



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROJECT UPDATES

August 13, 2014 CBOC Meeting

This report provides a status report of projects that are part of the Proposition O Program part of the Capital Facility Financing Plan (CFFP). It is intended to provide information to the Citizens' Bond Oversight Committee (CBOC), Board of Trustees, staff and public regarding Proposition O expenditures. Project status is the status around the first of the month that this report is dated.

Financial information is provided in a separate report and in the monthly CFFP board agenda item.

The list of projects is divided into Active Projects and Completed Projects (including projects in the close-out process). The active projects are listed in the same order as the CFFP report. Updated project information is highlighted.

ACTIVE PROJECTS

Bonita Vista High School:

| | | |
|-------------------------------------|----------------------------|------------------------------|
| BVH Track & Field Design | A/E: <i>NTD Architects</i> | Design: <i>DSA Approved</i> |
| Contractor: <i>tbd</i> | Construction: <i>0 %</i> | Change Order Rate: <i>0%</i> |

This project is for the design of an artificial track and field, electrical infrastructure for stadium lights, bleachers and restrooms. This project was approved by DSA on June 5, 2014 and is on hold pending identification of funding for construction.



Bonita Vista Middle School:

| | | |
|---|--------------------------|---------------------------------|
| BVM Upgrades - Modernization 2 | A/E: <i>IBI Group</i> | Design: <i>DSA Approved</i> |
| Contractor: <i>Fordyce Construction</i> | Construction: 15% | Change Order Rate: 0.91% |

The modernization work is being done in phases. Project 1 included non-DSA work (repainting, re-roofing the library, covering unused student lockers, and adding a storage container for the MPR) is complete. Project 2 includes HVAC for Room IA3 (science), replacement of HVAC for the music building, restroom renovation at the MPR, kitchen and cafeteria upgrades, renovating offices, and accessibility upgrades. Demolition is complete. Rough-in of utilities is 75% completed. New equipment, HVAC, lighting and finishes will be installed in August 2014.



Chula Vista High School:

**CVH ORG - Classroom Interior
Finish Upgrade**

| | | |
|-------------------------------|---------------------------|---------------------------------|
| | A/E: <i>RNT</i> | Design: 100% |
| Contractor: MA Stevens | Construction: 100% | Change Order Rate: 9.37% |

This portion of the CVH ORG Projects consists of cosmetic improvements to 4 classrooms in the 100 building and 4 classrooms in the 500 building (mostly painting and flooring). The work is on schedule to be completed by the start of school in July 2014.



| | | |
|-----------------------------------|-------------------------|------------------------------|
| CVH ORG Title IX Team Room | A/E: <i>RNT</i> | Design: 60% |
| Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

This portion of the CVH ORG Projects consists of a softball team room similar to the MVH Title IX project. Design is under way and the intent is to have the project complete before the spring 2015 softball season, however actual completion depends on DSA approval timelines.

Hilltop High School:

| | | |
|------------------------|-------------------------|------------------------------|
| HTH Fans | A/E: <i>Maintenance</i> | Design: 10% |
| Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

The maintenance department will be bidding out fan installation in classrooms that do not have air-conditioning.

| | | |
|-------------------------------------|----------------------------|------------------------------|
| HTH Track & Field Design | A/E: <i>NTD Architects</i> | Design: DSA Approved |
| Contractor: <i>tbd</i> | Construction: <i>0 %</i> | Change Order Rate: <i>0%</i> |

This project is for the design of an artificial track and field. **DSA approved the drawings on July 31, 2014. The project is on hold pending identification of funding for construction.**



Mar Vista High School:

| | | |
|------------------------|---|----------------------------------|
| MVH Project 2 | A/E: <i>Platt Whitelaw (PWA)</i> | Design: <i>95% in DSA</i> |
| Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

Construction documents for modernization of special education classrooms in Bldg. 600 were submitted to DSA on February 6, 2014. Construction is targeted for completion in late 2015. The design contract amendment for the campus-wide electrical grounding was approved February 25, 2014; this is a separate non-DSA deferred maintenance project that will bid separately.

