



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROJECT UPDATES

April 9, 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 CFFP (board agenda item M-1).

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: 95% in DSA
Contractor: <i>tbd</i>	Construction: 0 %	Change Order Rate: 0%

This project is for the design of an artificial track and field, electrical infrastructure for stadium lights, bleachers and restrooms. This project was submitted to DSA on December 26, 2013.



Bonita Vista Middle School:

BVM Modernization 2	A/E: <i>IBI Group</i>	Design: DSA Approved
Contractor: <i>Fordyce Construction</i>	Construction: 0%	Change Order Rate: 0%

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 bids were opened on April 7th and Fordyce Construction is the apparent low bidder.** Scope of Work includes HVAC for room IA3 (science), replacement of HVAC for the music building, restroom renovation at MPR, kitchen and cafeteria upgrades, renovating offices, and accessibility upgrades.

Chula Vista High School:

CVH ORG Backstops and Fencing	A/E: <i>Reyes Architects</i>	Design: 100%
Contractor: Grahovac	Construction: 95%	Change Order Rate: 2.6%

This portion of the CVH ORG Projects work consists of two major components: 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.



CVH ORG Classroom Interior Finish Upgrade	A/E: <i>RNT</i>	Design: 100%
Contractor: MA Stevens	Construction: 10%	Change Order Rate: 0%

This portion of the CVH ORG Projects consists of cosmetic improvements to 4 classrooms in the 100 and 4 classrooms in the 500 building (mostly painting and flooring). The work is scheduled to begin during spring break and completion is scheduled for the start of school in July 2014.

CVH ORG Title IX Team Room	A/E: <i>RNT</i>	Design: 15%
Contractor: <i>tbd</i>	Construction: 0%	Change Order Rate: 0%

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 Track & Field Design	A/E: <i>NTD Architects</i>	Design: 95 % in DSA
Contractor: <i>tbd</i>	Construction: 0 %	Change Order Rate: 0%

This project is for the design of an artificial track and field. Construction documents are completed and the project was submitted to DSA on December 26, 2013.



Mar Vista High School:

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

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 early 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.

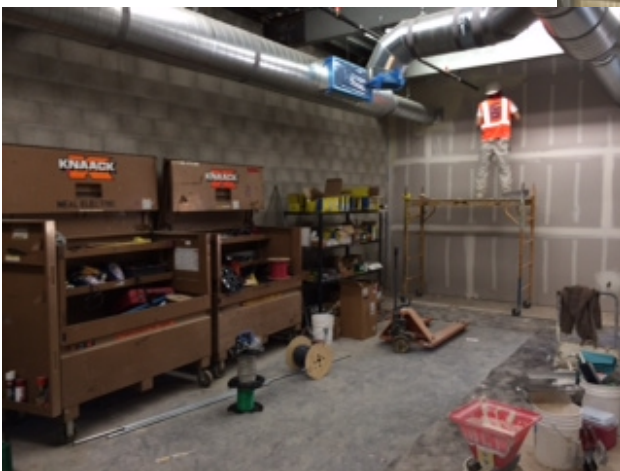
Montgomery High School:

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

Design will begin 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. The most serious deficiency has already been addressed with the removal of the entrance canopy as part of MOH Project 2.

MOH Project 2 – Design-build	A/E: <i>ZTA</i>	Design: DSA approved
Contractor: <i>Soltek Pacific</i>	Construction: 50 %	Change Order Rate: 0%

The classroom building roofing is nearly complete; drywall framing is proceeding and building utility systems installation is nearing completion. Installation of windows and storefront frames will begin in early April. Remodeling work is complete to transform the former auto shop into a Parent and Testing Center. At the new gym, roofing is complete and drywall will be complete by the middle of April.



National City Middle School:

NCM Project 2

Contractor: *McCarthy*

A/E: *LPA*

Construction: *45%*

Design: *DSA approved*

Change Order Rate: *2.5%*

Topping-Out ceremony is on Wednesday April 16th, all are invited. Current work includes roof decking, steel studs and joists, plumbing, HVAC controls, conduit, window frames. Construction is scheduled to be complete in fall 2014.



Palomar High School:

PAH Science	A/E: <i>Lord Architecture</i>	Design: <i>0%</i>
Contractor: <i>tbd</i>	Construction: <i>0 %</i>	Change Order Rate: <i>0%</i>

Based on budgetary considerations, it has been determined that the construction of a science classroom at the PAH site is not feasible. The need for science curriculum specific furnishings will be addressed by means of portable science work stations.

Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 (Solar at 17 sites)	D-B: <i>SunPower</i>	Design: <i>95%</i>	Construction: <i>75 %</i>
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Work is complete at MVH, SUH, OLH, SYH, CPM, and ORH. Phase 2A of solar installations includes BVM, CVM, ELM, RDM, MOM, MVM, and HTH. Work is essentially complete at BVM, CVM, ELM, HTH, and MVM. At RDM, construction of the solar canopies is well under way. MOM had to be resubmitted to DSA for approval, which is expected by the end of March 2014. Phase 2B consists of ELH, GJH, HTM, and SOM. The contractor has mobilized at all four of these sites.



Southwest High School:

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

District Maintenance completed restoration of the outfield and installation of Turface soil conditioner on the infield. District Planning coordinated installation of a new outfield fence (South Bay Fence), an ADA path of travel (Pave Pros), and installation of power to the field and home dugout on Feb 17, 2014 (Farnum Electric). Burkett & Wong designed structural footing details for a scoreboard and submitted plans to DSA February 21, 2014. Bidding will follow DSA approval. Scoreboard installation is expected to be completed two months after DSA approval.



