



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROJECT UPDATES

November 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 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 Middle School:

BVM Modernization 2	A/E: <i>IBI Group</i>	Design: <i>DSA Approved</i>
Contractor: <i>Fordyce Construction</i>	Construction: 99%	Change Order Rate: 1.38%

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 scope of work included 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. Substantial completion was held on August 29, 2014. There were some items under dispute with the contractor including the freezer unit. The San Diego County Health Department did not do their substantial completion review until September 29th and they provided a list of corrections. All of the corrections, except for the freezer issue, were completed and approved by the Health Department on October 22nd. Conversion of the cooler to a freezer resulted in the unintended consequence of peeling paint. Negotiations with the contractor are in progress for a solution and resolution of final change orders (the freezer fix and other owner requested changes is likely to bring the change order total to nearly 10 percent). Depending on manufacturing and delivery schedules we expect work to be complete for move-in over winter break.

Chula Vista High School:

CVH ORG Title IX Team Room	A/E: <i>RNT</i>	Design: 70%
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 Middle School:

Ceiling Fans		
Contractor: <i>Farnum Electric</i>	Construction: 100%	Change Order Rate: 0%
Contractor: <i>Price Electric</i>	Construction: 0%	Change Order Rate: 0%

69 ceiling fans were installed in classrooms over the fall break. The 400 building was inadvertently left off of the original bid and Price Electric has been given a contract to install 28 additional fans. We expect the fans to be installed by the end of the year.

Mar Vista High School:

MVH Project 2 – Building 600	A/E: <i>Platt Whitelaw (PWA)</i>	Design: <i>DSA Approved</i>
Contractor: <i>Whillock Contracting, Inc.</i>	Construction: 0%	Change Order Rate: 0%

Construction documents for modernization of special education classrooms in Bldg. 600 were approved by DSA on August 14, 2014. Whillock Contracting, Inc. was the lowest responsible bidder and the notice to proceed was issued October 27th. Occupancy is expected in Fall 2015.

MVH Project 2 – Deferred Maintenance Electrical Upgrade	A/E: <i>Platt Whitelaw</i>	Design: <i>100%</i>
Contractor: <i>Precision Electric</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

This project will upgrade the electrical grounding system campus-wide. Precision Electric was the lowest responsible bidder and the notice to proceed was issued November 5th. Completion is expected in summer 2015.

Montgomery High School:

MOH Gym Structural Upgrades	A/E: <i>Burkett & Wong</i>	Design: <i>95% in DSA</i>
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 recommended in the seismic review of this building. Primarily, the project will repair cracking in the concrete walls and improve 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. Design documents have been submitted to DSA for their review and approval.

MOH Title IX	A/E: <i>Lord Architects, Inc.</i>	Design: 25%
Contractor: <i>tbd</i>	Construction: 0 %	Change Order Rate: 0%

Proposed work includes construction of new dugouts and associated storage at the softball and baseball fields, and a new field level concession stand and rest rooms. Accessible routes to both fields will also be developed. Surveying of the site was completed in August and the design is underway to improve the quality of both fields while insuring compliance with Title IX requirements.

National City Middle School:

NCM Project 2	A/E: <i>LPA</i>	Design: <i>DSA approved</i>
Contractor: <i>McCarthy</i>	Construction: 99%	Change Order Rate: 9.43%

The project is nearly complete with only completion of the video production classroom remaining. The new building has 10 classrooms, ASB room, video production room, staff lounge and work room. Demolition of 2 buildings allowed the creation of a new quad featuring the solar system as both a gathering area and educational space. The ribbon-cutting ceremony will be held on November 20th at 3:00 p.m. A final phase will include a new parking lot where the 500 building used to be.

The photos on the next page show, in clockwise order, 1) new quad and new building as seen from the 2nd floor of Prop O Project 1; 2) the new quad with the “planets”; 3) the video production studio; and 4) the new quad and artificial turf “planter” with the Prop O Project 1 lunch shelter and classroom and food service building in the background.



