

Mid-year Report

Roosevelt Elementary School SDC





San Geronio High School Modernization
Workers prepping the school for renovations.



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FACILITIES PROGRAM MANAGEMENT STAFF



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March 2009

Dr. Arturo Delgado, Superintendent
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT
777 North F Street
San Bernardino, CA 92410

FACILITIES CAPITAL IMPROVEMENT PROGRAM - MID-YEAR REPORT 2008–2009

Dear Dr. Delgado:

On behalf of the Facilities Management Department, I am pleased to present this Facilities Capital Improvement Program Mid-year Report for Fiscal Year 2008–2009. The purpose of this document is to provide an overview of the progress made and the current status of the District's Facilities Capital Improvement Program between July 2008 and December 2008. Progress information is also available on our Facilities web site at www.sbcusdfacilities.com.

This report marks the completion of over 70 projects that began in early 2006 valued at over \$292 million. Completed projects include Rodriguez Prep Academy, the new Curtis Middle School, Bing Wong Elementary School, Special Day Classroom buildings at 12 schools, the modernization of 6 campuses, Quality Education Investment Act (QEIA) Portables at 10 schools, and a variety of other facilities projects including stadiums, lunch shelters and kitchen upgrades.

Of special note this year is the receipt of nearly \$170 million in State Financial Hardship funds which brings the total funding received to \$521 million. In addition to this funding received, the Facilities Department has submitted an additional \$230 million of Financial Hardship applications to the Office of Public School Construction. However, the lack of a State budget has delayed release of the remaining \$230 million to the District. The Facilities Department is working to bridge the current funding delay by pooling all local capital funding for projects that have been awarded and by evaluating other bridge funding options such as a Certificates of Participation.

The Facilities Department wants to thank you for your support in building schools, building education, and building opportunities for our students and community. Please contact us with any comments at (909) 381-1238, Facilities Management Department, 777 North F Street, San Bernardino, CA 92410.

Very truly yours,



John Peukert
Assistant Superintendent
Nutrition Services / Facilities Operations



Wael Elatar
Facilities Administrator
Facilities Management Department

cc: SBCUSD Board of Education

PROGRAM SUMMARY

The current total project cost estimate of the projects in the Facilities Capital Improvement Program ranges from \$700 to \$847 million. This estimate is based on the District's need for major repairs and modernizations for the existing schools and as the needs for new school seats are established based on demographic and enrollment projections. This cost range is also subject to change as a result of the financial status of the District and the availability of state and local funding. A total of \$521 million in funding has been received to date including funds from statewide bonds, local bonds, developer fees and other funds such as donations and development agreements. The Facilities Department anticipates receipt of an additional \$230 million in State Financial Hardship funds. Expenditures through December 2008 total \$359 million. Figure 1, titled "Program Cost Status", illustrates these program costs.

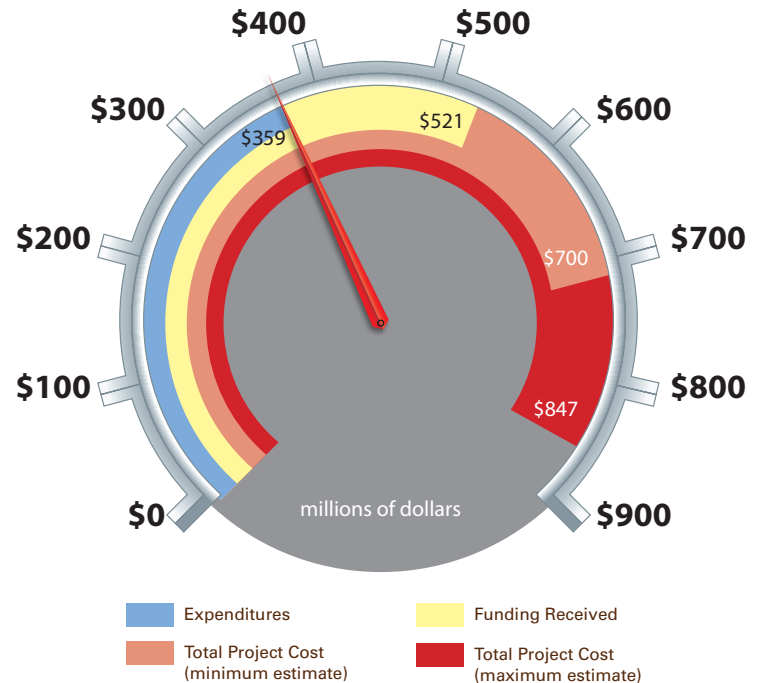


FIGURE 1 Program Cost Status

PROGRAM SCHEDULE

The Facilities Capital Improvement Program currently includes 145 projects which have progressed through phases of the school construction process. This process consists of the following major phases:

1. **Planning** Includes project definition, consultant selections, funding and, if applicable, site selection.
2. **Design** Includes preparation of plans and specifications by architects and engineers
3. **DSA Review/Stamped** Includes submission of documents to Division of the State Architect (DSA) for review and stamped approval
4. **Bid/Award** Includes advertising, bidding, awarding and contract execution for the construction contractors.
5. **Construction** Includes demolition of existing structures and/or equipment, on- and off-site development, school buildings construction, interior finishes and landscaping through substantial completion.
6. **Project Closeout/Complete** Includes contract closeout documents such as equipment manuals with occupancy, move-in and the filing of notice of completion activities.

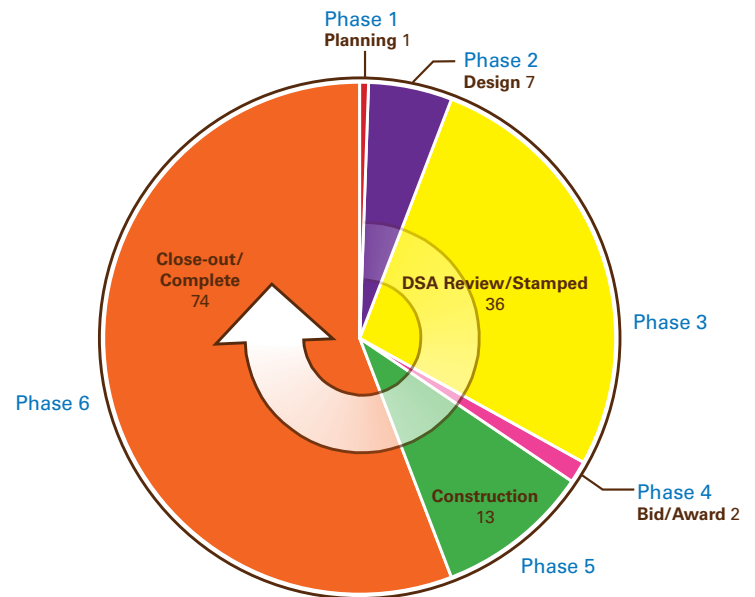


FIGURE 2 Program Status by Phase (number of projects)

Figure 2, titled "Program Status by Phase", summarizes the current phase for 145 projects. Notably, 74 projects, or roughly 51%, of the projects are complete, 13 projects (9%) are under construction, and 36 projects (25%) are in the DSA Review/Stamped phase as they are being readied to move into the Bid/Award Phase contingent upon the availability of Financial Hardship fund releases from the State.

The Facilities Department faces a number of financial challenges to deliver new schools and upgrade existing campuses. As the State and local economies continue to be tempered in recent years, capital project funding is becoming more difficult to secure. These shortages in State and local funding translate into budget shortfalls to complete school projects. The Facilities Department continues to take a proactive approach to managing Capital Funding to leverage existing cash and to successfully deliver projects to house students. This section includes a brief overview of recent funding developments at the State, Local and Federal government levels.

STATE FUNDING DELAYED

The lack of a State budget significantly impacts school construction funding. Although the State has apportioned (or set-aside) Statewide bond funds for the District's construction projects, no cash disbursements are being made to the District. At this time, the District has approximately \$178.8 million in State Financial Hardship apportionments which are on hold from funding release. Without receiving cash, construction of new campuses and the modernization of many others are being delayed.

On a positive note, construction continues uninterrupted for 8 Special Day Classroom projects at elementary schools which received Financial Hardship monies prior to the current freeze on State funds.

LOCAL FUNDING BRIDGES FUNDING GAP

Several projects had already been awarded to begin construction prior to the current freeze on State funds. In order for construction to continue and to minimize costly contractor work stoppage delays, the Facilities Department is pooling all local capital funding from the issued Local Bonds and Developer Fees to temporarily bridge the funding gap until the State releases cash. Projects that will move forward with this temporary bridge funding include the following: New High School #8 Sitework, and the modernizations of San Geronio High School, and Hillside, Hunt, Fairfax and Warm Springs Elementary Schools. The Facilities Department also continues to evaluate other bridge funding options such as a Certificate of Participation and anticipates bringing these strategies forward over the coming months.

