

Facilities Capital Improvement Program

Monthly Briefing

A publication of the Facilities Management Department

NOVEMBER-DECEMBER 2009



San Geronio HS Modernization

The mighty Spartan looks on as he awaits his next opponent inside the gymnasium, where modernization work is next scheduled.



Projects Overview

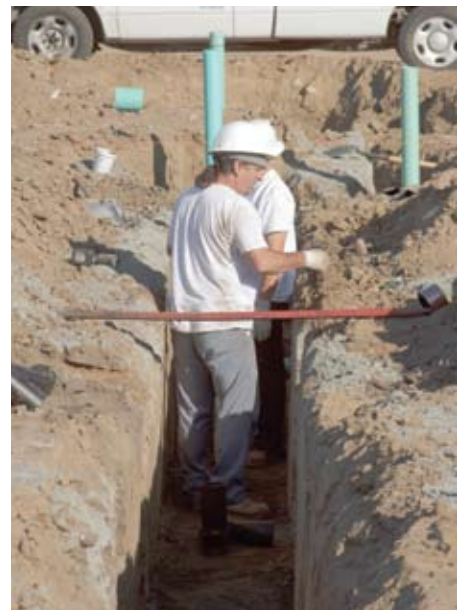


The initial phase of new construction at High School #8 continues. A headwall has been built at the northwestern corner of the campus as part of its flood control plan. Fire hydrants and other water utility-related items have been either installed or upgraded throughout the site in preparation for the next phase of construction, concrete. Major trenchwork for sewer, water, and electrical connections have been completed. Modernization of the existing former Curtis Middle School has begun as the inside of Building A has been completely demolished, leaving behind only the exterior walls. Construction of new buildings are planned to begin next year.

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 "Project Schedules" bar chart on top of page 3. Interim, or "bridge", funding has been approved by the Board of Education so that construction can 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.

High School #8

Above A new water main has been installed on the site that will provide water throughout the new campus. **Below** Plumbers installing rough plumbing lines.



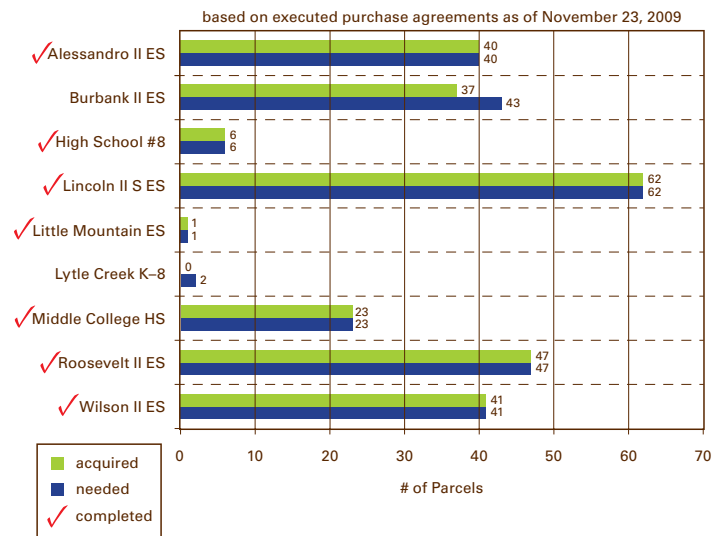
Project Schedules

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
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.

Land Acquisition

The District continues to acquire real estate parcels with 257 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 is completed, approvals from DTSC are obtained, and reports are processed by the District.



Recently, Maintenance & Operations purchased the Brandt Optimat KDN 210, an edge-banding machine. This machine glues an edge to a piece of casework. Prior to purchasing the Optimat, it would normally take about 5 days to apply an edge to a board. Now, the task is done at a fraction of the time, which allows for more parts to be processed and gives the operator more time to work on other tasks.

Project Highlights

High School #8
 Construction Start
 Estimated Completion

January 2009
 March 2011

Total Project Cost Estimate
Project Managers

\$61 million
 Samer Alzubaidi
 Tim Deland



1 The inside of Building A has been completely abated, leaving only the exterior walls. 2 This headwall installed at the northern portion of the site will provide drainage throughout the campus and prevent erosion. 3 A dump truck being loaded with debris from Building A. 4 Electrical utility boxes waiting to be installed. 5 A trench for rough plumbing dug near the existing cafeteria.

