

Monthly Briefing

A publication of the Facilities Management Department

June 2009



● **Arroyo Valley HS** Other Project
Newly constructed bleachers overlook the football field.





Projects Overview

High School #8
A view of the existing lunch area showing some of the progress that has occurred on-site.

New construction of High School #8 continues with sitework. Sitework for this reporting period includes major trenchwork for sewer, water and electrical connections. Abatement of hazardous materials in the existing classroom buildings (old Curtis Middle School) also continues. Construction funds have been apportioned but not released due to the State's current budget deficit. This funding freeze includes funding of four new campus projects as depicted in the schedule bar chart on page 3. Interim or "bridge" funding may be secured so that construction may continue uninterrupted on this project to avoid costly contractor work stoppage delays and to take advantage of the competitive bidding market. Completion of final design and acquisition of land also drives the start of construction for the four new campus projects.

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																		

■ Tentative schedule, subject to funding from the State.

Project Highlights

High School #8

Construction Start
Estimated Completion
Total Project Cost Estimate

January 2009
 March 2011
 \$61 million



Rendering of the front entrance to High School #8.



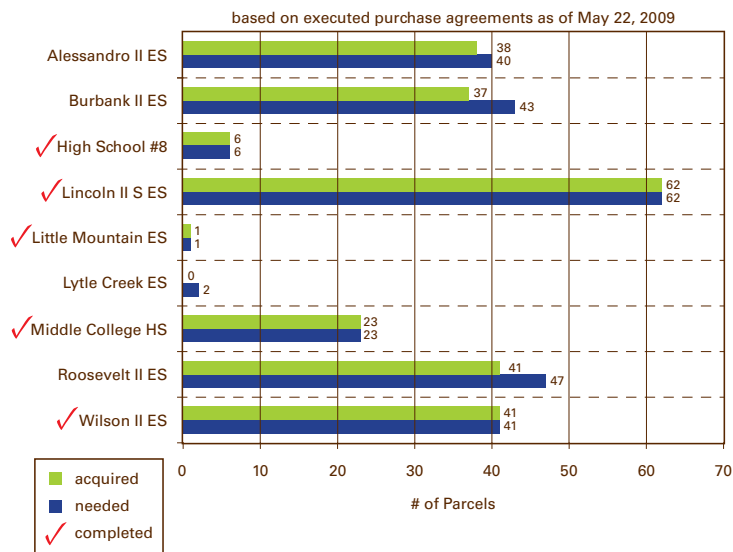
Hazardous materials are abated from the inside of existing buildings.



Trenchwork for sewer, water, and electrical lines are dug inside the courtyard areas.

Land Acquisition

The District continues to acquire real estate parcels with 248 of 265 (93%) purchase agreements in place. Eminent domain proceedings were initiated in Superior Court for four properties, two each at the Roosevelt II and Alessandro II sites. Pre-construction work continues and includes fencing and boarding up properties, and soils and materials testing. Soils and materials testing, associated abatement, and demolition is expected to start once all ongoing environmental due diligence is complete and reports are processed by the District.





Projects Overview

San Geronio HS
A mural of the San Geronio Spartan in Building C. The photos below depicts some of the progress in Building C with new classroom skylights and overhead plumbing and electrical upgrades.

Of the five modernization projects currently under construction, two are nearing completion: Fairfax & Warm Springs Elementary Schools. Work at these two sites consists of access upgrades to campus paths of travel and restrooms upgrades including railings, ramps, and restroom fixtures, doors and associated hardware.

The remaining 31 modernization projects, which have been grouped together in 13 “packages” to take advantage of economies of scale, will start construction once interim or “bridge” funding is in place. Bid and award of these packages have started with the advertisement for bids for Package 1 (Lincoln, Riley & Salinas Elementary Schools). Bids are due June 25, 2009 in anticipation of issuing Notices to Proceed in July 2009.



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



The new restroom facilities will include new fixtures and ADA-compliance upgrades.



Special hydronic pipes installed in the ceiling are used in heating and air conditioning applications.

Package 4R Warm Spring Elementary School Fairfax Elementary School

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



Fairfax ES A new ADA-compliant ramp leads to renovated restrooms.



Warm Springs ES Renovated restrooms featuring ADA-compliant fixtures for easier accessibility.



Projects Overview

Bradley ES

The new SDC building and new basketball courts, which are part of the scope of work of the SDC building.

All eight sites are on schedule for completion staggered throughout the summer from June through August 2009. In an effort to save money, where there are imminent modernization projects scheduled at the same site, the SDC will be used to house students while their classrooms are being renovated. Using these buildings as temporary, or “interim”, student housing is a cost saving alternative to leasing portable classrooms. The cost savings realized by this plan are added to the school’s modernization budget to fund additional improvements.

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



The third "scratch" coat has been applied to the exterior of the building.

Construction Start January 2009
 Estimated Completion September 2009
 Total Project Cost Estimate \$2.6 million



The beginning stages of HVAC duct work have been installed.

Rio Vista Elementary School



The final color coat is being applied to the stucco of the building.

Construction Start October 2008
 Estimated Completion September 2009
 Total Project Cost Estimate \$2.6 million



Duct work for heating & ventilation are being prepared for installation.

Project Highlights

North Verdemont Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
 September 2009
 \$2.5 million



HVAC ducting and steel doors and jambs delivered; installation has started.