FEDERAL FUNDING TO SUPPLEMENT MODERNIZATION PROJECTS

The recent Presidential election, combined with the nationwide economic downturn, has resulted in the passage of a Federal Stimulus Bill under the "American Recovery and Reinvestment Act of 2009". The final version, which was signed by President Barack Obama, did not include direct capital stimulus funding for school district projects. For capital projects, the Bill included about \$22 billion (\$11 billion in both 2009 and 2010) for tax exempt bonds that may be used for facilities projects. Qualified Zone Academy Bonds (QZAB) were extended to 2010 for \$1.4 billion. There was also about \$53.6 billion in California State Stabilization funding, of which, 81.8% must be spent on Education; however, it is anticipated that California will use these funds to offset their current education deficit and not fund stimulus facilities projects.



Hillside Elementary School SDC Building
Work begins on the exterior stucco of the SDC building.



Left Facilities managed construction of the new lunch shelter at Mt. Vernon Elementary School. **Center** Back side view of Roosevelt Elementary School SDC building. A total of eight SDC classrooms are currently under construction. **Right** Interim housing sitework at San Geronio High School in November 2008. Work has since been completed and classes are being conducted as modernization work progresses on the main campus.

TOTAL PROGRAM COST ESTIMATE

The total program cost estimate is a working budget for all capital costs for the projects in the Facilities Capital Improvement Program. The Facilities Capital Improvement Program cost estimate ranges from \$700 to \$847 million. This estimate varies based on the number of projects, actual costs realized, established funding and cost escalation added over time. The number of projects adjusts as District needs for facilities evolve, projects are prioritized, and funding becomes available.

There are 145 major capital improvement projects identified in the current estimate based on the District's need for repairs, modernizations and new school seats for students. The facilities improvement projects are grouped into three major categories: 1) New Construction, 2) Modernizations, and 3) Other Projects. Projects are further categorized according to one of four project types: A) New Campuses, B) Modernizations, C) Special Day Classroom (SDC)/Additions, and D) Other.

The distribution of the total program cost estimate according to project type is illustrated in Figure 3, titled "Total Program Cost Estimate". New campuses account for 63.5% of the current estimated costs, with Modernizations accounting for the second largest allocation at 25.5% of the estimate. The project estimates typically include two types of costs, both hard and soft costs. Hard costs are direct costs for construction, including labor for the trade contractors, building materials and equipment. Soft costs are for indirect costs to support the construction process and include costs

for program management, architects, construction managers, other consultants, permits, and agency fees. New Construction Projects may also require the acquisition of land, in which case the costs to purchase land, relocate tenants or owners, environmental clearing and agency approvals are also added. The Facilities Department updates the total program cost estimate on a monthly basis based on actual bids received for construction, contracts awarded for consultants and a trend of fees and other costs for each project.

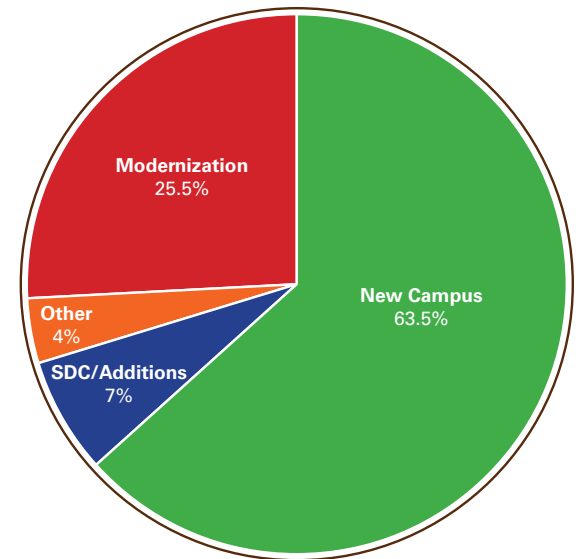


FIGURE 3 Total Program Cost Estimate: \$847 million

EXPENDITURES BY PROJECT TYPE

Expenditures to date total \$359 million for the 145 capital projects currently in the Facilities Capital Improvement Program. These costs are managed by the Facilities Department using the Primavera Project Management System. Distribution of the expenditures against the project types is illustrated in Figure 4, titled “Expenditures by Project”. Expenditures against the New Campuses account for most of the expenditures to date at \$240 million (67% of the total).

