

Beverly Hills Unified School District Facilities Master Plan Update October 16, 2018



Horace Mann



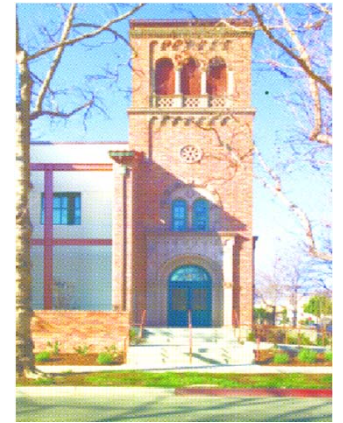
El Rodeo



Beverly Hills
High School



Hawthorne



Beverly Vista

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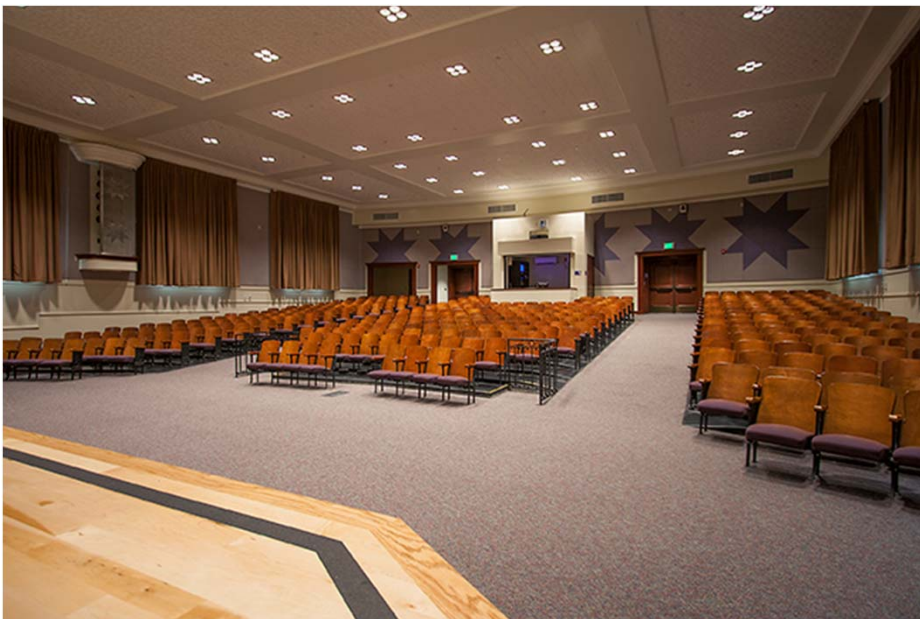
Horace Mann School



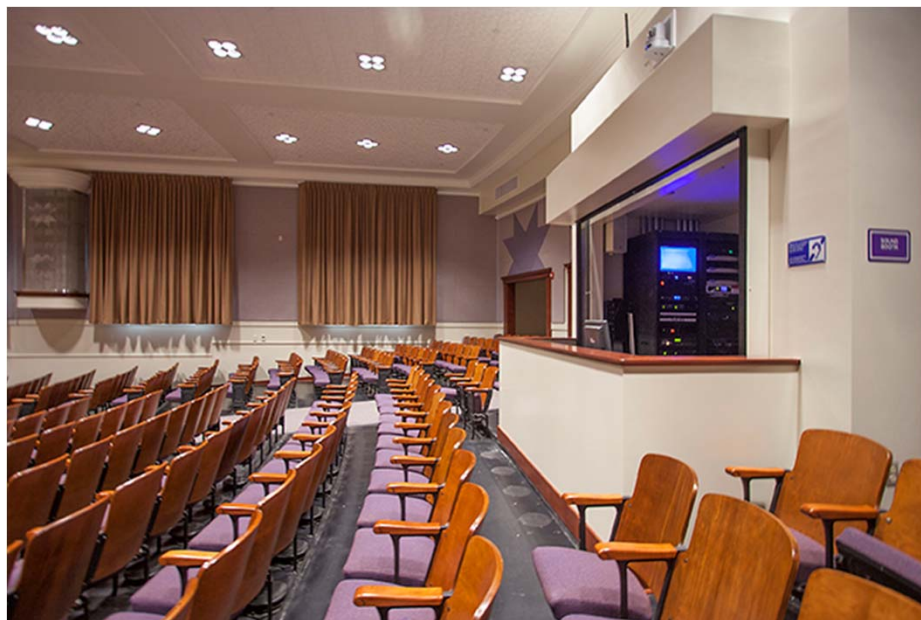
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Building A Courtyard