The stucco layer has been applied and is currently drying prior to the final color coat.

Roosevelt Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.6 million



Workers apply the final layer of paint to the exterior of the new building.



All the trenchwork completed previously is now filled in and asphalt laid on top.

Cypress Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.2 million



Steel window frames and doors installed. The exterior was also given a fresh coat of paint to complete the stucco process.



When complete, the new SDC building will contain 3 classrooms, a kitchen, a laundry room, and offices for staff.

Project Highlights

Bradley Elementary School



The grounds outside the building are prepared for cement walkways and landscaping.

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



Sheetrock and insulation delivered and pending installation.

Hillside Elementary School



Insulation and sheetrock are now on the walls. Electrical conduits also installed in preparation of final electrical work.

Construction Start July 2008
 Estimated Completion June 2009
 Total Project Cost Estimate \$2.5 million



The walls of the restrooms are covered in paper in preparation of tile work.

Hunt Elementary School



With the building exterior nearly complete, the next phase will be to install walkways and landscaping.

Construction Start August 2008
 Estimated Completion June 2009
 Total Project Cost Estimate \$2.5 million



Inside, workers pull electrical wire throughout the building. Sheetrock and insulation have been laid on the walls.



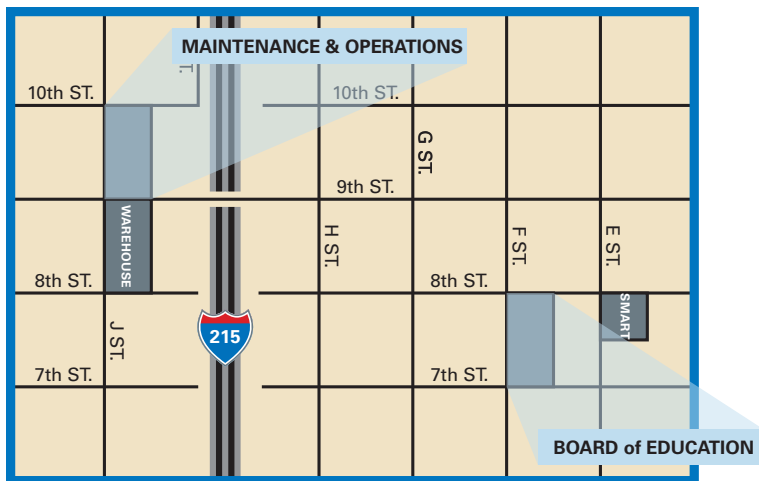
Plumbing

Plumbing Shop
Some of the crew in the Plumbing Shop handling various projects throughout the District.

Our Plumbing Shop is a diverse group that is involved with more than the typical toilet clogs or water and gas leaks. The Plumbing Shop includes a variety of professionals, which consists of one supervisor, two leadsmen, six plumbers, two pool attendants, and two welders, that maintain our 12 swimming pools, fire sprinklers, fire extinguishers, storm drains, backflow devices, boilers, and the standard restrooms, kitchens, water heaters, and custodial facilities. The Plumbing Shop is also in charge of all the welding needs, whether it is new construction of ornamental fencing and gates, or repair of existing fencing and the vast amount of steel playground equipment throughout the District. Our plumbers are always there in an emergency, ready and qualified to get the job done right. ▲

Maintenance & Operations Building Remodel

Progress is continuing on the remodeling project at the Maintenance & Operations building on 9th Street. The project is being accomplished in two phases. The first phase includes remodeling the back office space to add more offices. This involved reconfiguring some of the Paint and Carpentry shops to allow for the added space. This first phase is near completion and the M & O staff has now moved into the new office space. The second phase, which is now in progress, involves reconfiguring the front portion of offices to meet the needs of the Facilities Department. This includes tearing down walls and relocating plumbing and electrical lines. Once the project is complete, Facilities will relocate from their current space at the Board of Education building to the M & O building during the last week of June and will be fully moved into the new space by the first week of July.



Joe Lombardo

Carpentry and Related Services Supervisor

As the Carpentry & Related Trades Supervisor, Joe oversees the Carpentry Shop, which includes a wide spectrum of skills, from carpentry to door locks to hanging drywall. He also makes sure that the jobs are done in a safe and professional manner and that they meet all building codes. One of those projects includes the remodeling project that is currently occurring at the Maintenance and Operations building.

Throughout this interview, Joe spoke very highly of his 20-person crew. He feels very fortunate that he is able to work with such a skilled crew that is able to handle any project, no matter how big, throughout the District. Because of their professionalism and the amount of skills that they have, his crew serves as Joe's inspiration.

Joe has been working here at the District for 27 years. Previously, he has worked for other contractors as well as being a contractor himself. He has been a licensed contractor for the past 20 years. The job has also allowed him to meet a lot of new people, which he enjoys very much.



When he's not overseeing a job, you can usually find Joe either riding his Harley motorcycle or hitching his bike to the back of his truck and taking off camping with Aimee, his wife of 25 years who also works in the District as the Secretary III for the Special Education department. Rather than going to a particular favorite vacation spot, Joe prefers to explore and go to different places. The couple has a daughter and a son.

Active Projects Map Group 2



Board of Education
 Mrs. Teresa Parra-Craig, 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