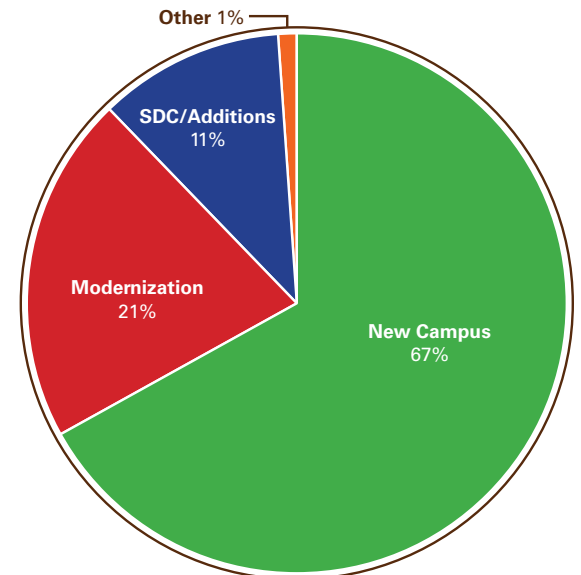


FIGURE 4 Expenditures by Project: \$359 million

EXPENDITURES BY FUNDING SOURCE

The \$359 million of expenditures to date have been funded by state and local bonds, developer fees, and other funds. Distribution of the expenditures against these funding sources is illustrated in Figure 5, titled “Expenditures by Fund”. The state and local bonds have funded 96% of all expenditures. The State share has increased due to the State Financial Hardship funding that was approved in 2008.

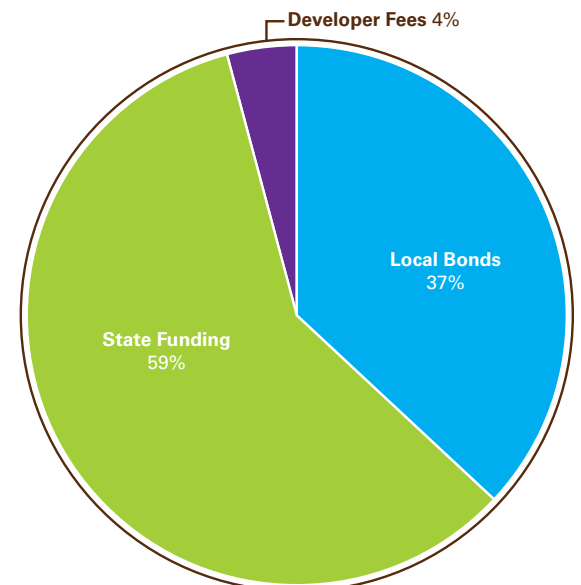


FIGURE 5 Expenditures by Fund: \$359 million



New High School #8 New Campus

Above The former Curtis Middle School. The majority of the existing campus will be renovated into New High School #8. Demolition work has already begun on the site. **Below** Artist rendition of what the front of New High School #8 will look like when it is completed in 2011.



NEW HIGH SCHOOL #8

This new high school consists of new construction of 15 buildings on 38 acres and conversion of 6 buildings from an existing middle school on 19 acres totaling 57 acres. The school is designed to serve 2,700 students in grades 9–12. In addition to the 68 general classrooms, educational facilities consist of administration/library building, studio, science labs, visual arts building, gymnasium with locker and team rooms, special day classrooms, and a multipurpose building including kitchen and faculty dining areas; lab facilities and daycare facilities. Athletic fields and recreational facilities include football, baseball, softball and track fields and hardcourt areas for tennis, volleyball and basketball.

NEW HIGH SCHOOL #8

Construction Start
Estimated Completion
Total Project Cost Estimate

December 2008
March 2011
\$61 million



Site plan of New High School #8 educational facilities to serve 2700 students in grades 9–12.