Building Schools, Building Communities

“Roosevelt II” Elementary School

Location Mt. Vernon Avenue, between West 14th Street and West 16th Street, San Bernardino

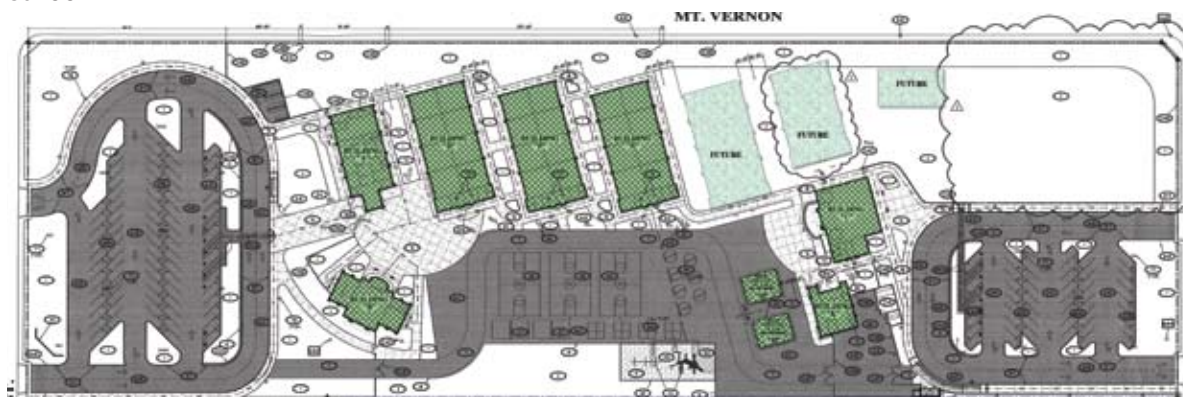
Construction is tentatively scheduled to start at the site currently known as Roosevelt II Elementary School during the fourth quarter of 2010. One of the main purpose of this school is to relieve some overcrowding at King and Shandin Hills Middle Schools by having 6th grade students attend. Other grades will be coordinated with the surrounding elementary schools. The school will also help with overcrowding at some of the other elementary schools, which would lead to the possible removal of portable classrooms from those schools.

When the doors open, Roosevelt II will serve about 1100 students housed in 24 classrooms. Other features include an administration building, a multi-use room, a library, a lunch shelter, and food services. The campus will also utilize the latest in energy efficiency, including special lighting and air conditioning. All major agencies, including the California Department of Education (CDE) and the Division of the State Architect (DSA), have approved the plans for the 13.8-acre school.



Above Location map for Roosevelt II ES. **Below** Site plan for Roosevelt II **Bottom** A motel is one of the buildings that currently sits on the property.

This is the second part of a series of articles where we examine the eight future campus projects and highlight how these campuses will benefit the communities they will serve.



Projects Overview



Hillside ES
Workers installing
new windows inside
a classroom in
Building F.

Progress continues on the modernization project at San Geronio High School, where the main focus is on Building B, with demolition and abatement work. Meanwhile, Building E was completed in September. Students and staff moved back into the refurbished building and holding classes.

Work on Package 5, Hillside and Hunt Elementary Schools, is also progressing. In front of Hillside, a new ramp and parking lot have been completed. At both campuses, new insulation, lighting, and ceiling systems have been installed, thus completing work on the first set of classrooms. Work on the next set of classrooms has commenced.

Also, construction contracts for two more modernization projects were awarded. Construction of Package 1 sites (Lincoln, Riley, and Salinas Elementary Schools) has just started construction, while Package 6 (Anderson Special Education, Del Rosa, Wilson, and Monterey Elementary Schools) will start at the beginning of 2010.

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																			
4A	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.

Project Highlights

Package 5

Hillside Elementary School
Hunt Elementary School

Construction Start

June 2009

Estimated Completion

November 2010

Total Capital Cost Estimate

\$2.0 million

Total Deferred Maintenance Est.

\$2.3 million

Project Managers

Nellie Karbum
Charlotte Clement

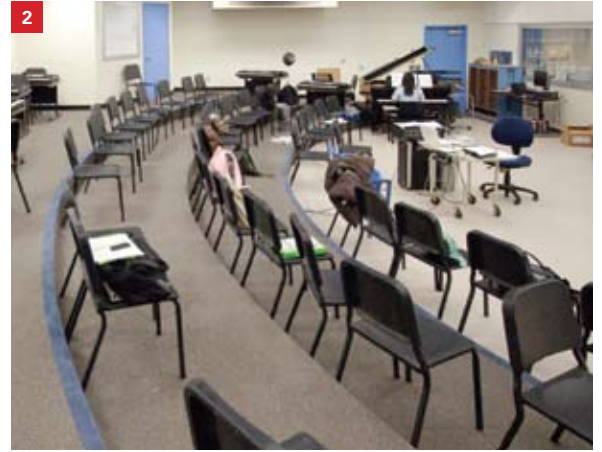


1 Earlier in November, at Hunt Elementary School, new insulation was installed in the ceilings. 2 In front of Hillside Elementary School, a new ramp and parking area have been completed. 3 A photo of one of the recently completed classrooms at Hillside. The updated classrooms at both campuses feature a new lighting system that virtually eliminates distracting shadows, thus allowing students to focus more on schoolwork.

