverly Hills High School B1 – B2 Modernization

New Foundation Excavation

New Foundation Excavation and Stabilization
Beverly Hills High School B1 – B2 Modernization

Micro Pile Drilling and Installation – 146 Piles 60’ Deep

Micro Pile Rods – 2 ½” Epoxy Coated
Beverly Hills High School B1 – B2 Modernization

Micro Pile Isometric
Micro Piles Installed & Torqued in New Foundation

Structural Wall Infills and Repairs
Beverly Hills High School B1 – B2 Modernization

Structural Wall Infill and Repairs

Structural Wall Repair and Tunnel Infills
Beverly Hills High School B1 – B2 Modernization

Structural Spall/Void Identification – 560 Separate Locations Identified

BHHS-B2 Structural Core Repair Identification – 160 Separate Locations Identified
Beverly Hills High School B1 – B2 Modernization

Structural Wall Spall/Void Preparation

Structural Wall Spall/Void Preparation
Beverly Hills High School B1 – B2 Modernization

Structural Concrete Beam Spall/Void Preparation

Structural Wall Spall/Void Preparation
Beverly Hills High School B1 – B2 Modernization

Structural Wall Spall/Void Repairs

Structural Wall Spall/Void Repairs
Brick Repair mock-up Utilizing Custom Made Distressed Bricks

Brick Restoration mock-up
Beverly Hills High School B1 – B2 Modernization

B1-B2 New Floor Plan
Beverly Hills High School B1 – B2 Modernization

- B1/B2 Modernization Project

  - Started June 2018
  - Final Design Approved by DSA 8/17/18
  - Duration 30 months
  - Selective Demo Complete
  - Lead Abatement Complete
  - New Foundations Excavated
  - Structural Spall/Core Repairs in Progress
  - Steel Fabrication & Installation in Progress
  - 20 of 146 Foundation Piles Installed to date
Beverly Hills High School – Oil Well Plugging Project

Beverly Hills High School 1928
Beverly Hills High School – Oil Well Plugging Project

Methane Flare Delivery

Methane Control Flare Installed. Oil Derrick Removed
Beverly Hills High School – Oil Well Plugging Project

- Oil Well Plugging Project Progress
  - Emergency Response & Evacuation Plan Developed
  - Portable Horizontal Flare Installed
  - Well Control & Pressure Reduction – Completed 18 wells
  - Pressures being Monitored & Regulated Daily
  - Oil Derrick Dismantled & Removed
  - Well tubing & rod removal and concrete plugging in process
Beverly Hills High School

- **Buildings B3/B4**
  - Submitted to DSA November 2017
  - Projected Approval 1st Quarter 2019
  - Band & Choir Interim Housing Options Under Review to Accelerate Commencement

- **Building C/Aquatic Center**
  - Submitted to DSA June 2015
  - Review on hold per DSA
  - Alternate Parking Options under review

- **Site Improvements**
  - North ½ of Campus
  - Approved by DSA December 2015

- **Sports Fields**
  - Conceptual Design in Development

- **Parking Project Design**
  - Conceptual Design Options in Development
Other Projects In Progress & Completed

- Interim Housing Floor Joist Retrofit - ✔️ Completed
- Temp. Security Fence, Gate, Alarms and Signage - ✔️ Completed
- MTA Sound, Dust and Vibration Monitoring Units - ✔️ Completed
- MTA Video Surveillance Cameras - ✔️ Completed
- Bldg A Cooling Tower Re-construction - ✔️ Completed
- Campus Security Camera Scope Development & Design – In progress
- Bldg L Elevator Renovation & Upgrade - In progress
Hawthorne School

- Auditorium
  - DSA Back Check Comments Received
  - Constructability Review & Design Q.A./Q.C. in Process

- Campus Security Camera Survey & Design In progress
Beverly Vista School

- Beverly Vista School
  - ADA Drop-off
    Re-Design in accordance with City of Beverly Hills Standards in process
  - Reading Green
    Re-Bidding in process
  - Campus Security Camera Survey & Design
    In progress
El Rodeo School Modernization

- Phase I - Buildings A, B, C & D
  - Submitted to DSA March 2016
  - Voluntary Seismic Design Resubmitted February 2018
  - Projected Approval 1st Quarter 2019
  - DTSC Remedial Action Plan Complete and Monitoring Wells have been Plugged & Capped
El Rodeo School Modernization