Palomar High School:

PAH Science: New site administrator is re-evaluating the science needs for the site.

Power Purchase Agreement (Solar):

PPA 2: The switch-throwing ceremony for the 2nd phase of solar projects was held on Friday November 7th at Olympian HS home of the largest SUHSD solar installation: almost 1 megawatt of clean power.



Southwest High School:

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

The following work is complete:

- restoration of the infield
- new outfield fence
- ADA path of travel
- installation of power to the field and home dugout
- new scoreboard

The batting cage was awarded to Southbay fence and will be installed by the end of January.

Planning a multi-sport team room is in progress.



Southwest Middle School:

SOM Project 1B Increment 2

A/E: ***RNT***

Design: ***DSA approved***

Contractor: ***Whillock Const.***

Construction: **50%**

Change Order Rate: **3.5%**

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. District is concerned about the schedule but the contractor maintains that the classrooms can be occupied over winter break.



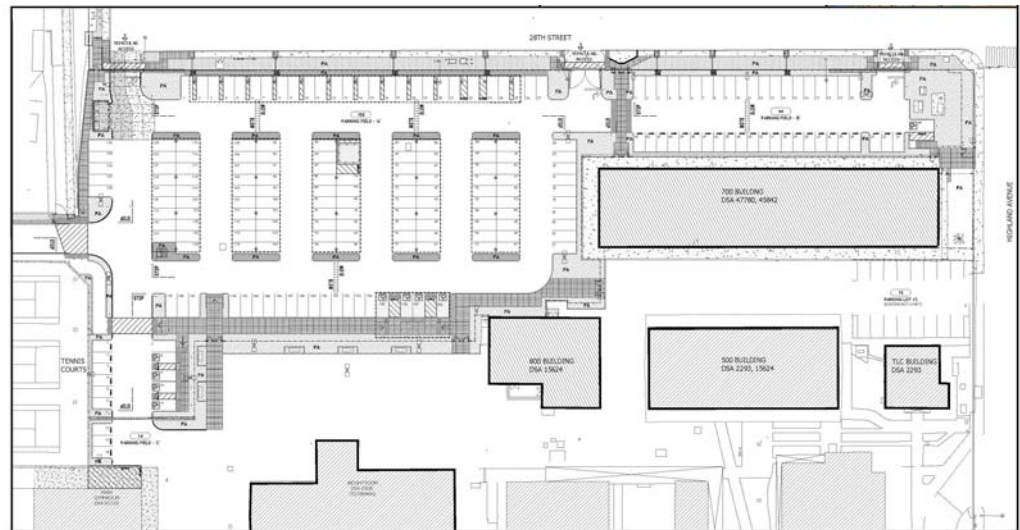
SOM Project 1C – MPR & Bldg D	A/E: RNT	Design: 95% in DSA
Contractor: tbd	Construction: 0%	Change Order Rate: 0%

The project includes a full renovation of Building D (a single large classroom) and cosmetic improvements to the auditorium (MPR). Plans are under review at DSA. If DSA approval is obtained in a timely manner, the project is expected to be occupied in early 2016.

Sweetwater Union High School:

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

This project includes demolition of the welding building and provides expanded parking for the site (214 spaces in the north lot). The project was approved by DSA on 10/15/14. The project is out to bid. Construction is expected to begin in December and completion is scheduled for fall 2015.



Technology Infrastructure:

Technology Infrastructure	A/E: <i>IT Department</i>	Design: <i>100%</i>
Contractor: <i>Computer Protection Technology, Inc.</i>	Construction: 75%	Change Order Rate: 0%
Contractor: <i>Nexus IS, Inc.</i>	Construction: 40%	Change Order Rate: 1.36%
Contractor: <i>Standard Electronics</i>	Construction: 40%	Change Order Rate: 3.83%

Uninterrupted power supply (UPS) replacement by Computer Protection Technology is complete at 20 of 27 sites. Wireless access cabling and installation of data communication equipment has been substantially completed at seven high schools. Work is nearly complete at Mar Vista HS and will start shortly at EastLake MS and Castle Park HS.