Southwest Middle School:

SOM Project 1B Increment 2	A/E: <i>RNT</i>	Design: <i>DSA approved</i>
Contractor: <i>Whillock Construction</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

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.

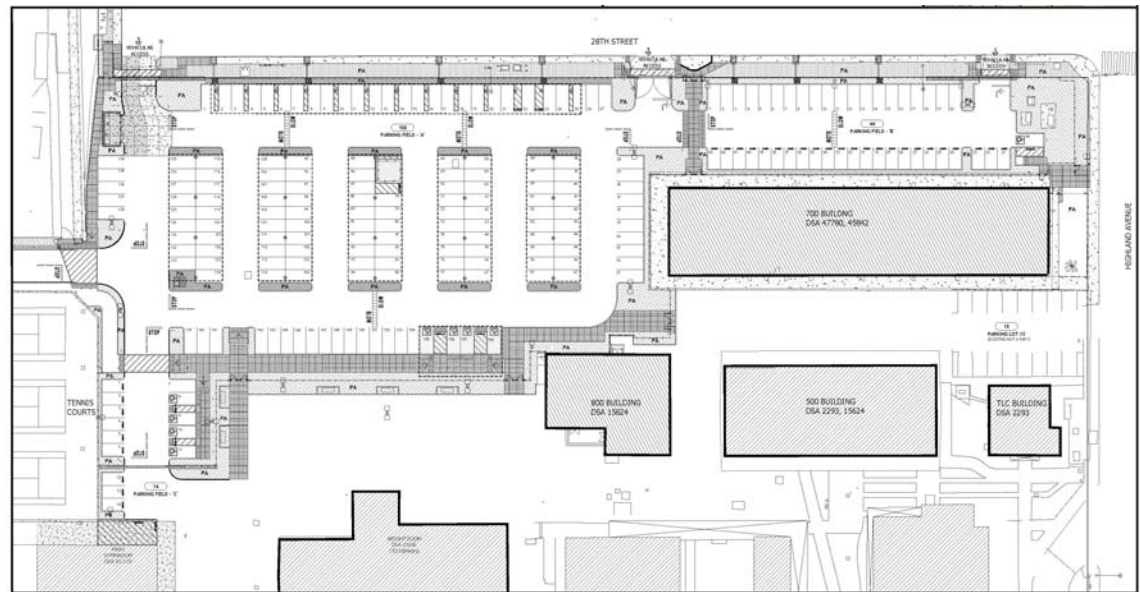
Sweetwater Union High School:

SUH Welding Building 2b	A/E: <i>Hector Reyes</i>	Design: 90%
Contractor: <i>tbd</i>	Construction: 0%	Change Order Rate: 0%

The welding building is the final part of SUH Prop O Project 1. The welding building projects 1 and 2 are complete, including the electrical modifications (now project 2b) necessary for the adult education program. Installation of welding equipment and the landscaping punch list items will be completed in March 2014.

SUH Site Restoration (Parking Lot Improvements)	A/E: <i>Hector Reyes</i>	Design: 95% in DSA
Contractor: <i>tbd</i>	Construction: 0 %	Change Order Rate: 0%

The project has been submitted to DSA for review. Construction is scheduled to be completed by January 2015.



Enlarged Site Plan
2900 Highland Ave, National City, CA



Friday, February 28, 2014 Scale: 1" = 20'

Technology Infrastructure:

Technology Infrastructure	<i>A/E: IT Department</i>	Design: <i>100%</i>
Contractor: <i>various</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

Two bids for wireless access cabling and network equipment and project team meetings are underway. Work will be completed at the first site, Chula Vista High School, by April 18th. Eastlake High School work will begin immediately afterward.

Fire Alarm Projects:

Fire Alarm Upgrades Group 2 – CVH	<i>A/E: TMAD Taylor-Gaines</i>	Design: <i>DSA approved</i>
Contractor: <i>Time and Alarm Systems</i>	Construction: 100%	Change Order Rate: <i>0%</i>

Work is substantially complete and only punch list and close-out items remain.

Fire Alarm Upgrades Group 3 – 10 Sites	<i>A/E: Johnson Consulting Engineers</i>	Design: <i>DSA approved</i>
Contractor: <i>Time and Alarm Systems</i>	Construction: 30%	Change Order Rate: <i>0%</i>

Fire alarm upgrade work at BVH, BVM, CPH, CPM, ELH, GJH, HTM, MVM, MOM, and PAH began in mid-February. The project is scheduled for completion by the end of May.

**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>0%</i>	Change Order Rate: <i>0%</i>

The contractor will mobilize mid-April to begin construction. The project is scheduled for completion by the start of school in July 2014.

BUILDING GREEN with PROP O

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

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

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

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

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

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):

BVH HVAC Upgrade (*Bender Dean, M.A. Stevens, CO rate 1.1%*) – Substantial completion was December 18, 2013, and final completion was January 13, 2014. This project is in the warranty period and DSA close-out.

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

CPH Title IX Team Room Portables (*Lord Architecture, GEM Industrial*) – 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.

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.

Fire Alarm Upgrades – NCM (*LPA, McCarthy*) – 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.

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

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

MVH Title IX Field Upgrades (*RNT, Nuera*) – – Complete and in the close-out phase with DSA.

NCM Project 1 (*LPA, RC Construction*) – Complete and in the close-out phase with DSA.

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

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.

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

SOM Project 1A (*BCA, GEM Industrial*) – 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.

SUH Building 100 HVAC Upgrades (*OMB, R&R*) – Complete.

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	Bleacher Replacement	Certified on 10/28/09
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
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
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
HTM	Shade Structure and Modernization	Certified on 9/14/12
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
NCM	Interim Housing	Certified on 2/22/10
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
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
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.

Acronyms (other than school sites):

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