



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROGRAM PROJECT UPDATES

July 20, 2016 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: BOND SALE 1

Chula Vista High School:

| | | |
|---|-------------------------|------------------------------|
| CVH ORG Title IX Team Room | A/E: <i>RNT</i> | Design: <i>DSA Approved</i> |
| Contractor: <i>Cyber Professional Solutions Corp.</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

This portion of the CVH ORG Projects consists of a softball team room similar to the MVH Title IX project. The Contractor has mobilized and complete the overexcavation and recompaction of the relocatable building pad. Restroom work has started early in order to complete prior to athletic scrimmage events.

Hilltop High School:

| | | |
|-------------------------------------|-------------------------|------------------------------|
| HTH Title IX Girls Team Room | A/E: <i>District</i> | Design: <i>NA</i> |
| Contractor: <i>TBD</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

This HTH Title IX project consists of a girls' team room. The project is in design, which will be done by SUHSD staff. Work will include renovations to an existing portable classroom with large lockers suitable for varsity athletes. Because the scope of work consists of an interior remodel and is non-structural in nature, this project will not require DSA approval.

Mar Vista High School:

MVH Project 2 – Building 600

| | | |
|---|----------------------------|---------------------------------|
| | A/E: <i>Platt Whitelaw</i> | Design: <i>DSA Approved</i> |
| Contractor: <i>Whillock Contracting, Inc.</i> | Construction: <i>100%</i> | Change Order Rate: <i>8.51%</i> |

The work included modernization of special education classrooms in Bldg. 600 (old shop building). Teachers moved in over the fall break. While the project is essentially complete, some punch list items are still pending. A meeting with all stakeholders was held on May 14, 2016 to identify the corrective work that is unresolved. Whillock Contracting will be issued a list of items based on the findings at this meeting and directed to perform the necessary corrective work. **Punch list work is ongoing. A final punch list walk with Maintenance and the Contractor is scheduled for July 19, 2016.**



Montgomery High School:

MOH Gym Structural Upgrades

| | | |
|---|--------------------------------|------------------------------|
| | A/E: <i>Burkett & Wong</i> | Design: <i>DSA Approved</i> |
| Contractor: <i>Fordyce Construction</i> | Construction: <i>100%</i> | Change Order Rate: <i>0%</i> |

This project is complete and certified by DSA on October 15, 2016.

MOH Title IX

| | | |
|------------------------|-----------------------------------|------------------------------|
| | A/E: <i>Lord Architects, Inc.</i> | Design: <i>100%</i> |
| Contractor: <i>tbd</i> | Construction: <i>0 %</i> | Change Order Rate: <i>0%</i> |

This project is on hold pending funding. Fencing and bleacher needs are being addressed until funding is secured for project construction to proceed. *Project has been significantly scaled back to 3 items identified by the district's chief compliance officer.*

The original Title IX scope was for softball outfield fencing (complete), a softball scoreboard (complete), softball dugouts, and replacement of the non-conforming baseball dugouts. The scope of work grew to include new backstops, storage for the softball and baseball fields, new field level concession stand and restrooms for softball, upgrading accessible routes to both fields and bleacher modifications for accessibility. The lack of utilities near the softball field increased the cost estimates significantly.

Staff has reviewed the scope of work with legal counsel and will be recommending a reduced scope of work to include removal of non-conforming structures, replacing the baseball and softball dugouts, and adding softball batting cages and an accessible path of travel. The proposed revised budget is part of a comprehensive Title IX funding item that had a 1st reading on October 28th and will be presented again to the Board on November 18th.

National City Middle School:

NCM PE Field Restoration

| | | |
|------------------------|-------------------------|------------------------------|
| | A/E: <i>David Reed</i> | Design: <i>15%</i> |
| <i>Contractor: tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

PE Field Restoration: The project scope has been reduced and some items will be bid as alternates.

Southwest Middle School:

| | | |
|------------------------------------|---------------------------|---------------------------------|
| SOM Project 1B Increment 2 | A/E: <i>RNT</i> | Design: <i>DSA approved</i> |
| Contractor: <i>Whillock Const.</i> | Construction: <i>100%</i> | Change Order Rate: <i>6.88%</i> |

This project is complete and awaiting final DSA Certification.