Montgomery High School:

| | | |
|------------------------------------|---------------------------------------|------------------------------|
| MOH Gym Structural Upgrades | A/E: <i>Burkett & Wong</i> | Design: 80% |
| Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

Design began in March 2014. The project consists of structural upgrades and cosmetic cracking repairs recommended in the seismic review that was completed to investigate cracking in the concrete walls and the anchoring of roof top equipment. The most serious deficiency has already been addressed with the removal of the entrance canopy as part of MOH Project 2. **DSA review of the design will begin in August 2014.**

MOH Project 2 – Design-build

A/E: **ZTA**

Design: **DSA approved**

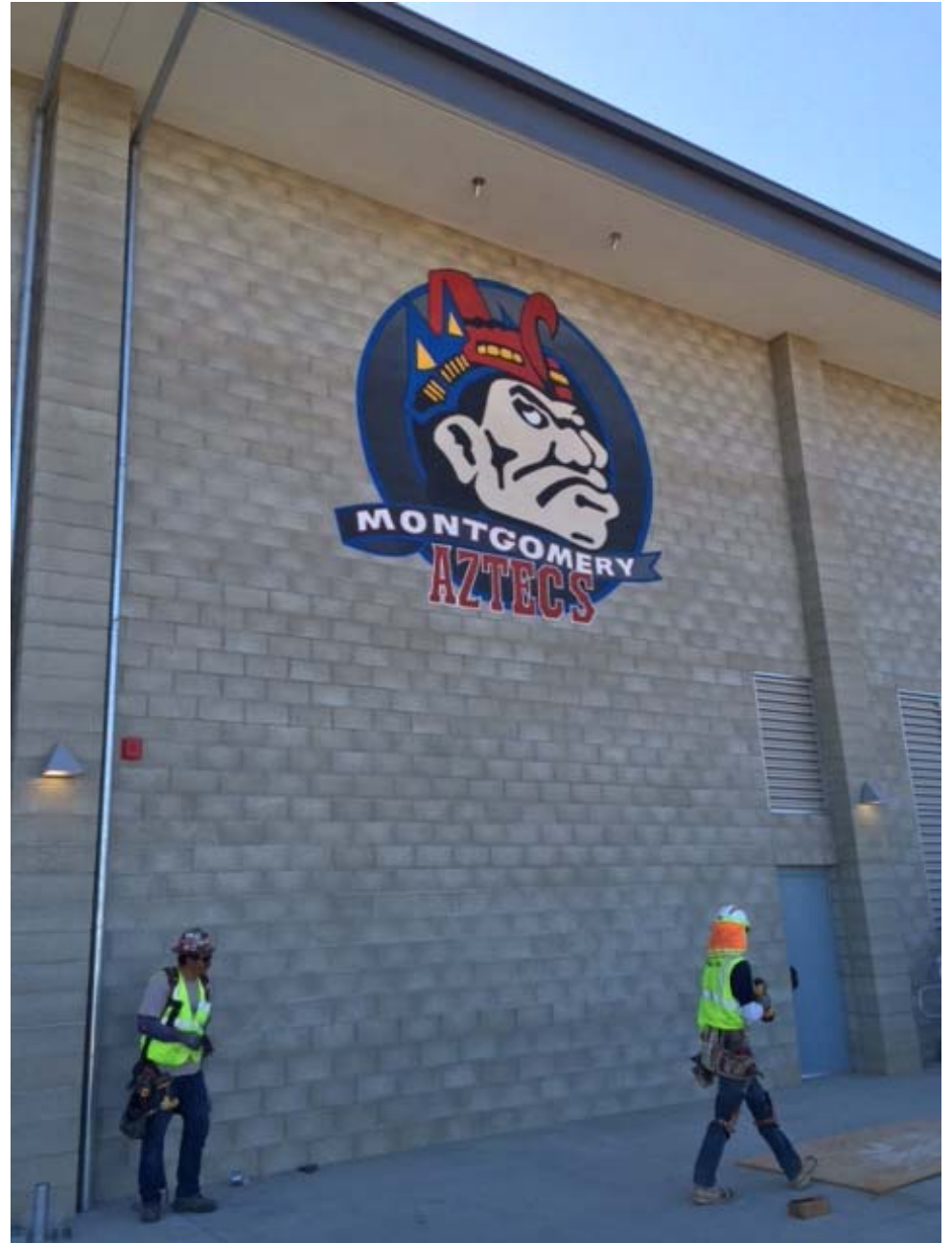
Contractor: **Soltek Pacific**

Construction: **95 %**

Change Order Rate: **0.3%**

The classroom building and the gym were occupied immediately prior to the beginning of the school year. Construction of the plaza is underway and is scheduled for completion in mid-August. The batting cages and softball scoreboard are nearly complete. The ribbon cutting ceremony is scheduled for September 4, 2014.





