

Monthly Briefing

A publication of the Facilities Management Department

AUGUST 2009



Hillside ES SDC Project

The first of eight SDC projects that will be completed during the summer. The Hillside SDC will then be used as interim housing as modernization work begins on the campus.





Projects Overview

High School #8
Trenching continues
at the High School #8
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 for this project as well as four other new campus projects as depicted in the schedule bar chart on page 5. 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 Project Managers

Samer Alzubaidi
Tim Deland

Construction Start
Estimated Completion
Total Project Cost Estimate

January 2009
March 2011
\$61 million



A couple of views from the existing courtyards at the site.



A panoramic view of the northern half of High School #8. New buildings, a swimming pool, a stadium, and other facilities will be constructed on this portion of land. Behind is the old Curtis Middle School; new Curtis Middle School and Wong Elementary School are across the street from here.

Building Schools, Building Communities

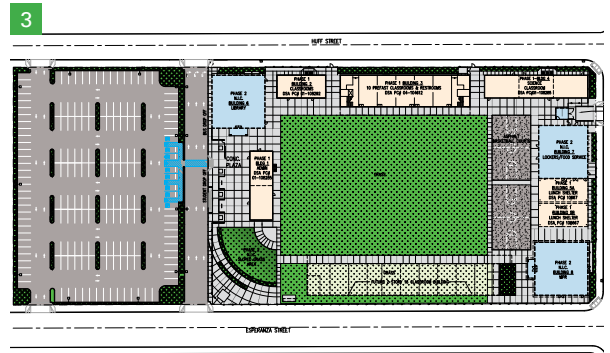
Middle College High School

Location Eureka Avenue, between Esperanza and Huff Streets, San Bernardino



1 Some of the portable classrooms located on San Bernardino Valley College that make up Middle College High School. **2** Map showing the location of the new campus and the surrounding schools. **3** Site layout of the new campus.

Middle College High School is unique amongst the other new campus projects in that it is a full-functioning school that is not housed on District property. Instead, the alternative high school is located in portable classrooms in a parking lot at San Bernardino Valley College through a joint venture between the District and the College. The program at Middle College gives students with high abilities and low performance a challenging environment where they can earn both a high school diploma and an associate's degree at the same time. Test results are proof of the program's success. Middle College students earn some of the highest test scores throughout the county.



The proposed Middle College campus will be located north of the College. Once complete, the new school will be double in size and will provide students a more proper learning environment for them. They will enjoy the benefits other high schools have, such as science and computer labs, that are difficult to impossible to have in portable classrooms. Along with other development projects along Mt. Vernon Avenue, the new campus will create a more positive setting for the community. Since acquiring the Middle College property, crime has gone down significantly in the area. The campus will also fit in with the aesthetics of the developing neighborhood. The end result will be a learning hub where students and the community will benefit.

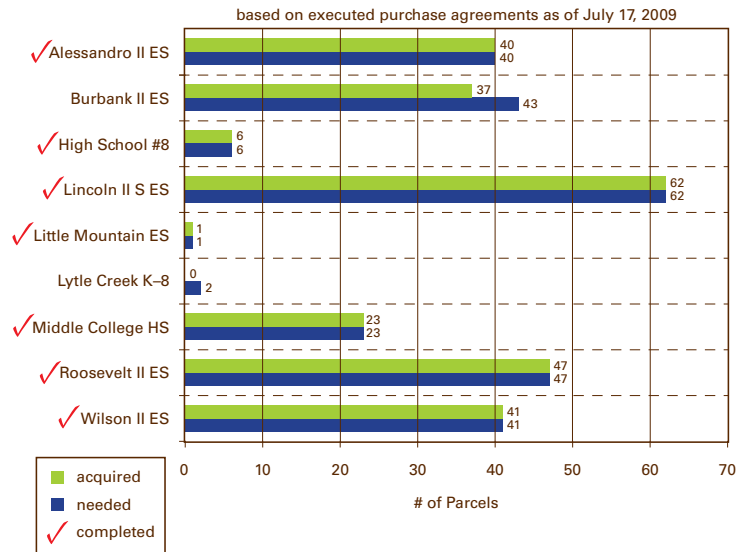
Starting with this month's briefing, we will take a look at the eight other future campus projects and highlight how these new campuses will benefit the communities they serve.



4 The current Administration building of Middle College High School. It currently is located off-site from the classrooms. Students walk back and forth from the portables to meet with counselors and other administrators. **5** A lunch area used by the students.

