



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROJECT UPDATES

February 12, 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 on the monthly 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 HVAC Upgrade	A/E: <i>Bender Dean</i>	Design: <i>DSA Approved</i>
Contractor: <i>M.A. Stevens</i>	Construction: <i>100 %</i>	Change Order Rate: <i>0%</i>

This project is completed. Substantial completion was December 18, 2013, and final completion was January 13, 2014. This project is in the warranty period and DSA close-out. A negotiating meeting for change orders was held on February 7th.

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

The modernization work is being done in two phases. The non-DSA work (including repainting, re-roofing the library, covering the unused student lockers, and adding a storage container for the MPR) is complete. Project 2 has been submitted to DSA and 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: 60%	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. The work is scheduled to be complete in March.

CVH ORG Classroom Interior Finish Upgrade	A/E: <i>RNT</i>	Design: 100%
Contractor: MA Stevens	Construction: 0%	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: RNT	Design: 5%
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 has just started 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: NTD Architects	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</i>	Design: 95% in DSA
Contractor: <i>tbd</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

Construction documents were submitted to DSA on February 6, 2014, and construction is targeted for completion in early 2015.

Montgomery High School:

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

The A/E contract is on the February BOT agenda and if approved, design will begin shortly thereafter. The project consists of upgrades recommended in the seismic review that was completed to investigate cracking in the concrete walls. The cracks are cosmetic but the review recommended upgrades to some structural systems to comply with current codes. The most serious deficiency has already been addressed with the removal of the entrance canopy as part of MOH Project 2

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

The classroom building structural steel and decking for the second floor are complete and the exterior stairs have been installed. Initial work is underway for the rough in of building utilities services and preparations are being made for the concrete pour for the second floor and the stair landings. The demolition of the canopies at the existing Gym and Drama Building have been completed and repairs have been made to the stucco walls and roofing. At the new Gym much of

the interior concrete pours and the framing for exterior walls has been completed. Rough-in for building utilities services and erection of interior framing are nearing completion.



National City Middle School:

NCM Project 2

	A/E: <i>LPA</i>	Design: <i>DSA approved</i>
Contractor: <i>McCarthy</i>	Construction: 40 %	Change Order Rate: 2.5%

Topping-Out ceremony for the structural steel is scheduled for the end of March. Steel studs and joists are currently being installed. Construction is scheduled to be complete in Fall 2014.



Palomar High School:

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

Programming has just started and we are evaluating locations at PAH that would be suitable for a science lab appropriate for biology and physics for a continuation high school.

Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 (Solar at 17 sites)	D-B: <i>SunPower</i>	Design: 95%	Construction: 75%
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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, and MVM, but mobilization was delayed at RDM, HTH, and MOM. RDM and HTH are 80% complete. MOM had to be resubmitted to DSA for approval, which is expected by the end of February 2014. Phase 2B consists of ELH, GJH, HTM, and SOM. The contractor has mobilized at ELH and SOM and will move on to the final two sites later this month (February 2014).

Southwest High School:

SOH Title IX	A/E: <i>Burkett & Wong</i>	Design: 100%
Contractor: <i>various</i>	Construction: 50%	Change Order Rate: 0%

District Maintenance has completed restoration of the outfield and infield. District Planning coordinated installation of a new outfield fence (South Bay Fence) and an ADA path of travel (Pave Pros). A contract has been awarded to Farnum Electric to install power to the field and home

dugout. Burkett & Wong has designed structural footing details for a scoreboard and is submitting to DSA in early February 2014. Bidding will follow DSA approval. Scoreboard installation is expected to be complete in May 2014.

Southwest Middle School:

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

Construction documents were approved by DSA on October 29. The project is out to bid and bids will be opened on March 6, 2014.

Sweetwater Union High School:

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

The welding building is final part of SUH Prop O Project 1. The welding building projects 1 and 2 are complete except for electrical modifications (now project 2b) necessary for the adult education program that needs to be moved out of the old welding building in order for demolition to occur. Construction documents are expected to be submitted to Planning mid-February.

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

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

Technology Infrastructure:

Technology Infrastructure	A/E: <i>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 will be included on the February Board agenda for consideration. It is expected that much of this work will ultimately be funded by the Federal Communications Commission through its E-Rate Program.

Fire Alarm Projects:

Fire Alarm Upgrades at CVM, HTH, and MOH	A/E: <i>RRC/FBA</i>	Design: <i>DSA approved</i>
Contractor: <i>Time and Alarm Systems</i>	Construction: <i>100 %</i>	Change Order Rate: <i>-2.4% (credit)</i>

Project is complete and will be moved to the close-out phase on the next report.

Fire Alarm Upgrade - CVH	A/E: <i>TMAD Taylor-Gaines</i>	Design: <i>DSA approved</i>
Contractor: <i>Time and Alarm Systems</i>	Construction: <i>65%</i>	Change Order Rate: <i>0%</i>

Work continues on new fire alarm devices for areas of each campus that were not modernized during Prop BB or Prop O. In addition, any other deficiencies identified during recent testing of the system are being corrected. Completion expected in early March.

Fire Alarm Upgrade - NCM	A/E: <i>LPA</i>	Design: <i>100%</i>
Contractor: <i>McCarthy</i>	Construction: <i>100 %</i>	Change Order Rate: <i>0%</i>

Project was competed as a change order to NCM Project 2 and is complete. It will be moved to the close-out phase on the next report.

COMPLETED PROJECTS

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, 100%*) – 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.

GJH Health Clinic Upgrades (*Matalon, Kinsman Construction, 100%*). In order to expand operation hours from part-time to full-time, the clinic needed to add an office, utility room and upgrade electrical outlets and a new HVAC unit.

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 have been submitted to DSA for closeout.

MOM Project 1: (*LPA, Balfour Beatty, 100%*) – 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. Solar panels will be installed on the roof of the new building by early 2014.

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.

MVH Title IX Field Upgrades (*RNT, Nuera, 100%*) – Project is complete except for DSA certification.

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.

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.

SUH Artificial Track and Field (*RNT, Byrom-Davey, 100%*) – 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.

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 (& 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
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
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	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
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
SOH1A	Prop O Project 1	Certified on 8/23/13
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):

SUH	ORG Portable Removal	Portables were removed in Jan 2012.
CVH	ORG Portable Removal	Portables were removed during construction of Proj. 1 and last portables removed in Apr. 2013.

Acronyms (other than school sites):

BCA	Bunton Clifford Architects
BOT	Board of Trustees
CBOC	Citizens' Bond Oversight Committee
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)
RNT	Roesling Nakamura Terada Architects
RRC	Ruhnau Ruhnau Clarke Architects
ZTA	Zagrodnik + Thomas Architects
tbd	to be determined