Horace Mann School



Building C Auditorium



Building C Auditorium

Horace Mann School

Building A Lobby



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Building A Receptionist Area

Horace Mann School



Building A Interior



Building A Interior

Horace Mann School

Building B West Elevation



Building B North Elevation

Horace Mann School



Site Play Structure & Lunch Shelter



Arnaz Court Rehabilitation

Horace Mann School

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



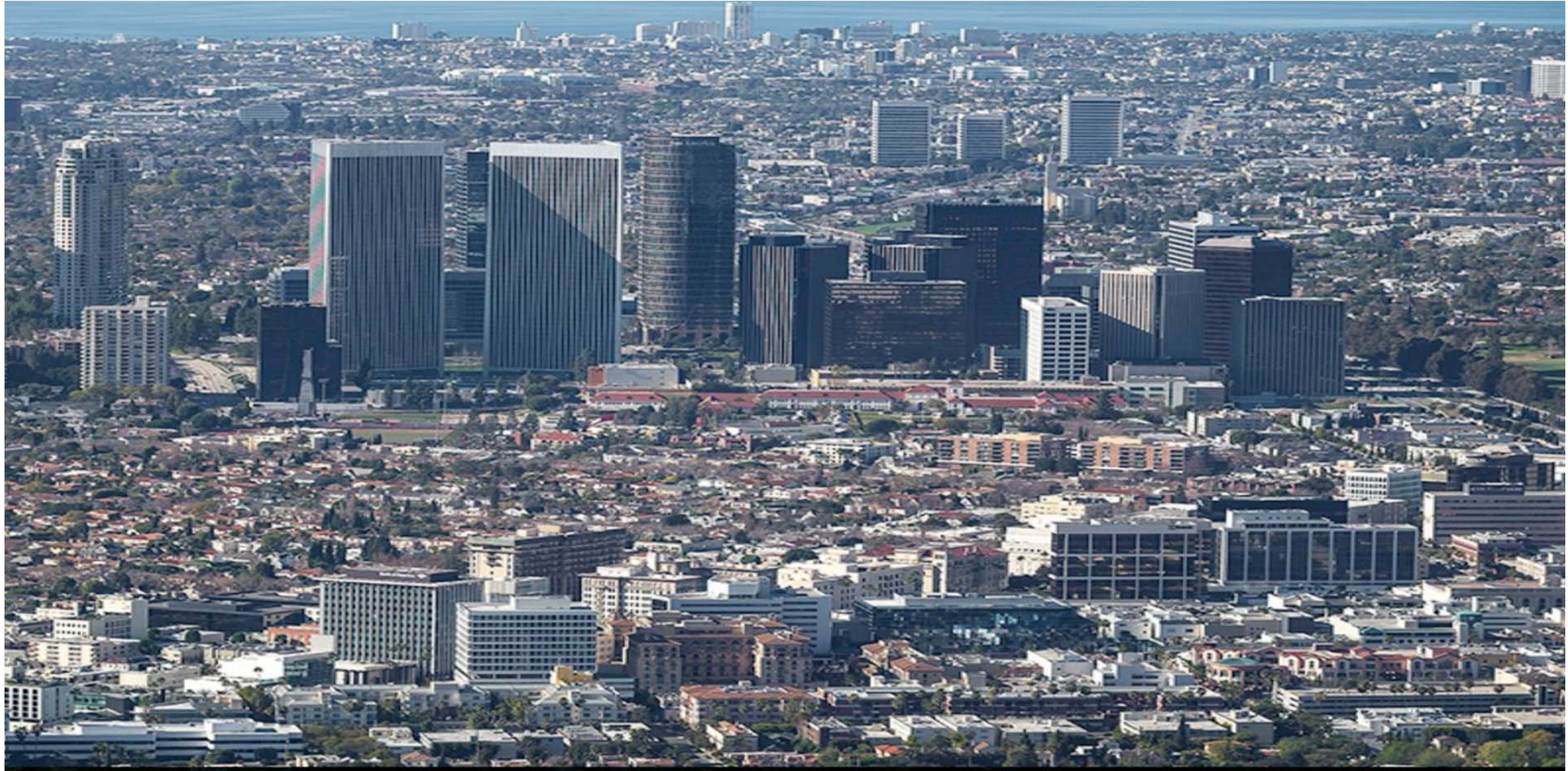
Campus Master Plan

