



SWEETWATER UNION HIGH SCHOOL DISTRICT
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November 7, 2012 CBOC Meeting

Proposition O Project Updates

*Updated projects are **HIGHLIGHTED**:*

Castle Park High School:

CPH Title IX Improvements (*Lord Architecture, tbd, Phase I DSA approved, Phase II design 100%*) – Phase I consists of relocating 3 existing portable classrooms for team rooms and installation of a restroom building and a long ramp for accessibility to the lower campus. Phase II consists of new concrete block dugouts for the softball field and additional field improvements. Phase I will be out to bid in November 2012 and completion is tentatively scheduled in February 2013. Phase II has been submitted to DSA and is scheduled for completion in July 2013.

Chula Vista High School:

CVH Portable Removal/Replacement (*Hector Reyes, tbd, design 80%*) – As a requirement of receiving about \$6.4 million in State funding for SOH Project 1, we are required to remove 18 portables from CVH by January 25, 2013. 12 portables were removed during the construction of the Performing Arts Center. Six portable classrooms will be removed and replaced with interim housing. Design work continues with the school site staff.

Chula Vista Middle School:

CVM Portable Upgrade (*RRC, GA Dominguez, 99%*) – Six portables were relocated as part of Project 1 and the separate contract for final upgrades is complete except for punchlist items. The site is scheduled to move in during the winter break between semesters.

Granger Junior High School:

Health Clinic Upgrades (*Matalon, tbd, 15%*) –In order to expand operation hours from part-time to full-time, the clinic needs to add an office, utility room and upgrade electrical outlets and HVAC filtering.

Hilltop High School:

HTH Title IX Field Upgrades & Restroom (RRC, Western Rim, 98%) – Field is complete. The proposal for removing the old restroom foundation has been reviewed and the contractor will be directed to proceed. Completion is tentatively scheduled in December 2012.

MAAC Charter School:

MAAC Kitchen (Michael Burke, tbd, 100%) – Only 1 bid was received and it was over budget. The District and MAAC are reviewing options at this point.

Montgomery High School:

MOH Project 1 (RRC, Swinerton, 100%) – The project is complete. Final documentation will be submitted to DSA for closeout. District and Swinerton are in a dispute over use of an allowance.

MOH Project 2 (ZTA, Soltek, 10%) – Work on the gym floor is finished. Design work continues to progress on the main project. The Gym should be submitted to DSA in December and the rest of the project (classroom/office building, various small projects) in January. Estimated occupancy is first quarter 2014 (assuming a 3-month DSA approval process).

Montgomery Middle School:

MOM Project 1 (RRC, Balfour Beatty, 45%) – Construction continues. Completion scheduled for September 2013 (move in during fall break).

Mar Vista High School:

MVH Miscellaneous (LPA, tbd, design 100%) – The site prefers a faculty lounge instead of a stage. A bid package has been prepared for the stairs to the parent center. Estimated completion is January 2013.

MVH Title IX Field Upgrades (RNT, tbd, design 100%) – Bids for dugouts, team room and scoreboard open November 5, 2012. Award is expected within two weeks and estimated completion is March 1, 2013.

MVH Project 2 (tbd, tbd, 0%) – On hold pending final prioritization of projects.

National City Middle School:

NCM Project 1 (LPA, RC Construction, 99%) – The defective painting on most of the exterior metals (railings in particular) will be repainted during the Thanksgiving and winter breaks. Completion expected in January 2013.

NCM Project 2 (LPA, tbd, design 95%) – Project is DSA approved, but on hold pending funding.

Southwest High School:

SOH Cafeteria Mod (*LPA, tbd, DSA approved*) – Project is DSA approved. On hold pending final prioritization of projects.

Southwest Middle School:

SOM Project 1A (*BCA, GEM Industrial, 100%*) – The project is complete and occupied. Final documents are being submitted to DSA for close-out.

SOM Project 1B (*RNT, tbd, 50%*) – The new architect has started construction documents on the revised scope of work approve by the site staff. The work will probably be phased to allow early occupancy of some area. Completion of all the work is tentatively scheduled for late 2013.

Sweetwater Union High School:

SUH Welding Building (*BCA, Grahovac is 100% complete, project is 95% complete*) – Work by Grahovac is complete. The district has terminated BCA architects on this project and a new architect will complete the project under SUH Welding Building 2.

SUH Welding Building2 (*Reyes, tbd, 100%*) – The completion documents have been submitted to DSA. Project is expected to bid in early 2013. Completion is expected for next school year.

SUH Site Restoration (Parking Lot Improvements) (*Hector Reyes, design phase 85%*) – Project is on hold pending evaluation of adding solar to parking lot.

SUH Stadium Track & Field (*RNT, tbd, 100%*) – Drawings have been submitted to DSA. Depending on review time, bidding is expected spring 2013 and completion in late 2013.

Projects on Multiple Sites:

Fire Alarm Upgrades (*various, tbd, DSA approved*) – DSA approval has been obtained to upgrade the fire alarm systems at 19 school sites. The projects are on hold pending identification of the highest priority projects.