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

This project is complete and awaiting final DSA Certification.

| | | |
|---|-------------------------|--------------------------------------|
| SOM Project 1B Increment 2 SKYLIGHTS | A/E: <i>RNT</i> | Design: <i>DSA deferred approval</i> |
| Contractor: <i>M.A. Stevens</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

This project was bid separately due to the requirement for the contractor to obtain DSA approvals prior to fabricating and installing the skylights. MA Stevens is preparing the documents for DSA Approval.

| | | |
|---|---------------------------|----------------------------------|
| SOM Project 1C – MPR & Bldg. D | A/E: <i>RNT</i> | Design: <i>DSA approved</i> |
| Contractor: <i>MA Stevens</i> | Construction: <i>100%</i> | Change Order Rate: <i>16.96%</i> |

This project is complete and awaiting final DSA Certification.

Sweetwater Union High School:

| | | |
|--|----------------------|--------------------|
| SUH Stadium Track & Field (Concessions) | A/E: <i>District</i> | Design: <i>60%</i> |
| Concession Contractor: <i>tbd</i> | | |

Concession: The track and field project removed a non-conforming building used as the concession stand. Staff has researched pre-fab options and potentially this will be included in a district-wide bid because other sites have need for concession stands for Title IX purposes. Staff is requesting proposals from several architectural firms. The schedule for construction is yet to be determined.

| | | |
|--|----------------------------|------------------------------|
| SUH Title IX | A/E: <i>Sillman Wright</i> | Design: <i>In DSA</i> |
| Title IX Upgrades Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

Title IX Upgrades: The project includes an ADA accessible path of travel, scoreboard, power, new pitching cage and batting cage. Submittal is under review by DSA. Architect has done back check with DSA and they have requested to have the Welding Building closed out. The previous Architect Reyes and company went out of business and close out was never completed. The project was DSA certified on July 14th. The project is going to bid on July 29th and construction will be completed before the start of Softball Season.

SUH Project 1 – ADA Hygiene Restroom

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|---|----------------------------|------------------------------|
| | A/E: <i>Sillman Wright</i> | Design: <i>100%</i> |
| Contractor: <i>Cyber Professional Solutions Corp.</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

The work includes renovating two existing non-conforming restrooms in the 700 building for accessibility and to provide hygiene facilities for special education. Construction will start in October to coordinate with the school schedule.

SUH Site Restoration (Parking Lot Improvements)

| | | |
|---|-------------------------|------------------------------|
| | A/E: <i>District</i> | Design: <i>DSA Voided</i> |
| Parking Lot Contractor: <i>New Vision</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

The work consists of demolition of existing fences and electrical transformer and new asphalt paving, slurry coat, metal fencing, 2 sliding automatic metal gates, pedestrian gates and trash enclosures. The paving has been completed and the fencing is scheduled to be completed over the next two weeks.



ACTIVE PROJECTS: BOND SALE 2

District-Wide Project:

HVAC Installation

| | | |
|------------------------|-------------------------|-----------------------------------|
| | A/E: <i>TBD</i> | Design: <i>Preliminary</i> |
| Contractor: <i>tbd</i> | Construction: <i>0%</i> | Change Order Rate: <i>0%</i> |

This project will consist of the installation of new heating, ventilation, and air conditioning units at 15 district sites. The goal is to provide air conditioning in all classrooms and support areas that currently do not have air conditioning. Per board direction at the March 14 meeting, the project will also include administration and other office spaces. The project “criteria” is being developed utilizing Districts standards and specifications. The RFQ is targeted to be complete in early September, followed by the immediate release of the RFP, which will take 8 weeks. The RFP process will be followed by interviews, Design Build Team selection, contract negotiations and board award in December 2016. Project costs, schedule, and final scope will be outlined as a result of this process.

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 for the design of an artificial track and field, electrical infrastructure for stadium lights, bleachers and restrooms was approved by DSA on June 5, 2014. Funding for the project was approved by the board at the March 14, 2016 meeting. The District has upgraded this project from the DSA approved documents to include stadium lighting, increase the seating from 1,500 to 4,000 and add a non-DSA press box to this project to make it equitable



with other district fields. This has triggered an environmental impact report that is now in progress.

Hilltop High School:

HTH Track & Field Design

Contractor: *tbd*

A/E: *Little Architects*

Construction: *0 %*

Design: *DSA Approved*

Change Order Rate: *0%*

This project for the design of an artificial track and field was approved by DSA on July 31, 2014. The bidding will be completed in the summer of 2016 and construction will start after football season in December 2016.



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 has received LEED Platinum certification from the US Green Building Council (Jan 2014).

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 has received LEED Platinum certification from the US Green Building Council (Jun 2015).

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

Southwest High School Project 1 has received LEED Gold certification from the US Green Building Council (Jan 2014).

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):

SOM Project 1B, Increment 2: The district has settled with Whillock Contracting and the project is being closed out.