Beverly Hills High School B1 – B2 Modernization



Beverly Hills High School 1929

Beverly Hills High School B1 – B2 Modernization



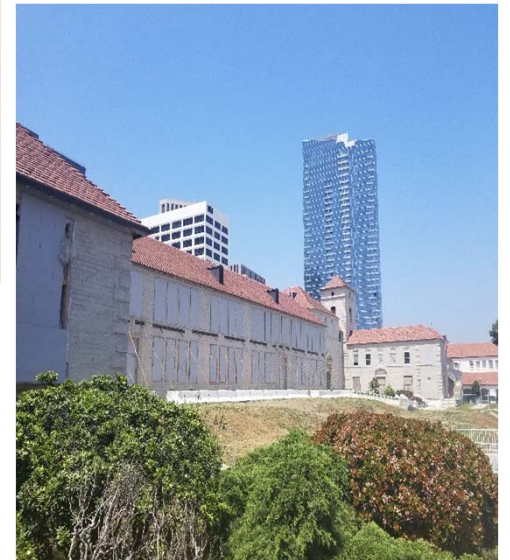
Beverly Hills High School 2016

Beverly Hills High School B1 – B2 Modernization



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Pre-Modernization Winter 2017



12

Beverly Hills High School B1 – B2 Modernization



Slab-on-grade Removal

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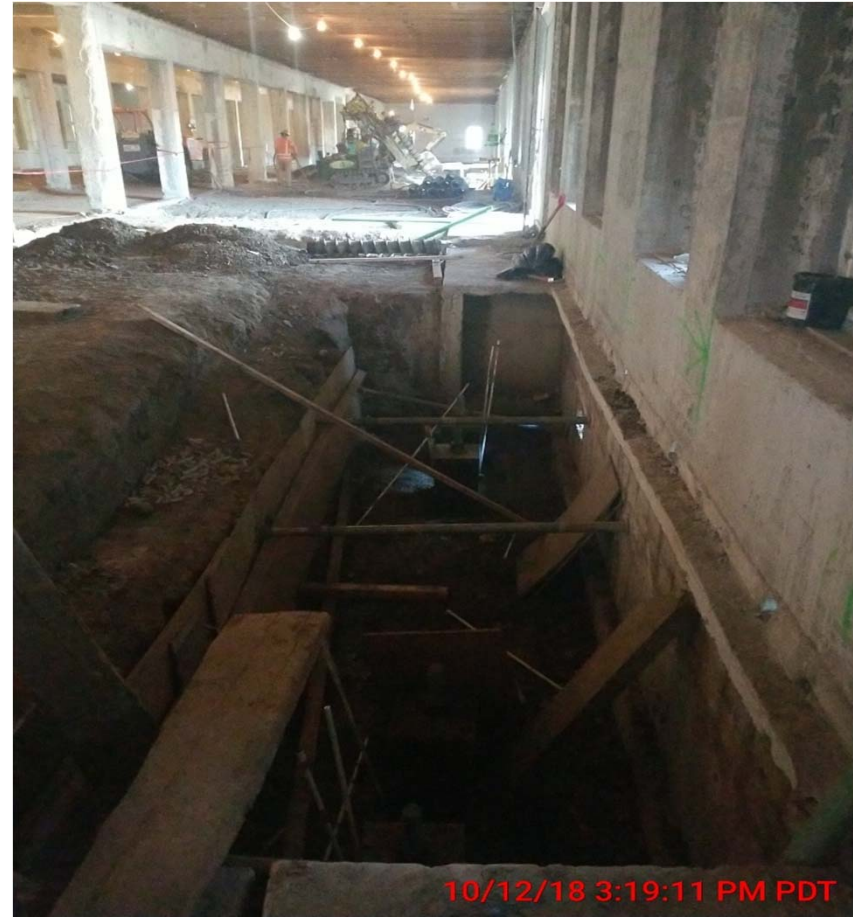
Foundation Excavation and Stabilization

