

Monthly Briefing

A publication of the Facilities Management Department

April 2009



High School #8 New Campus
Surveyor's equipment and plans at High School #8, where demolition work has begun.



Project Overview

High School #8
Machinery lined up, where demolition and grading work has begun.

Of the eight new campus projects, real estate has been acquired for five. Of the five new schools, funding for New High School #8 is available for pre-construction work that includes hazardous materials abatement, demolition, site clearing and grading only. Start of construction for the remaining four sites has been apportioned by the state but not released to the district due to the current state's lack of cash. In the meantime, pre-construction work continues and includes fencing and boarding up of properties, soils and materials testing with abatement and demolition to start over the next 6 months.

The construction schedules depicted in the bar chart on page 3 are tentative pending receipt of the state funding. Note that construction for New High School #8 may also be interrupted unless "bridge" funding can be secured until state funds are received early next fiscal year.

Project Schedules

NEW CAMPUS PROJECTS	2008				2009				2010				2011				2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
New High School #8																		
Middle College High School																		
Lincoln II South Elementary School																		
Wilson II Elementary School																		
Little Mountain Elementary School																		

Project Highlights

High School #8

Construction Start December 2008
Estimated Completion March 2011
Total Project Cost Estimate \$61 million



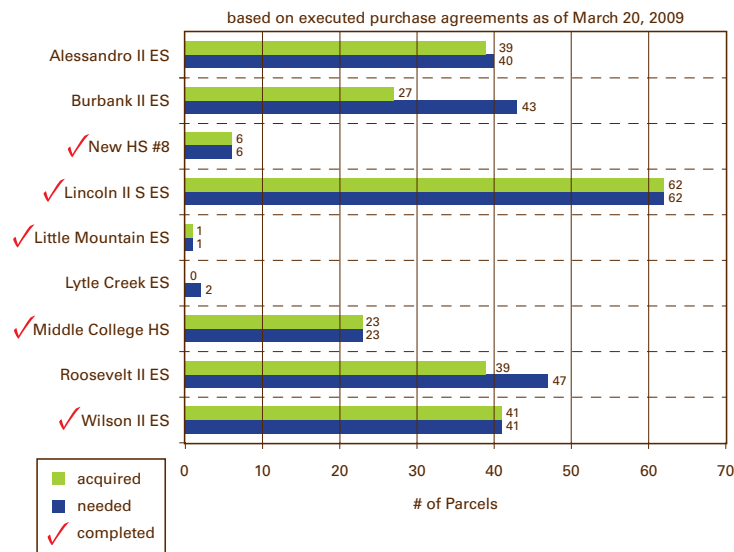
Sitework at the former Curtis Middle School includes grading and utility trenching of adjacent newly acquired 43 acres.



Existing former Curtis Middle School building exterior courtyards have been demolished; interiors have been deconstructed for modernization.

Land Acquisition

The District continues to acquire real estate parcels with 238 of 265 (about 90%) purchase agreements in place. At 5 sites where the District has acquired and secured all parcels, relocation specialists and property management teams work diligently to help residents relocate. After the properties are vacated, they are surveyed for hazardous materials and, if found, abated prior to demolition and clearing of those structures.





Project Overview

Fairfax ES

A worker applying the final touches to a new ADA-compliant ramp.

Due to recent state budget crisis, only 5 of 37 modernization projects are able to move forward under construction. These projects are depicted in the schedule on page 5. Where feasible, modernization projects have been packaged together to take advantage of economies of scale. Some also incorporated deferred maintenance work scope and budget to realize cost savings that are then used to fund expanded work scope originally excluded due to lack of funding. Individual project construction costs range from \$50,000 for ADA path of travel upgrades to \$20 million for major building remodels.