MOH Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 Solar at ELH (*SunPower*) – Complete

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 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:

CPM Modernization (107670) - Closed without certification on 7/21/2011. Documents have been submitted to DSA

GJH 8 Portables (106555) – Closed without certification on 3/21/2008. Voided 6/11/14. Architect is gathering documents for closeout.

SOH 1 Portable (106627) – Closed without certification on 1/15/2008. Need to submit documents to DSA.

SOH Portables (111931) – Portables have been removed which means that the project can be voided after certification of the SOH restroom.

SOH Restroom Portable (111931) – Documents will be submitted for DSA certification.

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 |
| BVH | Fire Alarm Upgrade | Certified on 12/8/14 |
| BVM | Fire Alarm Upgrade | Certified on 1/13/15 |
| BVM | Modernization | Certified on 3/4/15 |
| 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 BB 6 portables and Bldg. 400 | Certified on 4/14/14 |
| CPH | Prop O Title IX Portables | Certified on 4/17/14 |
| CPH | Prop O Title IX Gym Door | Certified on 8/5/14 |
| CPH | Fire Alarm Upgrade | Certified on 12/8/14 |
| CPM | Fire Alarm Upgrade | Certified on 12/5/14 |
| 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 |
| CVH | Interim Housing | Certified on 9/3/15 |
| 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 |

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|-----|---|-----------------------|
| ELH | Fire Alarm Upgrade | Certified on 11/25/14 |
| GJH | Prop BB Mod 3 buildings | Certified on 7/21/11 |
| GJH | Health Center | Certified on 2/24/11 |
| GJH | Health Center Upgrades | Certified on 1/22/15 |
| GJH | Fire Alarm Upgrade | Certified on 1/23/15 |
| 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 |
| HTM | Fire Alarm Upgrade | Certified on 1/23/15 |
| 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 |
| MOM | Fire Alarm Upgrade | Certified on 1/23/15 |
| 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 |
| MVH | Fire Alarm Upgrade | Certified on 8/28/15 |
| MVM | Fire Alarm Upgrade | Certified on 1/23/15 |
| NCM | Interim Housing | Certified on 2/22/10 |

| | | |
|-------|-----------------------------|--------------------------|
| NCM | Prop O Project 1 | Certified on 5/15/14 |
| NCM | Fire Alarm Upgrade | Certified on 1/16/15 |
| NCM | Prop O Project 2 | Certified on 7/23/15 |
| PAH | Prop BB Portables | Certified on 7/14/08 |
| PAH | Fire Alarm Upgrade | Certified on 1/14/15 |
| 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 BVM | Certified on 7/22/15 |
| 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 GJH | Certified on 6/30/15 |
| 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 HTM | Certified on 5/11/15 |
| 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 RDM | Certified on 2/16/15 |
| PPA 2 | Solar at SOM | Certified on 4/24/15 |
| 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 |
| SOH | Title IX Scoreboard | Certified on 1/28/15 |
| SOH | Fire Alarm Upgrade | Certified on 7/28/15 |
| 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 |
| SUH | Track and Field | Certified on 2/15/15 |

Prop O Completed Projects (non-DSA projects):

| | | |
|------|-------------------------------------|---|
| CVH | ORG Portable Removal | Portables were removed during construction of Project 1 and the last portables removed in April 2013. |
| CVH | ORG Backstop & Fencing | Complete 5/30/14 |
| CVH | ORG Building 100, 500 Upgrades | Complete 9/1/14 |
| HTM | Ceiling Fans | Complete Feb 2015 |
| MVH | Project 2 Deferred Maint Electrical | Notice of Completion 5/1/15 |
| 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. |
| SUH | Bldg. 100 HVAC Upgrades | Complete April 2014 |

Acronyms (other than school sites):

| | | | |
|------|--|-------|--|
| ADA | Americans with Disability Act | LEED | Leadership in Energy & Environmental Design |
| DSA | Division of State Architect | LPA | LPA, Inc. Architects |
| 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) |
| CFFP | Capital Facilities Financing Plan | PPA | Power Purchase Agreement |
| CHPS | Collaborative for High Performance Schools | PWA | Platt Whitelaw Architects |
| CR | Classroom | RNT | Roesling Nakamura Terada Architects |
| DSA | Division of State Architect | RRC | Ruhnau Ruhnau Clarke Architects |
| GFI | Ground Fault Interrupter | USGBC | US Green Building Council |
| HVAC | Heating, Ventilating and Air Conditioning | ZTA | Zagrodnik + Thomas Architects |
| IT | Information Technology | tbd | to be determined |