13

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

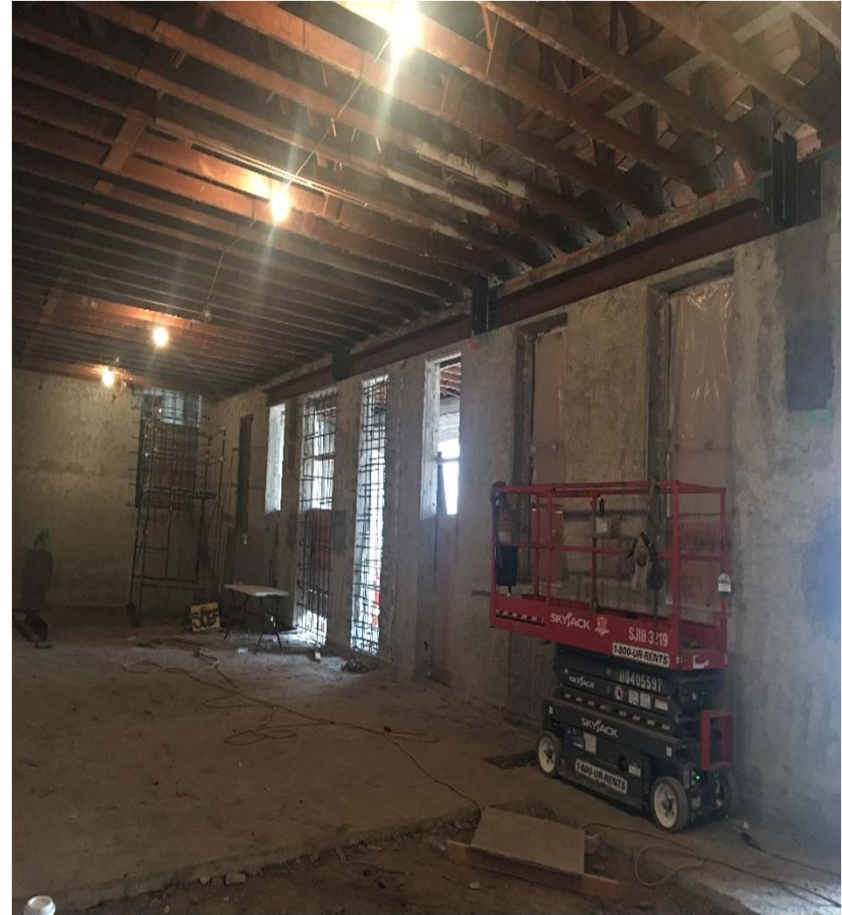


Micro Pile Isometric

Beverly Hills High School B1 – B2 Modernization



Micro Piles Installed & Torqued in New Foundation



Structural Wall Infills and Repairs

Beverly Hills High School B1 – B2 Modernization



Structural Wall Infill and Repairs

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Structural Wall Repair and Tunnel Infills

18

Beverly Hills High School B1 – B2 Modernization



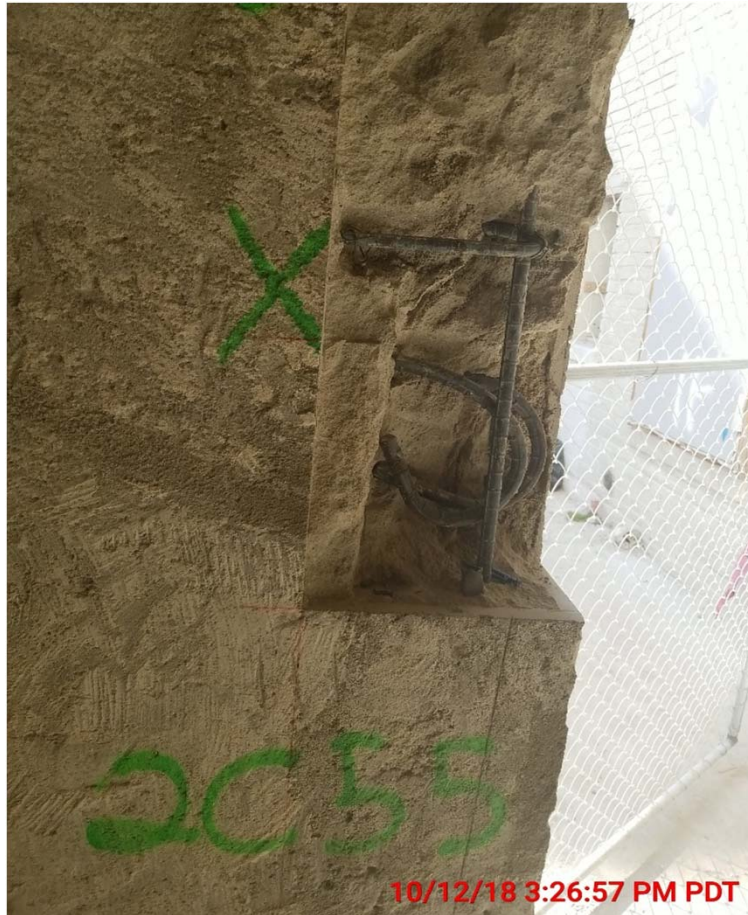
Structural Spall/Void Identification – 560
Separate Locations Identified

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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