- **Phase II - Building E**
  - Submitted to DSA March 2016
  - Projected Approval 1st Quarter 2019

- **Phase III - Site Improvements**
  - Submitted to DSA March 2016
  - Projected Approval 1st Quarter 2019

- **Phase IV - Elevated Playfield with Parking Below**
  - Design Development Complete
  - Construction Documents Pending Scope & Budget Review
El Rodeo School Modernization

East Elevation @ Kindergarten Play Structure

North East Elevation @ Kindergarten Yard
El Rodeo School Modernization

East Elevation

West Elevation Near Staff Parking and 1st Grade Classrooms
El Rodeo School Modernization

South East Elevation Near Middle School Classrooms and Adventure Camp

South East Elevation Near Library and Cafeteria
El Rodeo School Modernization

El Rodeo Modernization Challenges & Concerns

- Proximity of Students and Staff to Construction Activity
  - Noise, Dust and Vibration
  - Student/Staff Safety

- Parking & Shuttle Service
  - School Staff
  - Construction Staff

- Construction & Inspection Office Location and Space Needs
- Material Delivery and Storage Areas
- Crane Setup Location and Operation
- Wilshire Blvd Traffic Control and Street Closures
- Multiple Phases and Extended Duration
- Contractor Safety
- Impacted Market and Bidding Environment
- Project Cost Control
## Current Master Plan Schedule

<table>
<thead>
<tr>
<th>Project / Site Description</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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October 16, 2018
Proposed Master Plan Schedule
## Proposed Master Plan Schedule

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<tr>
<th>Year</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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</table>

- **El Rodeo - Bldgs. A,B,C,D**
- **El Rodeo - Bldg E**
- **El Rodeo - Site**
- **El Rodeo - Elevated Field/Parking**

### Full Campus Occupancy

- Completion of Buildings, Site and Playfield 30 months earlier than planned

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October 16, 2018
El Rodeo Timeline Comparison

1. Current Master Plan Timeline:
   a. El Rodeo Modernization (Including Parking Structure) – 75 months*
   b. El Rodeo Modernization (without Parking Structure) – 57 months

2. Proposed Master Plan Timeline Revision – (Assuming Vacated Campus)
   a. El Rodeo Modernization (without Parking Structure) – 27 months
   b. Size, Scope and need of Parking Structure being Re-Analyzed

30 month Reduction from Commencement of Construction to Full Re-Occupancy of Entire El Rodeo Facility, including Sports Fields and Play Courts

(* - Horace Mann School Modernization actual construction duration timeline was 78 months)
## Proposed Master Plan Schedule

El Rodeo School Modernization - Construction Cost Savings Analysis (Assuming Vacated Campus)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Interim Housing Costs</td>
<td>$ 729,557</td>
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<tr>
<td>Equipment Storage Fees</td>
<td>$ 11,856</td>
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<tr>
<td>Temporary Fence Rental</td>
<td>$ 99,750</td>
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<tr>
<td>Teacher Shuttle Services</td>
<td>$ 430,000</td>
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<tr>
<td>Teacher Off Site Parking Compensation (1 hr. per day)</td>
<td>$ 940,625</td>
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<tr>
<td>Staff Off-Site Parking Costs</td>
<td>$ 403,125</td>
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<tr>
<td>Staff/Equipment/Furniture Moving Costs</td>
<td>$ 25,000</td>
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<td>Facilities Management Fees</td>
<td>$ 954,600</td>
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<td>Architect Contract Administration Fees</td>
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<td>Inspection Fees</td>
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<td>Testing fees</td>
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<td>Commissioning Fees</td>
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<td>Contractor General Conditions/Supervision</td>
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<td>Contractor Off-Site Parking</td>
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<td>Contractor Shuttle Service</td>
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<td>Construction Inflation</td>
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<td>Construction Economy of Scale &amp; Efficiencies</td>
<td>$ 1,818,400</td>
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<tr>
<td>Increased Bidder Participation</td>
<td>$ 2,273,000</td>
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**Estimated Total Savings**  $ (15,952,518)

*Estimated Construction Cost Saving Would Range Between 16% and 18%*
El Rodeo School Modernization