Land Acquisition

The District continues to acquire real estate parcels with 256 of 265 (97%) purchase agreements in place. Eminent domain proceedings were initiated in Superior Court for four properties at the Burbank II site. Properties at Roosevelt II and Alessandro II sites were awarded through eminent domain court proceedings. Pre-construction work continues and includes fencing and boarding up properties. Soils and materials testing, associated abatement, and demolition is expected to start once all ongoing environmental due diligence, approval from DTSC is complete, and reports are processed by the District.



Adam Sinner

Construction Plans Specialist

Adam's main responsibilities include serving as the main AutoCAD draftsman and creating the designs and plans for small remodel projects throughout the District. He is also responsible for the space planning of the moves. In fact, Adam was one of the key persons responsible for the Facilities and the Carousel Mall moves by creating space plans for both the Maintenance and Operations and Board of Education sites. He keeps records of all the as-built plans from new construction projects and as well as records of all the buildings.

Adam's seen first-hand how much the District has grown in recent years. Graduating from Cajon High School, he went straight into studying mechanical engineering first at the University of Nebraska, then CalPoly Pomona. Afterwards, Adam started working at the District, first as an instructional aide, then working his way to a substitute Construction Plans Specialist, then became a permanent member at Maintenance and Operations. Over the last 12 years, he has witnessed many of the changes that the District has gone through and it's been rewarding knowing that he had a hand in making those changes.

His main passion in life has always been cars. Ever since he was a little kid, he has always been into cars. In fact, Adam is Vice President and co-owner of Car Show Promotions Corp., who puts together car shows



for car enthusiasts, mostly for charity events. His organization has helped raise money for charities and causes such as for cystic fibrosis, the Make-a-Wish Foundation, and the Ronald McDonald House. They also host one of the largest custom car shows in the nation and car enthusiasts throughout the world recognize his company. He also likes working on cars and going to car clubs and other car shows.

Adam is married to May, an elementary school teacher at Jones Elementary.



Projects Overview

San Geronimo HS

To date, the modernization project at the high school is running ahead of schedule and under budget. By the end of the summer, two buildings are expected to be completed.

San Geronimo High School modernization continues in Building C. This first of three phases encompasses upgrades to lighting, heating, plumbing, with the installation of new restrooms, skylights, and hydronic piping. Interior finishes include new paint, flooring, ceiling tiles to name just a few.

Work on Package 5, Hillside and Hunt Elementary Schools, has recently started. Work at these two sites consist of access upgrades to campus paths of travel and restrooms. Upgrades include railings, ramps, restroom fixtures, doors and associated hardware. The recently completed SDCs at these two sites will serve as temporary housing as modernization work on each building starts. This arrangement results in cost savings to the project, which, in turn, will be reinvested into the project via expanded scopes of work at each site. Earlier modernization work have also benefitted from cost savings and reinvestment, including projects at Oehl and Bevedere Elementary Schools.

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 Geronio HS																		
4	Arrowhead ES, Carmack Special Ed., Kendall 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.

Project Highlights

Package 5
Hillside Elementary School
Hunt Elementary School
Project Manager Derell Hamm

Construction Start July 2009
Construction End November 2010
Total Project Cost Estimate \$4.2 million



Hunt ES Workers upgrading the fire sprinkler systems. The campus will undergo major upgrades, including electrical and plumbing and paths of travel.



Hillside ES A new ADA-compliant ramp being constructed near the front entrance of the school.

Project Highlights

Package 3
San Geronio High School
Project Manager Louis Baker

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



Inside Building C, lighting and ceiling panels are being installed. The interior walls have been given a fresh coat of paint. New public address and fire alarm systems were upgraded as well.



A worker installing rubber baseboards around a classroom in Building C. Carpet and tile installation progresses as well throughout the building.



Construction of upgraded stairs and a new ADA-compliant ramp are completed at the swimming facilities. New fencing and handrails will complete this portion of the project.



Inside Building E, new and upgraded lighting, public address system, and fire alarms have already been installed throughout the building, an example of which can be seen in the wood shop on the left. In the choir room, a renovated stage area is complete and will be carpeted shortly.



Projects Overview

Highland Pacific ES

A view of the graded courtyard area of the SDC building.

All eight sites are on schedule for completion staggered throughout the summer through September 2009, starting with Hillside and Hunt Elementary Schools this month. In an effort to save money, where there are imminent modernization projects scheduled at the same site, such as Hillside and Hunt, 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 Verdmont Elementary School																		
Highland Pacific Elementary School																		

Project Highlights

COMPLETED

Hillside Elementary School
Project Manager Keith Kajiya

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



Typical kitchen facilities. All of the appliances being installed are energy efficient.



A typical office inside the SDC building.

COMPLETED

Hunt Elementary School
Project Manager Keith Kajiya

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



A typical restroom inside the SDC building, featuring shower facilities.



A typical classroom setup.