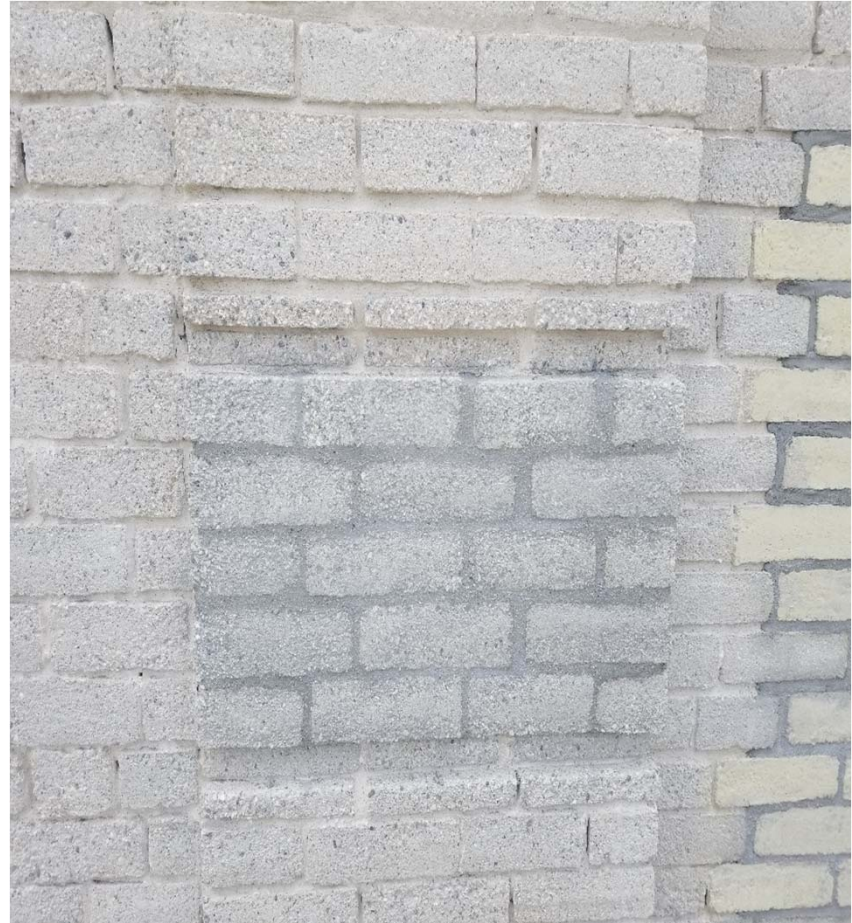
Structural Wall Spall/Void Repairs

Beverly Hills High School B1 – B2 Modernization



Brick Repair mock-up Utilizing Custom
Made Distressed Bricks

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Brick Restoration mock-up

Beverly Hills High School B1 – B2 Modernization

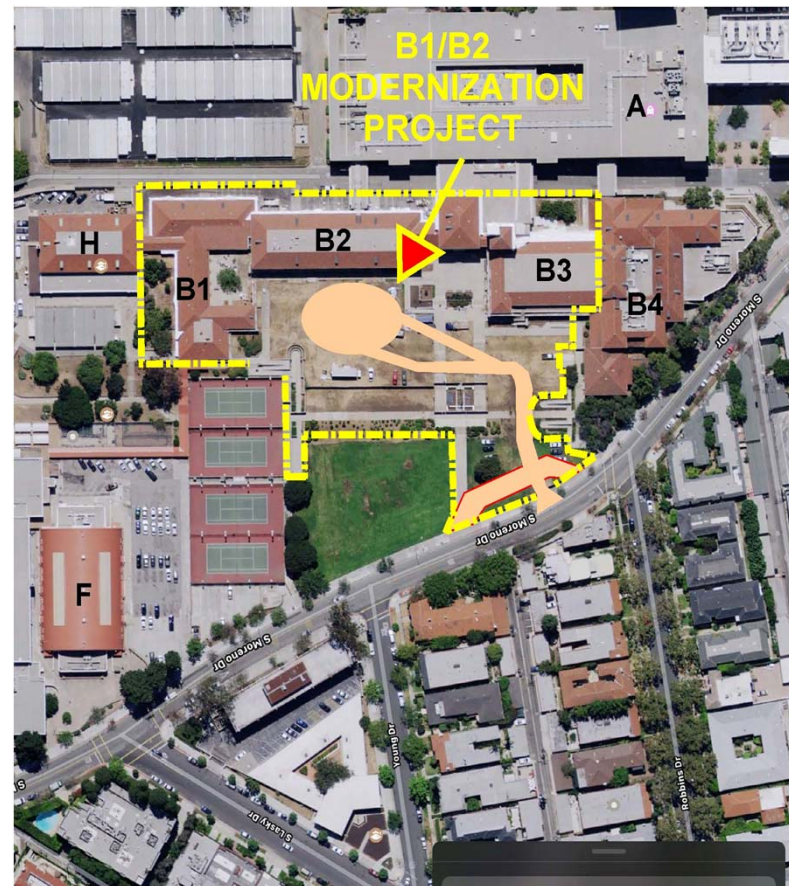


B1-B2 New Floor Plan

