



SWEETWATER UNION HIGH SCHOOL DISTRICT
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April 10, 2013 CBOC Meeting

Proposition O Project Updates

Updated project information is **HIGHLIGHTED**. Format is **Project Name** (*Architect, Contractor, % complete*).

Bonita Vista High School:

HVAC Upgrade (*Bender Dean, tbd, design 0%*) – This project is funded 75% Prop O and 25% Mello-Roos CFD. The project is upgrading the HVAC system to remove the final buildings off the original central plant. The design contract is being finalized.

Track & Field Design (*NTD Architects, design 0%*) – This project is for the design of an artificial track and field and supporting facilities (bleachers, concession, accessibility features). The design contract is being finalized. The design contract is being finalized.

Castle Park High School:

CPH Title IX Improvements (*Lord Architecture, Phase I – GEM Industrial, 95%; Phase II design 100%*) – Phase I consists of relocating 4 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 Portables were relocated over the winter break and completion is tentatively scheduled in March 2013. Phase II has been approved by DSA and staff is working on a bid schedule for completion in July 2013.

Chula Vista High School:

CVH Portable Removal/Replacement (*Hector Reyes, Whillock Construction, 50%*) – The portable classrooms were demolished during spring break and paving work will be complete in April.

Chula Vista Middle School: All projects in close-out (see close-out section).

Granger Junior High School:

Health Clinic Upgrades (*Matalon, tbd, design 95%*) – 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. Documents were submitted to DSA for approval in December

2012. DSA requirements for access compliance have changed and compliance will require additional funding. The District and Operation Samahan have agreed to split increased costs 50/50. Final budget adjustments will occur after bids are opened.

Hilltop High School:

Track & Field Design (NTD Architects, 0%) – This project is for the design of an artificial track and field. The design contract is being finalized.

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 2 (ZTA, Soltek, Design 100%) – All increments of the project have been submitted to DSA. Increment 1 (underground utilities and parking lot) has been approved and construction will begin in late April on underground utilities and the parking lot. Completion of this increment is scheduled in June in time for graduation. A groundbreaking ceremony will be scheduled in May. Estimated occupancy is first quarter 2014 (assuming a 3-month DSA approval process).



Montgomery Middle School:

MOM Project 1 (RRC, Balfour Beatty, 72%) – Construction continues: drywall, roofing, electrical, plumbing. Staff is assisting the site with furniture and equipment selection. Completion scheduled for August 2013 (move in during **summer** break).



Mar Vista High School:

MVH Miscellaneous (LPA, tbd, design 100%) – A bid package has been prepared for the stairs to the parent center.

MVH Title IX Field Upgrades (RNT, Nuera, 99%) – A great ribbon cutting ceremony (actually, throwing out the first pitch) and home game opener occurred on March 20th. The project is complete except for minor punchlist items.





MVH Project 2 (*tbd, tbd, 0%*) – Staff is developing project scope with the site personnel and maintenance department and an RFQ (request for qualifications) for architectural services

National City Middle School:

NCM Project 2 (*LPA, McCarthy, 0%*) – Six firm were interviewed and the tentative award of the contract is to McCarthy Building Companies, Inc. Pre-construction services (review of the drawings and preparation of the guaranteed maximum price [GMP]) will be underway soon.



Southwest High School:

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

Southwest Middle School: (Project 1A moved to closeout section)

SOM Project 1B Increment 1 (*RNT, APR, 0%*) – Increment 1 of work on the west side of SOM is modernization of the portables. Work will start in April and completion is scheduled for July 2013.

SOM Project 1B Increment 2 (*RNT, tbd, 100%*) – Increment 2 of the work on the west side of SOM includes new science labs and other modernized buildings. Bid documents are being completed and 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 Building 2 (*Hector Reyes, tbd, 100%*) – The completion documents have been submitted to DSA. Project is still in the backcheck process with DSA. Completion is expected for next school year, but extend DSA approval timelines are putting this in jeopardy.

SUH Site Restoration (Parking Lot Improvements) (*Hector Reyes, tbd, 100%*) – Bids for demolition of old foundations in the future parking area are due April 11th. The parking lot portion is being revised to accommodate the solar project and meet budget. Completion is expected by the end of next school year.

SUH Stadium Track & Field (*RNT, tbd, 100%*) – The project is out to bid with bids due early May. Completion is expected 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, 100%*) – The carport solar structures at CVH, MOH, ORH, CPH, BVH, and SOH are complete. Commissioning and activation has been completed with the exception of one meter installation at ORH. **SUHSD is a SGD&E K-12 Energy Showcase Champion for 2012.**

PPA2 (Solar at 17 sites) (*various, tbd, 5%*) – PPA2 includes phase 1B (replacement of the roof projects on the first PPA) and phase 2 (expansion to additional sites). Design is in process and completion is expected by the end of 2013.



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.

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. Classrooms were moved in over the winter break and the project is virtually complete. Also, a water line cross-connection issue that occurred under Prop BB was corrected.

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.

HTH Title IX Field Upgrades & Restroom (*RRC, Western Rim, 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.

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

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.

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

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

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 Jan 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