



## PLANNING AND CONSTRUCTION DEPARTMENT

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# PROPOSITION O PROJECT UPDATES

## January 14, 2015 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:*

<b>BVM Modernization 2</b>	A/E: <i>IBI Group</i>	Design: <i>DSA Approved</i>
Contractor: <i>Fordyce Construction</i>	Construction: <b>100%</b>	Change Order Rate: <b>8.66%</b>

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. The final work on the freezer unit was completed over winter break and it opened when school started on January 12<sup>th</sup>.

### *Chula Vista High School:*

<b>CVH ORG Title IX Team Room</b>	A/E: <i>RNT</i>	Design: <b>70%</b>
Contractor: <i>tbd</i>	Construction: <b>0%</b>	Change Order Rate: <b>0%</b>

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: <b>100%</b>	Change Order Rate: <b>0%</b>
Contractor: <i>Price Electric</i>	Construction: <b>80%</b>	Change Order Rate: <b>0%</b>

69 ceiling fans were installed in classrooms over the fall break. The electrical work was completed for adding 28 fans to the 400 building. Supply problems prevented delivery in time for installation over winter break. Supplier keeps saying “any day now”.

**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: <b>10%</b>	Change Order Rate: <b>0%</b>

The work is modernization of special education classrooms in Bldg. 600. Construction began in late November. Demolition is mostly complete and underground work is under construction. 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>40%</i>	Change Order Rate: <i>0%</i>

This project will upgrade the electrical grounding system campus-wide. **Underground and building conduit work was completed during the winter break. The contractor will come back during spring break to complete the wiring part of the project.** Final completion is expected in summer 2015.

**Montgomery High School:**

**MOH Gym Structural Upgrades**

	A/E: <i>Burkett &amp; 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.

<b>MOH Title IX</b>	A/E: <i>Lord Architects, Inc.</i>	Design: <b>50%</b>
Contractor: <i>tbd</i>	Construction: <i>0 %</i>	Change Order Rate: <i>0%</i>

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:***

<b>NCM Project 2</b>	A/E: <i>LPA</i>	Design: <i>DSA approved</i>
Contractor: <i>McCarthy</i>	Construction: <i>100%</i>	Change Order Rate: <b>8.1%</b>

Great ribbon cutting in November. The final major part of the project is restoration of the PE fields after removal of the interim housing portables. The security resident trailer is being removed and the site has requested that the space be turned into an educational garden. One complication is that just hours after turning over the portables to the leasing company, 2 students lit the restroom portable on fire. Our risk management and the leasing management company are discussing responsibility and who will pay for what.



***Power Purchase Agreement (Solar):***

**PPA 2:** All solar installations are complete. The only 2 issues are completion of accessible parking at Eastlake HS and replacement of a breaker at Bonita Vista MS.

***Southwest High School:***

**SOH Title IX**

	A/E: <b><i>Burkett &amp; Wong</i></b>	Design: <b><i>DSA Approved</i></b>
Contractor: <b><i>various</i></b>	Construction: <b><i>100%</i></b>	Change Order Rate: <b><i>0%</i></b>

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 is being installed by Southbay fence and will be complete by the end of January.

Planning a multi-sport team room is in progress.





***Southwest Middle School:***

<b>SOM Project 1B Increment 2</b>	A/E: <b><i>RNT</i></b>	Design: <b><i>DSA approved</i></b>
Contractor: <b><i>Whillock Const.</i></b>	Construction: <b>90%</b>	Change Order Rate: <b>5.0%</b>

The contractor started construction on April 7<sup>th</sup>. This project includes renovation of the old shop buildings into two science classrooms, a new after school room and support areas. **Completion is expected in January and staff will occupy in February.**