MOH Title IX

| | | |
|------------------------|-----------------------------------|------------------------------|
| | A/E: <i>Lord Architects, Inc.</i> | Design: 20% |
| Contractor: <i>TBD</i> | Construction: <i>0 %</i> | Change Order Rate: <i>0%</i> |

Design began following the June Board meeting. The Proposed work scope of work includes construction of new dugouts and associated storage at the softball and baseball fields. Accessible routes to both fields will also be developed, as well as a softball concession stand and restrooms.

National City Middle School:

NCM Project 2

| | | |
|-----------------------------|--------------------------|---------------------------------|
| | A/E: <i>LPA</i> | Design: <i>DSA approved</i> |
| Contractor: <i>McCarthy</i> | Construction: <i>70%</i> | Change Order Rate: <i>5.04%</i> |

Current work includes the installation of ceiling grid light fixtures, tile, plumbing fixtures, and casework. Site work continues in the courtyard, including, site walls and site benches. The ramp to the Administration Building is completed. Construction is scheduled to be complete in fall 2014.





Palomar High School Science: Purchasing of portable science work stations is in progress.

Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 (Solar at 17 sites)

| | | |
|----------------------|--------------------|---------------------------|
| D-B: <i>SunPower</i> | Design: 95% | Construction: 95 % |
|----------------------|--------------------|---------------------------|

Work is complete at MVH, SUH, OLH, SYH, CPM, ORH, CVM, ELM, MVM, BVM, and HTH. At RDM, the solar canopies are complete, but additional work requested by the Chula Vista Fire Department is still pending. Sunpower has had difficulties obtaining approval from DSA for the roof mounted solar arrays at MOM and has exercised their option to cancel that project. Each solar project has an individual agreement so this cancellation does not affect any other solar site nor does it affect the price we pay for power on the other projects.

Southwest High School:

SOH Title IX

| | | |
|----------------------------|--------------------------------|------------------------------|
| | A/E: <i>Burkett & Wong</i> | Design: 95% in DSA |
| Contractor: <i>various</i> | Construction: 50% | Change Order Rate: 0% |

Restoration of the infield, a new outfield fence, an ADA path of travel, and installation of power to the field and home dugout is complete. DSA approved the footing details for the scoreboard on April 30, 2014. The scoreboard installation has been awarded to CFS (California Facility Specialties). Construction should start the week of August 18 and be completed in approximately two weeks.

Southwest Middle School:

SOM Project 1B Increment 2

Contractor: *Whillock Const.*

A/E: *RNT*

Construction: *15%*

Design: *DSA approved*

Change Order Rate: **2.24%**

The contractor started construction on April 7th. This project includes renovation of the old shop buildings into two science classrooms, a new after school room and support areas. Construction completion is expected in December 2014.



Sweetwater Union High School:

SUH Welding Building 2b

A/E: *Hector Reyes*

Design: **100%**

Contractor: *Farnum Elec.*

Construction: **100%**

Change Order Rate: **0%**

The welding building has been approved by the District State Architect for occupancy. Summer classes started on June 16th. The ribbon cutting ceremony is tentatively scheduled for September 10th at 4pm.