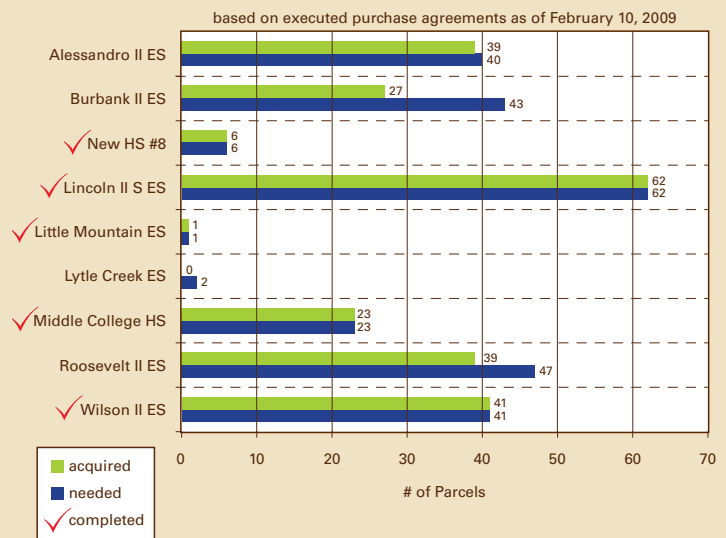


View from 9th Street looking at future site of New High School #8 athletic and recreational fields.

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																		

LAND ACQUISITION

The District continues to acquire real estate parcels for future new schools at 4 sites. 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. At 4 of the sites where the District has acquired most of the parcels, hazardous materials survey work has started in anticipation of the start of abatement and demolition work.





SAN GORGONIO HIGH SCHOOL

PACKAGE 3

Construction Start
Estimated Completion
Total Project Cost Estimate

December 2008
November 2010
\$25 million



Portable housing has been established to accommodate students and teachers while renovations begin on the campus.



Workers begin to lay out protective covering on the walls and floors prior to working on the renovations.

WARM SPRINGS ELEMENTARY SCHOOL FAIRFAX ELEMENTARY SCHOOL

PACKAGE 4R

Construction Start
Estimated Completion
Total Project Cost Estimate

February 2009
February 2010
\$611,000



A restroom at Fairfax Elementary School, where existing sinks and fixtures have been removed are being prepped for modernization.



New electrical panels, including this one at Warm Springs Elementary School, are being installed in anticipation of modernization work that includes electrical wiring upgrades throughout the campus.

HILLSIDE ELEMENTARY SCHOOL HUNT ELEMENTARY SCHOOL

PACKAGE 5

Construction Start
Estimated Completion
Total Capital Cost Estimate
Total Deferred Maintenance Estimate

February 2009
August 2009
\$3.2 million
\$4.4 million



The project includes updating existing ramps to make them more ADA compliant, including these found at Hillside Elementary School.



Hunt Elementary School will receive upgrades, including electrical, data, security, and energy management systems.



OTHER PROJECTS

Project cost estimates for these minor discretionary campus improvements projects at various schools total less than \$2 million and have construction schedules that ran through 2008 into early 2009. Future projects are in the planning stage, including security cameras at Arroyo Valley High School and a score board at Cajon High School.

Previously Completed Projects

School	Project
Kendall ES	QEIA Portables
Mt. Vernon ES	QEIA Portables
Pacific HS	QEIA Portables
San Bernardino HS	QEIA Portables
Vermont ES	QEIA Portables
Burbank ES	QEIA Portables
Cypress ES	QEIA Portables
Lytle Creek ES	QEIA Portables
Wilson ES	QEIA Portables
Warm Springs ES	QEIA Portables
Rodriguez Prep MS	Portables
Pacific HS	Welding Shop Improvements Modernization
San Bernardino HS	21 st Century Classroom
San Gorgonio HS	21 st Century Classroom
Arrowview MS	21 st Century Classroom

OTHER PROJECTS	2008				2009				2010				2011				2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Mt. Vernon Elementary School Lunch Shelter																		
Oehl Elementary School Parking Lot																		
Arroyo Valley High School Bleachers																		

MT. VERNON ELEMENTARY SCHOOL

LUNCH SHELTER

Construction Start
Estimated Completion
Total Project Cost Estimate

Completed

May 2008
August 2008
\$113,000



Mt. Vernon Elementary School lunch shelter protects students from the sun and rain.

KENDALL ELEMENTARY SCHOOL

QEIA PORTABLES

Construction Start
Estimated Completion
Total Project Cost Estimate

Completed

June 2008
August 2008
\$2.3 million



This QEIA project consisted of design, sitework, and installation of 29 portables classrooms at 10 sites.

In addition to the 12 special day classroom buildings recently constructed for middle and high school students, 8 additional SDC buildings are currently under construction at elementary schools. Valued at about \$16.3 million, these projects began with three schools in summer 2008. To better utilize contractors, the schedules for all eight projects have been staggered so that contractors can concentrate on a few projects at a time rather than spread their resources across the entire group of projects.

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				██████████														



Bradley Elementary School SDC Building
Side and courtyard view. When completed, the planter inside the courtyard will allow students to learn about growing and maintaining food and plants.