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

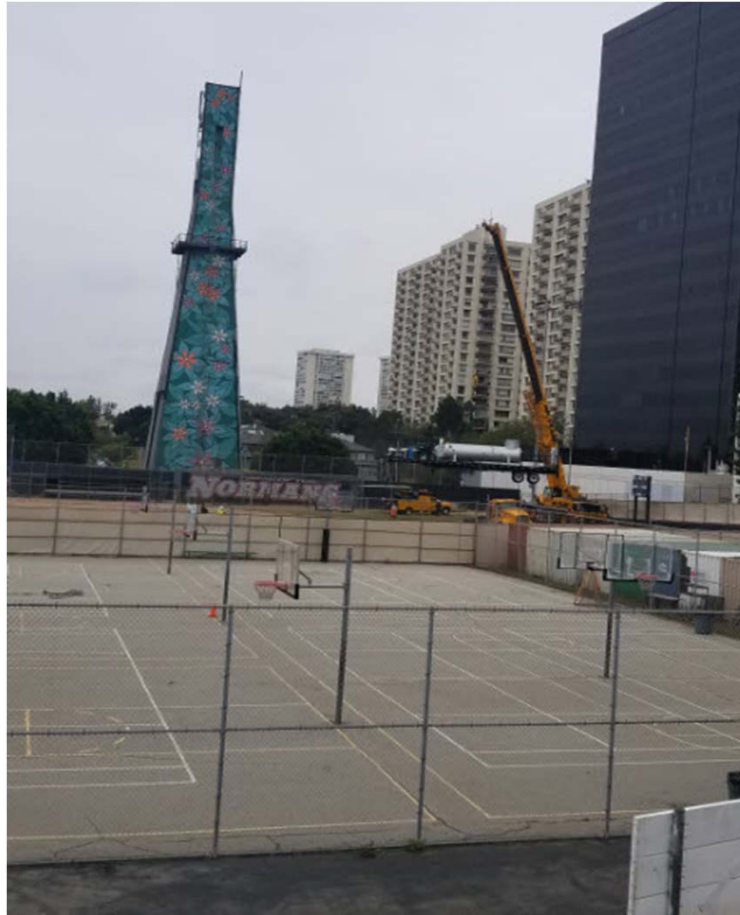


Beverly Hills High School – Oil Well Plugging Project



Beverly Hills High School 1928

Beverly Hills High School – Oil Well Plugging Project



Methane Flare Delivery

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Methane Control Flare Installed. Oil Derrick Removed