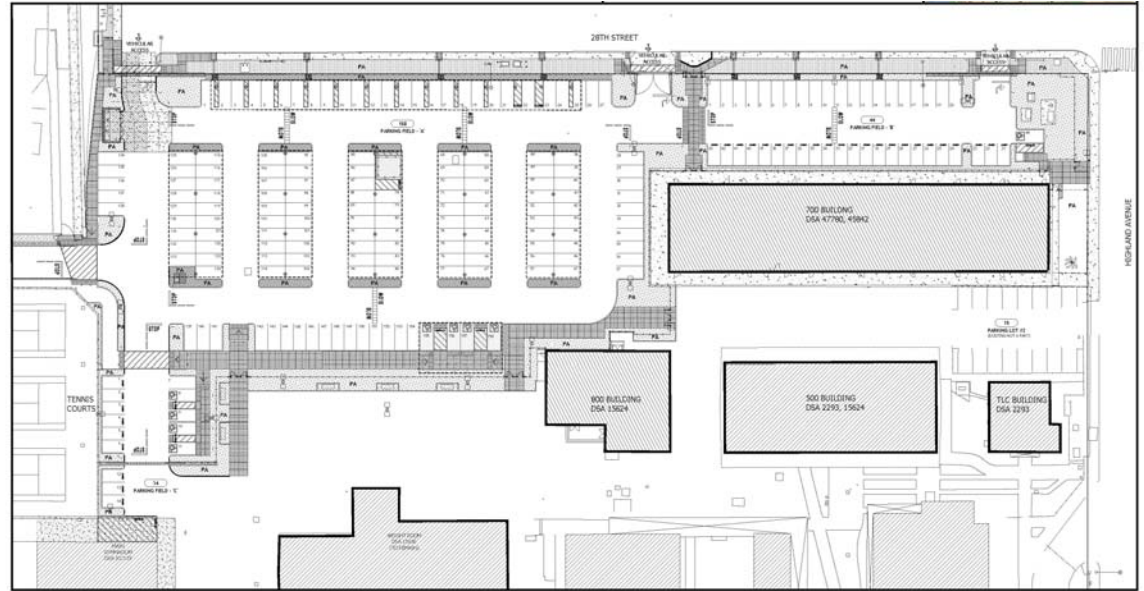




SUH Site Restoration (Parking Lot Improvements)

| | | |
|------------------------|--------------------------|------------------------------|
| Contractor: <i>tbd</i> | A/E: <i>Hector Reyes</i> | Design: 95% in DSA |
| | Construction: 0 % | Change Order Rate: 0% |

The project has been submitted to DSA and is scheduled for final back check on August 8th 2014. Construction is scheduled to be completed by spring 2015.




Enlarged Site Plan
 2900 Highland Ave, National City, CA
 Friday, February 28, 2014

Technology Infrastructure:

Technology Infrastructure

| | | |
|----------------------------|---------------------------|------------------------------|
| Contractor: <i>various</i> | A/E: <i>IT Department</i> | Design: 100% |
| | Construction: 30% | Change Order Rate: 0% |

Wireless access cabling has been completed at Chula Vista High School, Eastlake High School, Olympian High School, Otay Ranch High School and Bonita Vista High School. Work is now nearing completion at Montgomery High School and underway at Mar Vista High School. Wiring and equipment installation will soon commence at Hilltop High School.

Fire Alarm Projects:

**Fire Alarm Upgrades Group 3 –
10 Sites**

| | | |
|--|---|--|
| | A/E: <i>Johnson Consulting Engineers</i> | Design: <i>DSA approved</i> |
| Contractor: <i>Time and Alarm Systems</i> | Construction: <i>99%</i> | Change Order Rate: <i>8.04%</i> |

Fire alarm upgrade work at BVH, BVM, CPH, CPM, ELH, GJH, HTM, MVM, MOM, and PAH began in mid-February. Base bid work is complete and testing of the new systems is in progress. Supplemental work that was added to the project will continue through June.

**Fire Alarm Upgrades Group 4 –
MVH & SOH**

| | | |
|--|---------------------------------|--|
| | A/E: <i>LPA, Inc.</i> | Design: <i>DSA approved</i> |
| Contractor: <i>Standard Electronics</i> | Construction: <i>35%</i> | Change Order Rate: <i>0.76%</i> |

Progress is good and is scheduled for completion by the start of school in July 2014.

BUILDING GREEN with PROP O

Chula Vista High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Chula Vista Middle School Project 1 – pending

Hilltop High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Mar Vista High Modernization Project 1 has received LEED **Gold** certification from the US Green Building Council (Jan 2014).

Montgomery High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Montgomery Middle School Project 1 – pending energy credit for PV. On track for LEED Platinum.

National City Middle School Project 1 has received LEED **Gold** certification from the US Green Building Council (Feb 2014).