PPA (Solar at 10 sites) (*various, Lend Lease, 80%*) – Construction is complete on the carport solar structures at CVH, MOH, ORH, CPH, BVH, and SOH. Commissioning and activation will continue through December. The roof projects at MVH, OLH, ORH, SUH and SYH are on hold because roof mounting tests failed. Staff and the PPA provider are evaluating alternatives.

Prop O Close-out Phase Projects:

CVH Interim Housing (*BCA, Turner, 100%*) – Closed without certification on 7/21/2011. Final documents will be submitted to DSA.

CVM Project 1 (*RRC, Edge, 100%*) – Project is complete except for LEED documentation and DSA certification. Food Service Building portion of project closed without certification by DSA on 8/29/12. Staff has directed the architect to submit the required documents.

HTH Project 1 (*RRC, Pacific Building Group, 100%*) – Project is complete except for LEED documentation and DSA certification.

HTH Interim Housing (*RRC, Fordyce, 100%*) – Final documents will be submitted to DSA for closeout. Because the interim housing has been removed, DSA may elect to void the project.

HTH Interim Housing Removal (*RRC, GEM Industrial, 100%*) – Final documents will be submitted to DSA for closeout.

MOH Interim Housing Removal and Basketball Courts (*RRC, AEL Construction, 100%*) – The project is complete. Final documentation will be submitted to DSA for closeout.

MVH Project 1 (*LPA, Augustine, 100%*) – Project is complete except for DSA certification. Documents will be submitted and we are awaiting DSA approval of final change orders.

SOH Project 1 (*LPA, HAR, terminated on 6/21/11*) – HAR Construction was terminated on June 21, 2011. In litigation.

SOH Project 1A (*LPA, Soltek Pacific, 100%*) – The project is complete and occupied. Final documents are being submitted to DSA for close-out.

SOM Project 1 (*LPA, HAR, terminated on 6/21/11*) – HAR Construction terminated on June 21, 2011. In litigation.

SOM Field (*Lightfoot, 3D Enterprises, 100%*) – Work is complete.

SOM Site Improvements (*BCA, 3D Enterprises, 100%*) – Work is complete.

SUH Project 1 (*BCA, Sundt, 100%*) – Project is complete and occasional warranty issues are being addressed.

Prop BB Close-out Phase Projects:

CPH Mod 1A – Closed without certification on 12/4/2008. DSA has approved a testing plan to complete the closeout. A testing firm has been hired to complete the work.

CPH Mod 2A – Closed without certification on 10/9/2008. Documents have been submitted to DSA and we are awaiting certification.

CPH 6 Portables (400) – Closed without certification on 7/21/2011. Documents will be submitted to DSA.

CPM Mod - Closed without certification on 7/21/2011. Documents have been submitted to DSA and we are awaiting certification.

GJH 8 Portables – Closed without certification on 3/21/2008. Architect is gathering documents for closeout.

HTH Scoreboard Replacement – Closed without certification on 3/13/2009. Compliance was completed under HTH Project 1 and will be certified simultaneously with that project.

SOH 1 Portable – Closed without certification on 1/15/2008. Need to submit documents to DSA.

SOH Portables – Portables have been removed which means that the project can be voided after certification of the SOH restroom.

SOH Restroom Portable – Documents will be submitted for DSA certification.

SOH Rehab Adaptive PE – Closed without certification on 10/13/2010. Need to submit documents to DSA.

Prop O Completed Projects Certified by the Division of State Architect (DSA):

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| BVH | Bleacher Replacement | Certified on 10/28/09 |
| CVH | Stadium Repairs | Certified on 5/29/09 |
| CVH | Prop O Project 1 | Certified on 4/25/12 |
| GJH | Health Center | Certified on 2/24/11 |
| HTH | Bleacher Replacement | Certified on 10/28/08 |
| HTM | Shade Structure and Modernization | Certified on 9/14/12 |
| MOH | Interim Housing | Certified on 10/27/09 |
| MOM | Interim Housing | Certified on 8/10/10 |
| MOM | Interim Housing Restroom | Certified on 7/15/11 |
| MOM | Interim Housing Library | Certified on 8/17/12 |
| MVH | Interim Housing | Certified on 2/24/11 |
| NCM | Interim Housing | Certified on 2/22/10 |
| SOM | Interim Housing | Certified on 7/28/11 |
| SUH | Stadium Repairs | Certified on 5/29/09 |
| SUH | Interim Housing | Certified on 7/21/11 |

Prop O Completed Projects (non-DSA projects):

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| SUH | ORG Portable Removal | Portables were removed in January 2012. |
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Acronyms (other than school sites):

BCA – Bunton Clifford Architects

DSA – Division of State Architect

LPA – LPA, Inc. Architects

ORG – Overcrowded Relief Grant (state funding program)

RNT – Roesling Nakamura Terada Architects

RRC – Ruhnau Ruhnau Clarke Architects

ZTA – Zagrodnik + Thomas Architects

tbd – to be determined