Fire Alarm Projects:

Fire Alarm Upgrades Group 4 – MVH & SOH	A/E: <i>LPA, Inc.</i>	Design: <i>DSA approved</i>
Contractor: <i>Standard Electronics</i>	Construction: 98%	Change Order Rate: 1.1%

Most work was completed by the end of October. Additional work in some portables that were not in the original scope will be complete in November.

PROJECTS ON HOLD – WAITING FOR CONSTRUCTION FUNDING

Bonita Vista High School:

BVH Track & Field Design

Contractor: *tbd*

A/E: *NTD Architects*

Construction: 0 %

Design: *DSA Approved*

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 approved by DSA on June 5, 2014 and is on hold pending identification of funding for construction.



Hilltop High School:

HTH Track & Field Design

Contractor: *tbd*

A/E: *NTD Architects*

Construction: 0 %

Design: *DSA Approved*

Change Order Rate: 0%

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.



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 LEED 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):

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

CVH ORG Classroom Interior Upgrades (RNT Architects, MA Stevens, CO rate 8.6%) – Work is complete.

Fire Alarm Upgrades – Group 2 – CVH (TMAD-Taylor Gaines, Time & Alarm, CO Rate 7.5) – Complete and in the close-out phase with DSA. Certified on 10/10/14

Fire Alarm Upgrades – Group 2 – NCM (LPA, McCarthy) – Complete and in the close-out phase with DSA.

Fire Alarm Upgrades Group 3 – BVH, BVM, CPH, CPM, ELH, GJH, HTM, MVM, MOM, and PAH (Johnson Consulting Engineers, Time and Alarm Systems, CO rate 9.0%) – 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.

MOH Project 2: (*Design-Build: ZTA Architects/Soltek Pacific, CO rate 0.3%*) – Construction was completed on the new 2-story classroom and administration building and the new Gymnasium in time for the start of school in July 2014. Completion of the demolition of the 800 building and creation of a new quad was completed shortly thereafter. Closeout documentation is in process.

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.

Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 Solar at BVM (*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 10/9/14.

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

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

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

PPA2 Solar at HTH (*SunPower*) – Complete and in the close-out phase with DSA. Certified 10/9/14.

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

PPA2 Solar at OLH (*SunPower*) – Complete and in the close-out phase with DSA. Certified 6/30/14.

PPA2 Solar at ORH (*SunPower*) – Complete and in the close-out phase with DSA. Certified 10/15/14

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

PPA2 Solar at SOM (*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.

SUH Welding Building 2b (*Hector Reyes, Farnum Elec., CO Rate is 0%*) – Complete and in the close-out phase with DSA.

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
CPH	Prop O Title IX Gym Door	Certified on 8/5/14
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
CVH	Fire Alarm Upgrades	Certified on 10/10/14
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
HTH	Fire Alarm Upgrade	Certified on 8/28/14
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
MOH	Fire Alarm Upgrade	Certified on 8/28/14
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 CPM	Certified on 7/10/14
PPA 2	Solar at CVM	Certified on 10/9/14
PPA 2	Solar at ELM	Certified on 7/17/14
PPA 2	Solar at HTH	Certified on 10/9/14
PPA 2	Solar at HTH Roofs	Certified on 10/9/14
PPA 2	Solar at MVH	Certified on 8/18/14

PPA 2	Solar at OLH	Certified on 6/30/14
PPA 2	Solar at ORH	Certified on 10/15/14
PPA 2	Solar at SUH	Certified on 8/18/14
PPA 2	Solar at SYH	Certified on 8/18/14
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):

PPA2	Solar at MVH Ground mounted	Complete
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
CVH	ORG Backstop & Fencing	Complete 5/30/14

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