Project Schedules



Package Number	MODERNIZATION PROJECTS	2008				2009				2010				2011				2012	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
1	Lincoln ES, Riley ES, Salinas ES																		
2	Rio Vista ES, Roosevelt ES, Mt. Vernon ES																		
3	San Gorgonio HS																		
4	Arrowhead ES, Carmack Special Ed., Kendall ES																		
4R	Fairfax ES, Warm Springs ES																		
5	Hillside ES, Hunt ES																		
6	Del Rosa ES, Wilson ES, Monterey ES, Anderson Special Ed.																		
7	Ramona-Alessandro ES, Bradley ES, Marshall ES																		
8	San Bernardino HS																		
9	Inghram ES, Lytle Creek ES, Richardson Prep HS, Urbita ES																		
10	Cypress ES, Highland Pacific ES																		
11	Cole ES, Emmerton ES, Burbank ES, Barton ES, Lankershim ES																		
12	San Andreas HS, Sierra HS, Pacific HS																		

■ Tentative schedule, subject to funding from the State.

Package 3 San Gorgonio High School

Construction Start December 2008
Estimated Completion November 2010
Total Project Cost Estimate \$25 million



A worker sprays chemical flame retardant in Building C; electrical upgrades to follow.



Ceiling tiles removed for access to upgrade electrical and data systems.

Package 4R Warm Spring Elementary School Fairfax Elementary School

Construction Start February 2009
Estimated Completion February 2010
Total Project Cost Estimate \$611,000



Fairfax ES Workers hand trowel cement finishwork for new ADA-compliant ramps.



Warm Springs ES Modernization scope includes complete plumbing remodels.



Project Overview

Bradley ES

Brown coat stucco cures; final color coat stucco to follow.

Construction continues on schedule at all 8 sites with anticipated completion and occupancy staggered throughout Summer 2009. Specialized Day Classroom (SDC) buildings total budget is \$16.3 million, or roughly \$2 million each. As the construction manager for these projects, Neff Construction Management is responsible for coordinating multiple prime contractors and consultants for over 20 trades including electrical, plumbing, glazing, paint, masonry, concrete, landscape, fencing, survey, testing and inspection work.

Project Schedules

ACTIVE SDC PROJECTS	2008				2009				2010				2011				2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Bradley Elementary School				■	■	■	■											
Hillside Elementary School			■	■	■	■	■											
Hunt Elementary School			■	■	■	■												
Cypress Elementary School			■	■	■	■												
Roosevelt Elementary School			■	■	■	■												
Rio Vista Elementary School			■	■	■	■												
North Verdemont Elementary School			■	■	■	■												
Highland Pacific Elementary School					■	■	■	■										

Project Highlights

Highland Pacific Elementary School



Plumbing remote lines began with saw cutting of asphalt while school is off-track to minimize classroom disruption.

Construction Start January 2009
Estimated Completion September 2009
Total Project Cost Estimate \$2.2 million



Stem walls poured, utilities stubbed in; slab foundation rebar and cement up next.

Rio Vista Elementary School



Trench work along side of school is for utilities that will tie-in to existing system.

Construction Start October 2008
Estimated Completion July 2009
Total Project Cost Estimate \$2.3 million



Initial phase of rough framing with enclosure of exterior walls and roof are underway.

Project Highlights

North Verdemon Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
 September 2009
 \$2.2 million



13,000 cubic yards of clean fill elevate this building to at-grade of existing campus.



Metal door and window frames delivered for installation.

Roosevelt Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 June 2009
 \$2.1 million



Tradesmen work on HVAC system ductwork.



Building exterior to be wrapped with moisture resistant membrane followed by lath and plaster.

Cypress Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 May 2009
 \$2.1 million



The assembly of scaffolding signals the start of exterior stucco work.



HVAC ductwork is being installed.

Project Highlights

Bradley Elementary School



In place are water resistant membrane and metal lath which are the first 2 layers of a 5-layer plaster and stucco process.

Construction Start June 2008
Estimated Completion May 2009
Total Project Cost Estimate \$2.2 million



The SDC building overlooks a new portion of the playground area that was rebuilt as part of this project.

Hillside Elementary School



The third, or "scratch", plaster coat of the 5-layer stucco process applied.