Southwest High School Project 1 – pending.

Southwest Middle School Project 1 – cannot be certified.

Sweetwater Union High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

COMPLETED PROJECTS

Prop O Close-out Phase Projects (Architect, Contractor):

CPH Title IX Dugouts and Batting Cages (*Lord Architecture, Fordyce Construction, CO rate 9.39%*) – Complete and in the close-out phase with DSA.

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

CVH ORG Backstops and Fencing (*Reyes Architects, Grahovac, CO rate 2.6%*) – Work on new fencing around the perimeter of the K Street parking lot, including ornamental iron fencing in front of the Performing Arts Center and new backstops at the baseball and softball fields is essentially complete with only a few punchlist items remaining.

Fire Alarm Upgrades Group 1 – CVM, HTH, MOH (*RRC/FBA, Time and Alarm Systems, CO rate minus 2.4%*) – Complete and in the close-out phase with DSA. **CVM certified by DSA on 6/27/14.**

Fire Alarm Upgrades – NCM (*LPA, McCarthy*) – Complete and in the close-out phase with DSA.

Fire Alarm Upgrades Group 2 – CVM, HTH, MOH (*TMAD Taylor-Gaines, Time and Alarm Systems, CO rate 7.5%*) – Complete and in the close-out phase with DSA.

GJH Health Clinic Upgrades (*Matalon, Kinsman Construction*) – Complete and in the close-out phase with DSA.

MOM Project 1: (*LPA, Balfour Beatty*) – Construction was substantially complete on July 23, 2013, and open for the start of school on July 24th. Soon after, SUHSD removed 15 modular units from the site. The Notice of Completion was filed on October 24, 2013. The project consisted of 18 new classrooms, a library, counseling center, cafeteria, and stage – all designed to LEED platinum, the highest level of sustainability. It also features the first installation of a “displacement ventilation” HVAC system in the District. Final closeout documents were submitted to DSA on Feb 10, 2014.

PPA2 Solar at BVM (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at CPM (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at CVM (*SunPower*) – Complete and in the close-out phase with DSA. **Certified by DSA on 7/10/14.**

PPA2 Solar at ELM (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at MVH (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at MVM (*SunPower*) – Complete and in the close-out phase (non-DSA).

PPA2 Solar at OLH (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at ORH (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at SUH (*SunPower*) – Complete and in the close-out phase with DSA.

PPA2 Solar at SYH (*SunPower*) – Complete and in the close-out phase with DSA.

SOM Project 1and 1A (*LPA, HAR, terminated on 6/21/11, GEM Industrial*) – HAR Construction terminated on June 21, 2011; in litigation. Complete and in the close-out phase with DSA.

SOM Project 1B Increment 1 (*RNT, APR terminated*) – Complete and in the close-out phase with DSA.

SUH Artificial Track and Field (*RNT, Byrom-Davey*) – Complete and in the close-out phase with DSA. The Ribbon Cutting Ceremony was on October 11, 2013.

Prop BB Close-out Phase Projects:

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

CPM Modernization - 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.

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 (& BB) Completed Projects Certified by the Division of State Architect (DSA):

| | | |
|------------|---------------------------|-----------------------------|
| BVH | Prop BB Mod | Certified on 7/28/08 |
| BVH | Prop BB Mod 200N 200S | Certified on 10/7/08 |
| BVH | Prop BB Lunch Shelter | Certified on 10/28/09 |
| BVH | Bleacher Replacement | Certified on 10/28/09 |
| BVH | HVAC upgrades | Certified on 5/12/14 |
| CPH | Prop BB Project 1A | Certified on 9/12/13 |
| CPH | Prop BB Project 1B | Certified on 6/12/13 |
| CPH | Prop BB Project 1C | Certified on 10/27/09 |
| CPH | Prop BB Lunch Shelter | Certified on 6/30/09 |
| CPH | Prop O Title IX Portables | Certified on 4/17/14 |
| CVH | Prop BB Project 1A | Certified on 2/24/11 |
| CVH | Prop BB Project 1B | Certified on 7/21/11 |
| CVH | Prop BB 2-story CR Bldg | Certified on 2/24/11 |
| CVH | Stadium Repairs | Certified on 5/29/09 |
| CVH | Prop O Project 1 | Certified on 4/25/12 |
| CVM | Prop O Project 1 | Certified on 8/27/13 |
| CVM | Portable Upgrade | Certified on 8/28/13 |
| CVM | Fire Alarm Upgrade | Certified on 6/27/14 |
| GJH | Prop BB Mod 3 buildings | Certified on 7/21/11 |
| GJH | Health Center | Certified on 2/24/11 |
| HTH | Prop BB 2-story CR Bldg | Certified on 9/26/11 |
| HTH | Prop BB Project 1A | Certified on 10/13/11 |