Package 3 San Geronio High School

Construction Start December 2008
Estimated Completion November 2010

Total Project Cost Estimate \$25 million
Project Manager Louis Baker



Building E has recently been completed and classes have resumed, including this art class (1) and the newly completed band room (2). 3 Modernization work has started in Building B. A bulldozer is removing what was once a stage. 4 This restroom has been completed gutted. Rough plumbing work is currently being performed inside. 5 On the roof, holes are being cut to install the skylights throughout. 6 In another part of Building B, special exhaust fans filter air out of the building.



Projects Overview



Highland-Pacific ES
This SDC building, along with the remaining buildings, are nearing completion.

With the recent completion of SDC buildings at Hillside, Hunt, Bradley, Cypress, Roosevelt, Rio Vista, and North Verdemont Elementary Schools, the remaining site, Highland Pacific Elementary School, is scheduled for completion in the coming days. 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. For example, classes have already moved into the Hillside and Hunt buildings. 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 scopes of work. Examples of additional scopes of work include new playground equipment at Roosevelt Elementary School and new basketball courts at Bradley Elementary School.

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
Hillside Elementary School			█	█	█	█												
Hunt Elementary School			█	█	█	█												
Bradley Elementary School			█	█	█	█												
Cypress Elementary School			█	█	█	█												
Roosevelt Elementary School			█	█	█	█												
Rio Vista Elementary School			█	█	█	█												
North Verdemont Elementary School			█	█	█	█												
Highland Pacific Elementary School					█	█	█	█										

Project Highlights

Bradley Elementary School

Construction Start June 2008
 Estimated Completion October 2009

Total Project Cost Estimate \$2.3 million
 Project Manager Keith Kajiya



Casework and flooring have been installed throughout all of the classrooms and offices.



Classrooms are completed for classes to be held. Whiteboards and tackable walls are hanging inside each class.

Cypress Elementary School

Construction Start September 2008
 Estimated Completion October 2009

Total Project Cost Estimate \$2.2 million
 Project Manager Keith Kajiya



New fencing is installed and asphalt poured around the perimeter of the building.



With the new flooring put in, final tasks such as appliance installation are now taking place.

Highland-Pacific Elementary School

Construction Start January 2009
 Estimated Completion November 2009

Total Project Cost Estimate \$2.6 million
 Project Manager Keith Kajiya



A new ramp and railing system is under construction that will allow easy access to the new building.



Casework installation for all of the classrooms has been completed. Carpets and tiles are to be installed next.

Project Highlights

COMPLETED

North Verdemont Elementary School

Construction Start October 2008
Estimated Completion November 2009



A new ramp system and bus lane has been completed at the front of the school. The new ramp system links the parking lot with the main campus.

Total Project Cost Estimate \$2.5 million
Project Manager Keith Kajiya



This kitchen area is waiting for appliance delivery and installation.

Rio Vista Elementary School

Construction Start October 2008
Estimated Completion November 2009



Carpet and tile installation continues inside the classrooms, restrooms, and offices.

Total Project Cost Estimate \$2.6 million
Project Manager Keith Kajiya



Outside, concrete walkways have been poured around the building and the area is being prepped for asphalt.

Roosevelt Elementary School

Construction Start September 2008
Estimated Completion November 2009



With casework and flooring now complete, efforts are now being concentrated on final preparations.

Total Project Cost Estimate \$2.6 million
Project Manager Keith Kajiya



The building has been wired for data and voice lines. Other systems, such as emergency alarms, have also been installed.

Grounds / Small Engine Repair Shops



At first, it seems that the main responsibility of the Grounds Shop is to maintain the beauty and aesthetics of the District, such as the turf, trees, planters, and irrigation systems. But as the saying goes, “beauty is only skin deep,” and the same can be said for the Ground Shop. Not only do they help keep the entire District looking its best, they also make sure that it is also a safe environment for everyone to enjoy. They handle all of the athletic fields, including lining the soccer & football fields and leveling & re-grading the tracks. The shop is responsible for pest control. They oversee clean-up efforts after strong winds have blown through the area. And when a disaster strikes, they are the first on the scene to make sure everything is intact and provide any necessary sandbags to protect the schools. The Small Engine Repair Shop is also part of the Grounds Shop and is responsible for the maintenance and repair of the District’s small engine equipment, including gasoline-operated blowers, vacuums, weed eaters, and chainsaws.

Annual Food Drive a Huge Success for Families in Need



For over a decade, the Facilities/Maintenance & Operations Advisory Committee has been helping families within the department during the Thanksgiving season by providing foods to those in need. With more families struggling to make ends meet this year, this event is perhaps more important than any other year.