Construction Start July 2008
Estimated Completion June 2009
Total Project Cost Estimate \$2.2 million



Concrete retaining walls for ADA-compliant ramp cured; the fourth layer or "brown" coat of plaster is curing on building exterior prior to final 5th layer or "color" coat.

Hunt Elementary School



Classroom HVAC ductwork installed and joints sealed; inter-classroom connecting ductwork will complete the installation.

Construction Start August 2008
Estimated Completion May 2009
Total Project Cost Estimate \$2.4 million



Rough exterior sheathing is complete; water resistant membrane tacked in place on roof protects ongoing interior utility work and materials.



Carpentry

Carpentry
Just a few of the members of the Carpentry Shop working on projects throughout the District.

Perhaps one of the more versatile groups within the M & O department is the Carpentry Shop. Led by Joe Lombardo, this shop handles about everything that has to do with a building and its immediate surroundings, from changing locks on a door to major remodels, and everything in between. Their duties include door installation and repair, wall coverings, floorings, windows, furniture, restroom partitions, restroom accessories, roofs, concrete, drywall, plastering, whiteboards, tackboards, movie screens, cabinets, keys and door hardware, window blinds, and total remodels.

As part of the combining the Facilities and M & O departments, the existing Maintenance & Operations building, located on 9th Street, is currently being remodeled, with the majority of the work in the fine hands of this shop. ▲

Employee Spotlight

M & O Technicians Recognized by Elementary Principals

Ed Newton and Lester Moton received special recognition at the Elementary School Principals Meeting on March 10, 2009. Dr. Judy White acknowledged their outstanding customer service on behalf of the elementary schools staff, faculty and students. Both employees were given a treat to lunch along with a guest as a small token of appreciation from Dr. White. Afterwards, we talked with them about their customer service skills for which they are known at all 64 sites.



Ed Newton (left) and Lester Moton at the Elementary School Principals Meeting

Ed Newton

Sprinkler Technician

15 years with the District

Ed started out as a part-time custodian to the special needs program at SAGES on Olive Street. Eventually, he was promoted to full time lead and now works in Grounds Keeping. He has done it all, including small engine mechanic, tree trimmer and power mower operator. A source of student pride, he makes sure schools are neat, clean and green. Ed is constantly attending product demonstrations, vendor trainings, and industry workshops to best serve his clients: students and staff. When asked about his customer service philosophy, Newton responds "We are here for the students. We are here for the staff. So whatever we do is utmost priority to keep them happy." And true to his customer service spirit, Ed attributes his success to teamwork with a shout out to "Crew 3!"

Lester Moton

Electrician - Program Clock & Fire Alarm Technician

20 years with the District

Lester worked his way through the ranks from day custodian at Curtis Middle School to the electrical department over the course of his career at SBCUSD. He is the one who keeps kids safe and on time to school. Responsible for programming the school clocks and fire alarms, he works all 64 schools and knows the principal at each. Lester says that customer service is all about relationships. Since the equipment is usually in the front office, he works with staff there. "When I go into an office, I like to leave it in better condition than when I entered. For me, that means making sure that everyone is full of confidence, spirit and smiles!" Of course, when you leave a satisfied customer, it is a lot easier when you go back, which Lester does at least twice a year to reset clocks for daylight savings time.



Active Projects Map Group 2



Board of Education
 Ms. Teresa Parra, President
 Mr. Danny Tillman, Vice President
 Ms. Louise A. Ayala
 Dr. Barbara Flores
 Mrs. Judi Penman
 Mrs. Lynda K. Savage
 Dr. Elsa O. Valdez

Superintendent
 Arturo Delgado, Ed. D.

District Facilities Administrators
 Mel Albiso, Associate Superintendent
 John Peukert, Assistant Superintendent
 Wael Elatar, Facilities Administrator
 Samer Alzubaidi, Facilities Director

Facilities Program Management Team
 URS



Please note: map not drawn to scale.

- LEGEND**
- School Site
 - ▲ New Campus Projects
 - ▲ Modernization Projects
 - ▲ SDC Projects
 - Other Projects
 - QEIA Projects