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

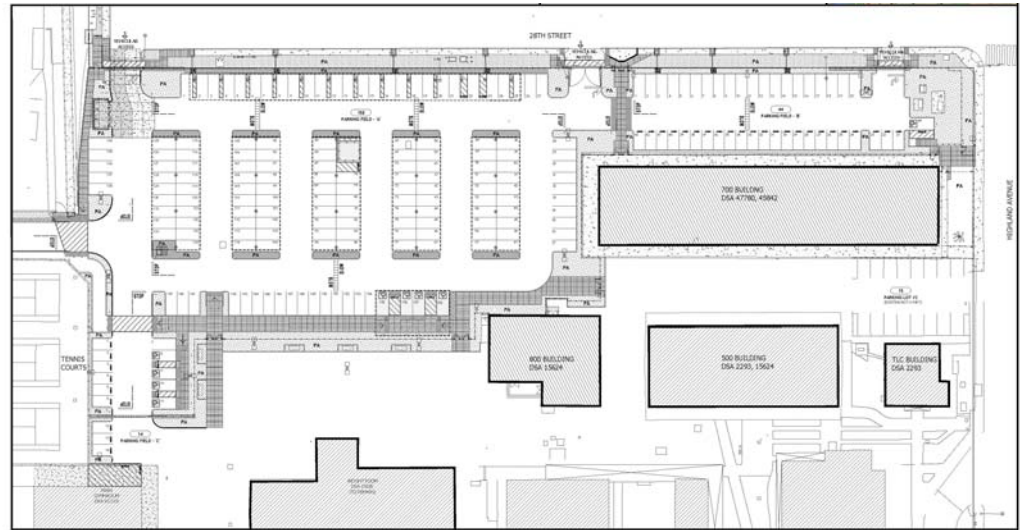
The project includes a full renovation of Building D (a single large classroom) and cosmetic improvements to the auditorium (MPR). Plans are under review at DSA with **backcheck in January.** The project is expected to be occupied in early 2016.

**Sweetwater Union High School:**

**SUH Site Restoration (Parking Lot Improvements)**

Contractor: <i>tbd</i>	A/E: <i>Hector Reyes</i>	Design: <i>DSA Approved</i>
	Construction: <i>0 %</i>	Change Order Rate: <i>0%</i>

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 was out to bid when DSA voided the project because the architect had let his license lapse. The architect renewed his license but the district has not been able to contact him. The project is on hold until the architect resubmits to DSA (he must pay the resubmittal fees) or the district elects to replace the architect. Construction completion is unknown at this time.





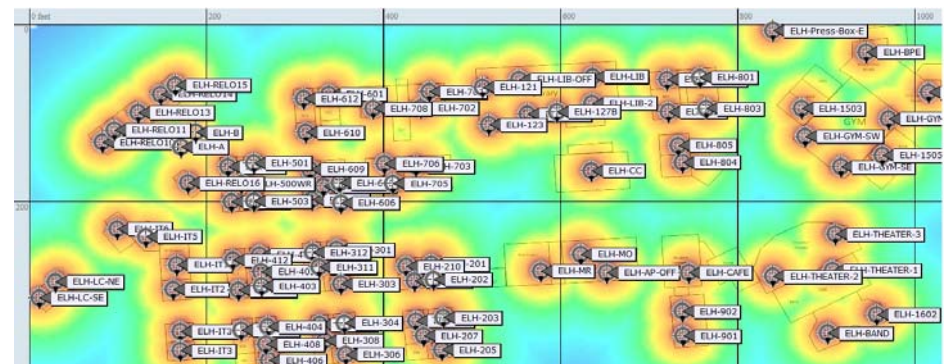
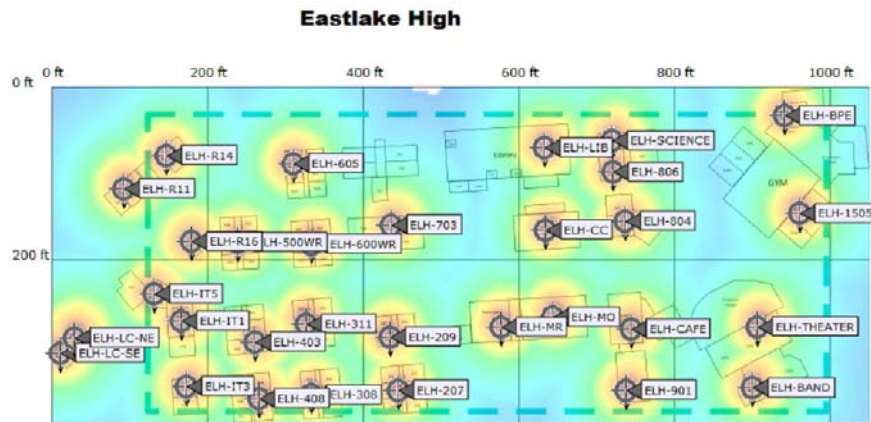
**Enlarged Site Plan**  
 2900 Highland Ave, National City, CA
 