During the first half of November, a food drive was held to collect food. The Advisory Committee on November 20th then put the baskets together. This year, with the help of everyone's generosity, the Advisory Committee was able to put together 27 baskets of food, 7 more than what was originally hoped. The food was then handed out to those employees and their families during Thanksgiving week.



Another tradition, the Annual Toy Drive, will be taking place during the month of December. All toys collected during this event with benefits students at Anderson Elementary School, where Santa Claus will personally deliver the toys to the boys and girls there.

Thanks to everyone in the Facilities/Maintenance & Operations department who pitched in and helped our employees in need, as well as to the Advisory Committee for the great job of organizing the food drive and assembling all of the food baskets.

Employee Spotlight

Jeff Fusterer Graphic Designer

Jeff got his start in graphic design in the most interesting of ways. During his time in college, standing at a crossroads determining what he wanted to study as a major, he happened to be enrolled in an English class that worked with Macintosh computers that were in the lab. Never really using a computer before, those Apple computers fascinated him and he wanted to learn more about them. That led him to his first desktop publishing class and the rest, as they say, is history. Always looking for a new challenge, he continuously enjoys learning new skills, which through the years have included web design, multimedia, photography, videography, and 3D modeling, usually learning on his own with the volumes of books that he's amassed over the years or taking a class at the local community college.

Today, Jeff is the graphic designer for the Department. His main responsibilities for the Department includes designing all of the publications that the Department releases, handling the Department website (www.sbcusdfacilities.com), and providing photography services. The thing he really enjoys about his trade is that everyday is something different. One day, he could be working on a poster that will be used at a function, the next day he could be working on a page for a web site and then going out to a job site to take photos that afternoon. There is never a dull day. But when he's working a project for a long period of time, monotony can set in and the challenge is to remain enthused about the project and to keep the momentum going. And, perhaps like other creative types, he feels that he is not as creative as one should be in a field like graphic design.

A self-proclaimed nerd (not be confused with a geek, mind you), he likes to spend his time on the computer, usually working on a side project or a personal project. And he's also learning more and more about his craft. He recently finished books about architectural photography and graphic design layouts. Currently, he's reading *Visual Poetry*, by Chris Orwig, a book about capturing engaging photographs. He also has an artistic side. He enjoys listening to music all the time. Some of his favorite musicians include the Rolling Stones, Bruce Springsteen, U2, and Maná. He sometimes will dabble with the guitar. Because of his recent interest in photography and going back to college, he has been interested in the works of other photographers and other artists. Though not much of a moviegoer, he does list *The Transporter*, the Jason Bourne movies, and the *El Mariachi (Desparado)* trilogies as his favorite movies.

When asked who inspires him, he smiles and mentions his fiancé Rosa. She has always encouraged him to do his best because she knows what Jeff is capable of. In fact, it was her encouragement that convinced Jeff to go back to college to upgrade his associate's degree into a bachelor's degree in graphic design. She also complements Jeff's logical sense with her common sense. And she has (un)willingly gone with Jeff to see the 15+ Rolling Stones concerts throughout the years, including a trip to San Jose to see them for two nights in a row, and standing in line one evening while cold Santa Ana winds were blowing in Anaheim trying and failing to get tickets to a show. Rosa got ill in both instances, but she endured through both events nonetheless.



Students Test Scores Reach the STARS at Roosevelt Elementary School

On November 5th, Roosevelt Elementary School held a ceremony to celebrate the school's improvement on the Standardized Testing and Reporting (STAR) exams. Initially setting the goal for a 6% improvement, the students shattered those expectations and improved their scores by over 30%!

Presided by Principal Michele Tesauro, the ceremony was held in front of the recently completed SDC building with parents and students in attendance. District Superintendent Dr. Arturo Delgado and Danny Tillman, Vice President of the Board of Education, along with Pat Morris, Mayor of San Bernardino, and representatives from the State Assembly were in attendance and presented certificates recognizing the incredible effort by the students. As an incentive to the students, the teachers and administrative staff dressed up and performed during the assembly. Afterwards, several of the teachers allowed the students to "torture" them, all in the name in fun, including being shot at with Silly String.

Coinciding with the event, booths were set up for vendors, which included members of the Facilities/Maintenance & Operations department, to share information with the community about the completed SDC building and the upcoming construction of Roosevelt II.



1 With former vice principal Justin Ryan looking on, principal Michele Tesauro, dressed as Annie Oakley, presides over the ceremony. 2 Keith Kajiya, left, and Susan McKee, center, speaking with a member of the community.



Below Some of the many students who exceeded on the STAR exams with their teachers.





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