



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROGRAM PROJECT UPDATES

April 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</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 project bids were received low bidder Urban Corps of San Diego did not meet the qualifications. The notice of intent was issued to second low bidder Cyber Construction.

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. These remaining issues are currently being resolved.



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>

The project consisted of structural upgrades recommended in the seismic review of this building and includes: repair of cracking in the concrete walls and improve the anchoring of roof top equipment. Construction is complete. DSA has mandated additional accessible parking spaces. **The revised parking lot layout is DSA approved, stripping will be completed within a few weeks.**

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>

Project has been significantly scaled back to 3 items identified by Dr. Glover.

The original Title IX scope was for softball outfield fencing (complete), 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 increases the cost 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>tbd</i>	Design: <i>0%</i>
Contractor: <i>tbd</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

PE Field Restoration: The interim portables area has been cleaned up. Selecting a designer for the field restoration is in progress. A topographic survey is complete. **The Architect is currently in schematic design.**

Solar:

PPA 2: All solar installations are complete. The revised accessible parking in the south parking lot at ELH was completed over fall break. **All 21 sites have been certified by DSA.**

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>99%</i>	Change Order Rate: <i>6.88%</i>

This project included renovation of the old shop buildings into two science classrooms, a new afterschool room and support areas. Staff has moved in and the classrooms are in use. The district has arrived at a settlement with Whillock Construction. Staff is proceeding with completion of the contract by others (see below).

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 was awarded at the February 8, 2016 board meeting. Construction is over 50% complete. In addition to the scope of work the water issue running into the basement of the auditorium.

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

This project is being bid separately due to the requirement for the contractor to obtain DSA approvals prior to fabricating and installing the skylights. M.A. Stevens has been issued a notice of intent.

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 the final phase of modernization that was approved as the Southwest Middle School Prop O Project. Work is complete and the project is in closeout.

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. Schedule 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.

SUH Project 1 – ADA Hygiene Restroom

	A/E: <i>Sillman Wright</i>	Design: <i>In DSA</i>
Contractor: <i>tbd</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. Schematic design is complete. Currently under review by DSA. Architect has done back check with DSA and they have requested to have handicap spaces next to the hygiene restrooms.

SUH Site Restoration (Parking Lot Improvements)

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

Staff is bidding the reduced scope of work with fencing, pavement patching and striping as a temporary improvement in order to free up funds for higher priority projects.

Technology Infrastructure:

Technology Infrastructure	A/E: <i>IT Department</i>	Design: <i>100%</i>
Contractor: <i>Computer Protection Technology, Inc.</i>	Construction: <i>100%</i>	Change Order Rate: <i>0%</i>
Contractor: <i>Nexus IS, Inc.</i>	Construction: <i>100%</i>	Change Order Rate: <i>1.50%</i>
Contractor: <i>Standard Electronics</i>	Construction: <i>100%</i>	Change Order Rate: <i>7.29%</i>

The project is complete with the exception of one last building at the district office (HR and warehouse). Project will be complete by the end of the year.

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>

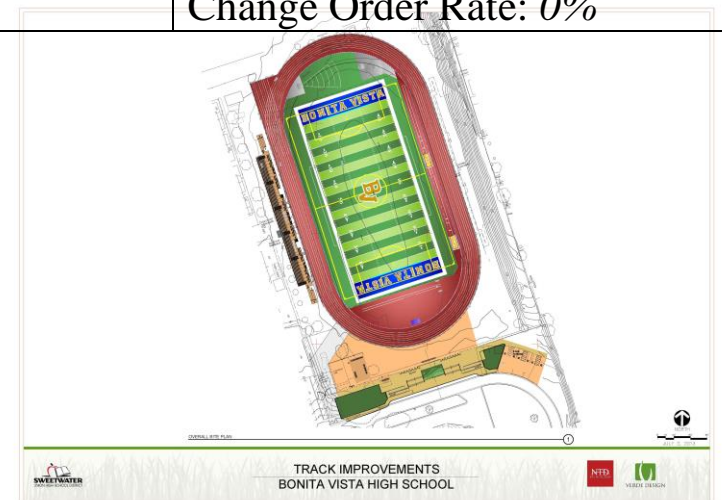
This project will consist of the installation of new heating, ventilation, and air conditioning units at 15 district sites. The goal is to provide air conditioning in all classrooms and support areas that currently do not have air conditioning. Per board direction at the March 14 meeting, the project will also include administration and other office spaces. The RFQ is currently advertised and has been received by 175+ vendors via DemandStar. A Pre-Submittal meeting for the RFQ is being held on April 20th. Maintenance and Planning are working together to develop the project “criteria” which outlines the Districts standards and specification requirements for the project. RFQs are due on May 13th, after review and ratings, 3 teams will be requested to move into the RFP process. The conclusion of the RFP is estimated for the beginning of August.

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. District is negotiating with Architectural firm for construction administration services.



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. 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):

MOH Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 Solar at ELH (SunPower) – Complete except for accessible parking.

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

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