  
 Friday, February 28, 2014 Scale: 1" = 30'

## Technology Infrastructure:

### Technology Infrastructure

<b>Technology Infrastructure</b>	A/E: <i>IT Department</i>	Design: <b>100%</b>
Contractor: <i>Computer Protection Technology, Inc.</i>	Construction: <b>100%</b>	Change Order Rate: <b>0%</b>
Contractor: <i>Nexus IS, Inc.</i>	Construction: <b>85%</b>	Change Order Rate: <b>1.4%</b>
Contractor: <i>Standard Electronics</i>	Construction: <b>85%</b>	Change Order Rate: <b>4.4%</b>

Uninterrupted power supply (UPS) replacement by Computer Protection Technology is complete.. Wireless access cabling and installation of data communication equipment has been substantially completed at 11 high schools. Minor work is underway at 5 middle schools.



## 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: <b>100%</b>	Change Order Rate: <b>1.1%</b>

Project is complete and in close-out.

*Various Sites:*

**Ceiling Fans**

Contractor: <i>Farnum Electric</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>
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Farnum Electric was the only bidder to install ceiling fans throughout the district in un-air-conditioned spaces.

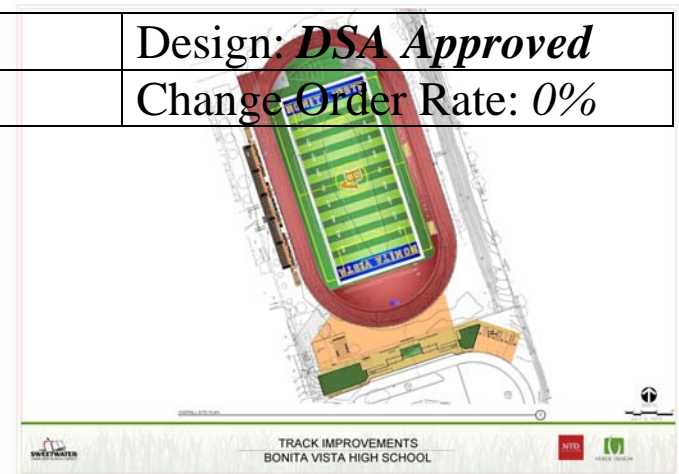
**PROJECTS ON HOLD – WAITING FOR CONSTRUCTION FUNDING**

*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 the design of an artificial track and field, electrical infrastructure for stadium lights, bleachers and restrooms 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**

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 for the design of an artificial track and field was approved by DSA on July 31, 2014 and 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** – *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. **ELH Certified 11/25/14. CPM Certified on 12/5/14. BVH and CPH certified on 12/8/14.**

**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. **Underground work, Gym and 2-story Classroom Building Certified on 12/10/14; Modernization and demolition of the 800 building Certified on 11/21/14.**

**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. **Certified on 12/10/14.**

**Power Purchase Agreement (PPA) Solar Power Projects:**

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

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

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

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

**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
<b>BVH</b>	<b>Fire Alarm Upgrade</b>	<b>Certified on 12/8/14</b>
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
<b>CPH</b>	<b>Fire Alarm Upgrade</b>	<b>Certified on 12/8/14</b>
<b>CPM</b>	<b>Fire Alarm Upgrade</b>	<b>Certified on 12/5/14</b>
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
<b>CVH</b>	<b>Fire Alarm Upgrades</b>	<b>Certified on 10/10/14</b>
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
<b>ELH</b>	<b>Fire Alarm Upgrade</b>	<b>Certified on 11/25/14</b>

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
MOH	Prop O Project 2	Certified on 12/10/14
MOH	Prop O Project 2 Mod & 800 Demo	Certified on 11/21/14
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
MOM	Prop O Project 1	Certified on 12/10/14
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  
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 Ruhнау Ruhнау Clarke Architects  
ZTA Zagrodnik + Thomas Architects  
tbd to be determined