| | | |
|--------------|---|-----------------------------|
| HTH | Bleacher Replacement | Certified on 10/28/08 |
| HTH | Scoreboard Replacement | Certified on 2/6/14 |
| HTH | Interim Housing | Closed on 3/10/14 |
| HTH | Prop O Project 1 | Certified on 6/25/13 |
| HTH | Interim Housing Removal | Certified on 8/7/13 |
| HTH | Title IX Field and Restroom | Certified on 4/1/14 |
| HTM | Shade Structure and Modernization | Certified on 9/14/12 |
| MOH | Prop BB Interim Housing | Closed on 3/7/11 |
| MOH | Prop O Project 1 | Certified on 6/11/13 |
| MOH | Prop O Scoreboard | Certified on 10/14/13 |
| MOH | Interim Housing | Certified on 10/27/09 |
| MOH | Interim Housing Removal & Basketball Courts | Certified on 4/29/13 |
| MOH | Prop O Project 1 Shade Structures | Certified on 3/25/14 |
| MOM | Prop BB Building J | Certified on 7/10/08 |
| 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 |
| MVH | Prop O Project 1 | Certified on 4/30/14 |
| MVH | Title IX Upgrades | Certified on 4/17/14 |
| NCM | Interim Housing | Certified on 2/22/10 |
| NCM | Prop O Project 1 | Certified on 5/15/14 |
| PAH | Prop BB Portables | Certified on 7/14/08 |
| PPA 1 | Solar at BVH, CPH | Certified on 2/19/14 |
| PPA 1 | Solar at MOH, SOH | Certified on 1/15/14 |
| PPA 1 | Solar at CVH, ORH | Certified on 4/21/14. |
| PPA 2 | Solar at CVM | Certified on 7/10/14 |
| SOH | Prop BB 400 Building | Certified on 7/28/11 |
| SOH | Prop BB 6 portables | Closed on 10/22/13 |
| SOH | Prop O Project 1 | Certified on 8/23/13 |
| SOM | Interim Housing | Certified on 7/28/11 |
| SOM | Fire Alarm Upgrade | Certified on 5/15/14 |
| SUH | 3 portables (since removed) | Closed by DSA on 9/20/13 |
| SUH | Stadium Repairs | Certified on 5/29/09 |
| SUH | Interim Housing | Certified on 7/21/11 |
| SUH | Prop O Project 1 | Certified on 12/3/13 |

Prop O Completed Projects (non-DSA projects):

| | | |
|-----|------------------------|---|
| SOM | Field Renovation | Complete |
| SOM | Site Improvements | Complete 12/12/11 |
| SUH | ORG Portable Removal | Portables were removed in Jan 2012. |
| CVH | ORG Portable Removal | Portables were removed during construction of Project 1 and the last portables removed in April 2013. |
| SUH | Bldg 100 HVAC Upgrades | Complete April 2014 |

Acronyms (other than school sites):

| | | | |
|------|---|-----|--|
| BAN | Bond Anticipation Note | Mod | Modernization |
| BCA | Bunton Clifford Architects | MPR | Multi-purpose Room |
| BOT | Board of Trustees | NTD | NTD Architects |
| CBOC | Citizens' Bond Oversight Committee | ORG | Overcrowded Relief Grant (state funding program) |
| CR | Classroom | PWA | Platt Whitelaw Architects |
| DSA | Division of State Architect | RNT | Roesling Nakamura Terada Architects |
| HVAC | Heating, Ventilating and Air Conditioning | RRC | Ruhnau Ruhnau Clarke Architects |
| LPA | LPA, Inc. Architects | ZTA | Zagrodnik + Thomas Architects |
| | | tbd | to be determined |