

Cost Containment for California Public Schools

Case Study: Jefferson K-8 School
Paramount Unified School District



October 11, 2000

Project Data

- ☞ 662 Student Capacity (800 student MTYR)
- ☞ Paramount Suburb of Los Angeles
- ☞ State Hardship Funding
- ☞ \$6.19 M Budget
- ☞ 45,950 sf
- ☞ 3.72 acre site
- ☞ 14 month schedule

Defining Problems

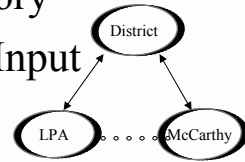
- ☞ Budget Challenge (\$135/sf vs. \$160/sf)
- ☞ Schedule Challenge (14 vs. 32 months)
- ☞ Special Site Conditions / Demolition
- ☞ Joint Use with City Park
- ☞ Class Size Reduction (CSR)
- ☞ Adjacent Power Line Easement
- ☞ DTSC Approval

Creating Solutions (Pre-Design)

- ☞ Alternative Design-Build Delivery Method
- ☞ Unified Architect / Contractor Team
- ☞ Re-use of Plans
- ☞ Streamlined District Approvals
- ☞ Early Involvement of City
- ☞ Preliminary State Agency Review

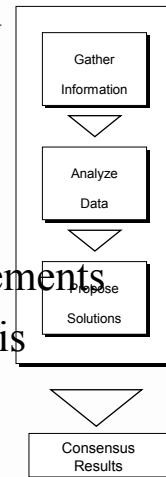
Creating Solutions (Structure & Roll of the Team)

- Recognized Delivery System
- Separate Contracts (statutory)
- Teaming Agreement (common goal)
- Early Budget Allocations within Grant
- Cost / Schedule of Values History
- Continuous Design & Review Input
- Building Systems Evaluation



Creating Solutions (Design)

- Increased Design Space Efficiency
- Detailed Preconstruction Schedule
- Component Building Program
- Standardized Material Selections
- Upgrades to Focused Teaching Elements
- Constructability and Value Analysis
- Current Cost Validation



Creating Solutions
(Project Description)

The History

Creating Solutions
(Project Description)

The Solution

Creating Solutions
(Project Description)

The Site

Creating Solutions
(Project Description)

“state of the art facilities”

The Program

Creating Solutions (Budget Analysis)

	LPA / McCarthy	State Grant
Plans	\$650,505	\$904,315
Construction	\$6,190,485	\$7,375,695
Cost/sq. ft.	\$134.71/sq. ft.	\$160.51/sq. ft.
Const. Mgmt./GC	\$836,975	-
Test / Inspection	\$162,075	\$206,635
F & E @ \$13.50/sq. ft.	\$620,340	\$620,340
Contingency, owner & contractor	\$289,900	\$112,635
Total	\$8,750,280	\$9,219,620

Creating Solutions (Construction)

- ☞ Prequalification of Bidders
- ☞ Multiple Prime Bidding Process
- ☞ Subcontracts Assigned to McCarthy
- ☞ Selective Alternates (Add & Deduct)
- ☞ Aggressive Construction Schedule
- ☞ Alternative Means & Methods
- ☞ On-site Management and Coordination

Creating Solutions (Keys to Success)

- ☞ Early Scope Confirmation
- ☞ Problem Solving Procedures
- ☞ Common Goals – Budget, Schedule, Quality
- ☞ Continuous Input During Design (CM/GC)
- ☞ Continuous Input During Construction (A/E)
- ☞ Stick to Plan “A”; no Plan “B” allowed
- ☞ Concurrence on Value

Creating Solutions (Cost Containment Strategies)

- ☞ Clear Lines of Communication
- ☞ Re-use of Plans
- ☞ Schedule Acceleration
- ☞ Value Engineering Alternatives
- ☞ Constructability Reviews
- ☞ Aggressive Bidder Solicitation
- ☞ Clearly Identified Construction Procedures

Final Results

“Exceeding Expectations”

- ☞ On Time Delivery
- ☞ No Budget Overruns
- ☞ Minimal C.O.’s
- ☞ High Quality
- ☞ State-of-the-Art Amenities
- ☞ Future District Applications