ACTIVE SPECIAL DAY CLASSROOM (SDC) PROJECTS

HIGHLAND PACIFIC ELEMENTARY SCHOOL

Construction Start
Estimated Completion
Total Project Cost Estimate

January 2009
September 2009
\$2.2 million



Grade beams and stem wall rebar/form work for the concrete pour are finished.



Temporary monitored security camera system and temporary power connection for construction have been installed.

RIO VISTA ELEMENTARY SCHOOL

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
July 2009
\$2.3 million



Trenching for remote utility connections have been dug.



Stem walls and slab-on-grade have been poured. The wall framing and anchor bolt connections are starting to be built.

NORTH VERDEMONT ELEMENTARY SCHOOL

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
September 2009
\$2.2 million



With stem walls complete and underground utilities trenched and back-filled, rebar and concrete slab will be installed next.



Stem wall rebar will be tied into concrete slab rebar that will be placed next.

ROOSEVELT ELEMENTARY SCHOOL

Construction Start September 2008
Estimated Completion June 2009
Total Project Cost Estimate \$2.1 million



Both the SDC building and courtyard planter were designed to incorporate and preserve a long-standing tree on the campus.



Outside, trench work has been done to install utilities into the building.

CYPRESS ELEMENTARY SCHOOL

Construction Start September 2008
Estimated Completion May 2009
Total Project Cost Estimate \$2.1 million



Metal door and window frames have arrived to the site.



Rough-in plumbing work has been installed.

BRADLEY ELEMENTARY SCHOOL

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



Scaffolding is being erected to commence work on the exterior stucco.



As part of the project, a new concrete basketball court was built to replace the old court where the SDC building now stands.



ACTIVE SPECIAL DAY CLASSROOM (SDC) PROJECTS

HILLSIDE ELEMENTARY SCHOOL

Construction Start
Estimated Completion
Total Project Cost Estimate

July 2008
June 2009
\$2.2 million



Form work for a retaining wall and ADA-compliant ramp have been built.



Frames for doors and windows have been installed. Rough-in work has also been completed for HVAC duct work and electrical conduit.

HUNT ELEMENTARY SCHOOL

Construction Start
Estimated Completion
Total Project Cost Estimate

August 2008
May 2009
\$2.4 million



Metal door and window frames sit outside of the site and will be installed in the coming days.



Inside, progress continues as rough-in plumbing to the building has been installed.



As a part of the District’s efforts to reorganize, the Maintenance & Operations (M & O) and the Facilities Management Departments are being combined to be part of one division, the Facilities Operations Division. The primary mission of the M & O Department is to maintain every physical site, its associated equipment, and grounds, at the highest possible standards of safety, cleanliness, and functionality, thus ensuring that the best possible learning environment is provided for each and every student and staff member. M & O department has an annual budget of \$39.6 million dollars while the Facilities department maintains over \$800 million dollars for its five-year Facilities Capital Improvement Program. Together, these two departments will provide coordinated and improved support and operational services throughout the District.

One of the services performed by the M & O Department is in heating, ventilation, air conditioning, refrigeration, and sheet metal fabrication/installation (HVACR) maintenance. This crew of 13 includes personnel who handle the HVACR mechanics, water cooling & heating, and any related sheet metal work. Their main responsibilities in the District include:

- Maintenance, service repair, and replacement of all types of HVACR throughout the District
- Metal roof maintenance and repair
- Stainless steel fabrication
- Locker maintenance and repair
- Maintenance and service of ice machines
- Assist other shops with metal fabrication and service
- Energy Management Control Systems (EMCS)

Over the course of this past year, the HVACR division has worked on two major projects for the District. One project at both Mt. Vernon and Roosevelt Elementary Schools, estimated at \$950,000, as well as another at Harmon D.C.H. School, estimate at \$600,000, have been used to renovate the HVAC equipment and systems. In addition, an estimated \$7 million dollars of HVAC replacements will be integrated as deferred maintenance into Facilities modernization projects for FY 2009–10.



Some of the members of the HVACR group working on various projects throughout the District.

ACTIVE CONSTRUCTION PROJECTS

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 Dr. Barbara Flores
 Mrs. Judi Penman
 Mrs. Lynda K. Savage
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Superintendent

Arturo Delgado, Ed. D.

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 John Peukert, Assistant Superintendent
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Facilities Program Management Team

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FACILITIES MANAGEMENT DEPARTMENT

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March 3, 2009