Highland-Pacific Elementary School
Project Manager Keith Kajiya

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



Sheetrock installation is complete. Framework for ceiling tiles are also in place.



Installation of utility boxes outside the building. All utilities are now connected with the main campus.

Rio Vista Elementary School
Project Manager Keith Kajiya

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



Finish ventilation and ductwork installation continues inside.



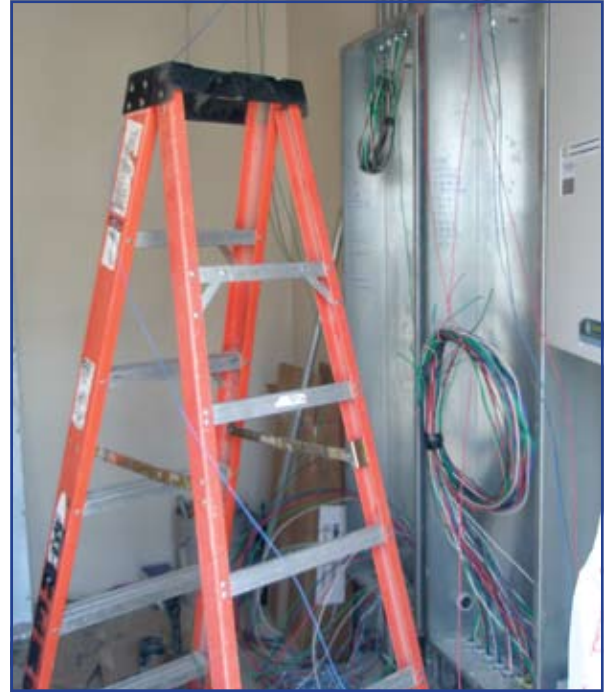
The area surrounding the building has been graded for concrete and asphalt installation.

North Verdemont Elementary School
Project Manager Keith Kajiya

Construction Start October 2008
Estimated Completion September 2009
Total Project Cost Estimate \$2.5 million



Workers frame future ramps and retaining walls that surround the building.



Electrical wiring, including data, telephone, electricity, fire and public address systems, are strung throughout the building and will be punched into panels.

Roosevelt Elementary School
Project Manager Keith Kajiya

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



Casework installation begins. Shown are cabinets for (top) a typical kitchen area and (bottom) video equipment storage.



Boxes of tiles and tubs of plaster that will be used for floor installation.

Project Highlights

Cypress Elementary School
Project Manager Keith Kajiya

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



Casework in the pullout room (top) and in a classroom is complete.



Tiles have been set on the walls and floors in the restrooms. Sinks, hand dryers, and other finish work will begin shortly.

Bradley Elementary School
Project Manager Keith Kajiya

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



Casework installed in the kitchen. Tiling and carpets will be installed afterwards.



Rebar and formwork is in place for the concrete walls and walkways to be poured.



Electrical & Electronics

Electrical & Electronics

Some of the members of the Electrical and Electronics teams working on projects throughout the District.

Without electricity, our world would be a much different place. Could you imagine a world where we had no telephones, fire alarms, or even basic lighting? As you can guess, electricity also plays an important part in keeping the District running. It helps keep our schools clean, maintains lines of communication between the various District sites, keeps food served fresh, and aids in student learning.

Maintenance and Operations houses full-service electrical and electronics shops. Their ranges of expertise includes repairing interior & exterior lighting, repairing interior & exterior outlets, repairing stand-by generators, maintaining high voltage lines, maintaining time clocks, repairing scoreboards, maintaining fire alarms, appliance repair & installation, and telephone repair & installation. ▲



Relocation Details

During the last week of June, the Facilities Department made their move from the Board of Education building to the Maintenance and Operations building. Two weeks later, the Special Projects staff also relocated from the Board of Education building. The move had little to no effect to the normal day-to-day operations. Shown on the right are some examples of the completed work that has been done. New office space was created to accommodate the incoming staff.

A conference room located at the northeast corner of the building is nearly completed. For the past few weeks, the various shops of M & O have pooled their collective resources to construct the conference room. As of this writing, the exterior is completed and blends in with the existing building. The remainder of the work is all inside, with final electrical, paint, and flooring work pending.



1 Hallway leading towards the new offices on the south side of the building. **2** Newly constructed project managers stations. **3** Relocated dispatch center. **4** The new conference room being constructed on the northeast corner of the building. **5** Document control high-density storage area for archiving contract files. **6** One of the new offices constructed on the north side.

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**
- New Campus Projects
 - QEIA Projects
 - Modernization Projects
 - Completed Modernization Projects
 - SDC Projects
 - Completed SDC Projects
 - Other Projects
 - Completed Other Projects