27

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



Beverly Hills High School

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



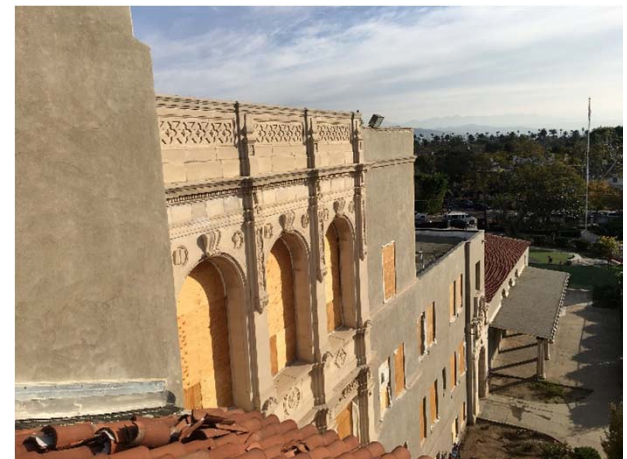
El Rodeo School Modernization

- 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



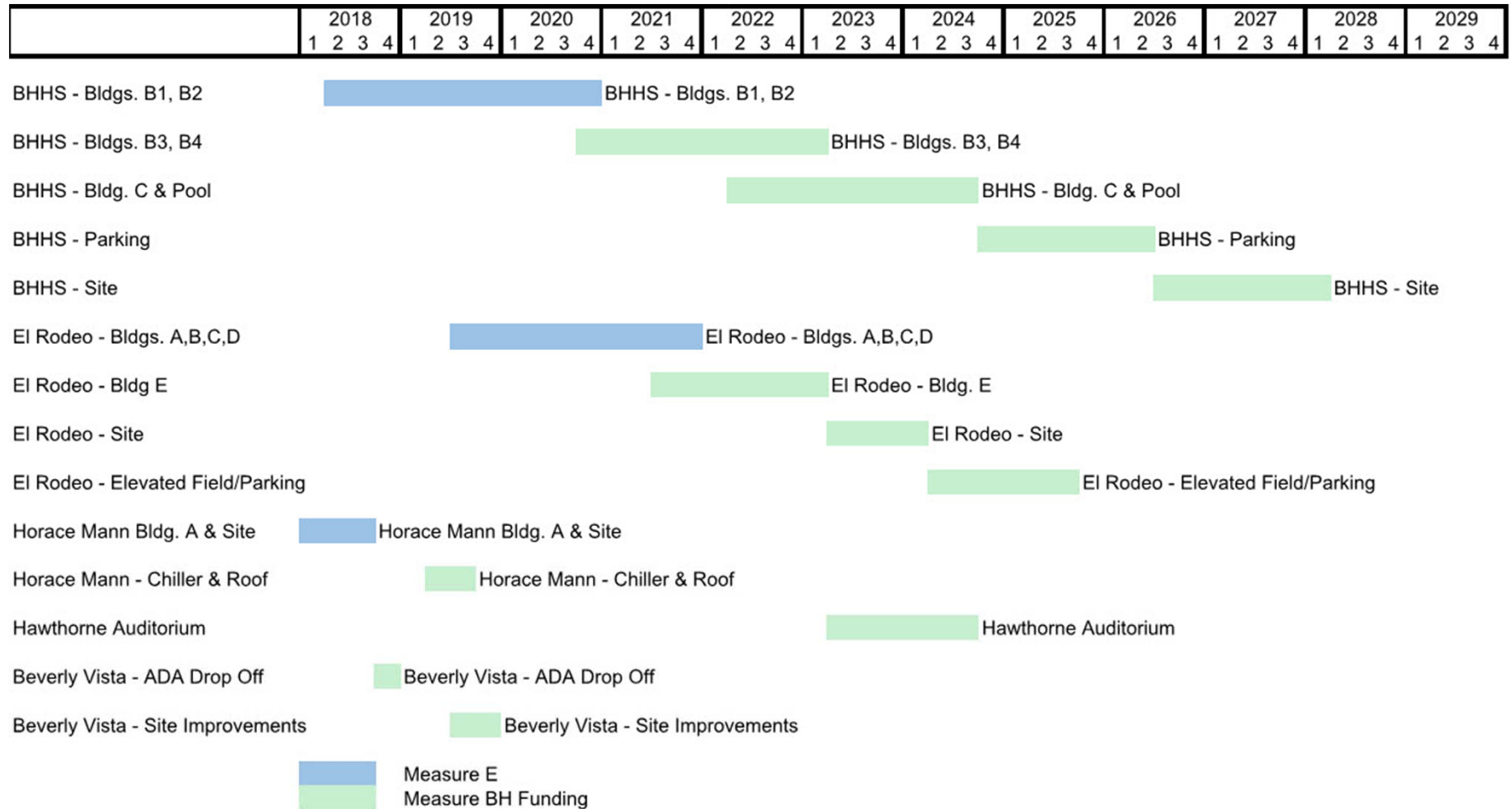
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El Rodeo School Modernization

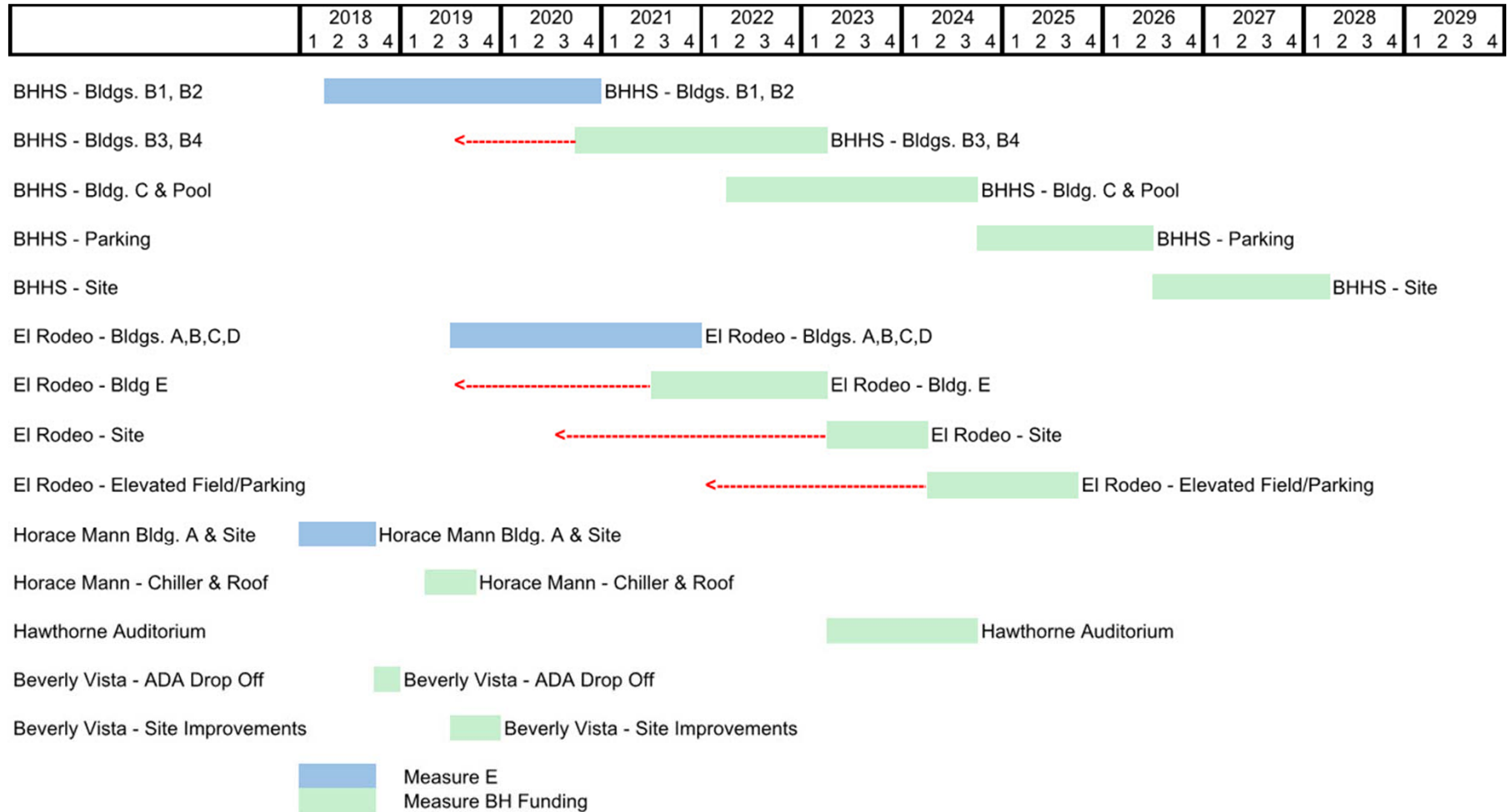
El Rodeo Modernization Challenges & Concerns

- **Proximity of Students and Staff to Construction Activity**
 - a. Noise, Dust and Vibration
 - b. Student/Staff Safety
- **Parking & Shuttle Service**
 - a. School Staff
 - b. 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



Proposed Master Plan Schedule



Proposed Master Plan Schedule

	2018				2019				2020				2021				2022				2023				2024				2025				2026				2027				2028			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4



Proposed Master Plan Schedule

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)

Interim Housing Costs	\$	(729,557)
Equipment Storage Fees	\$	(11,856)
Temporary Fence Rental	\$	(99,750)
Teacher Shuttle Services	\$	(430,000)
Teacher Off Site Parking Compensation (1 hr. per day)	\$	(940,625)
Staff Off-Site Parking Costs	\$	(403,125)
Staff/Equipment/Furniture Moving Costs	\$	(25,000)
Facilities Management Fees	\$	(954,600)
Architect Contract Administration Fees	\$	(387,000)
Inspection Fees	\$	(696,600)
Testing fees	\$	(136,380)
Commissioning Fees	\$	(15,000)
Contractor General Conditions/Supervision	\$	(2,940,000)
Contractor Off-Site Parking	\$	(725,625)
Contractor Shuttle Service	\$	(774,000)
Construction Inflation	\$	(2,592,000)
Construction Economy of Scale & Efficiencies	\$	(1,818,400)
Increased Bidder Participation	\$	(2,273,000)
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Estimated Total Savings	\$	(15,952,518)

Estimated Construction Cost Saving Would Range Between 16% and 18%

El Rodeo School Modernization



October 16, 2018