

Facilities Capital Improvement Program

Monthly Briefing

A publication of the Facilities Management Department

JANUARY 2010



Anderson ES Annual Toy Drive

Students at Anderson Elementary School performing during their Christmas pageant. The Facilities Maintenance & Operations Annual Toy Drive nearly 200 toys for the school.





Projects Overview

Sitework at High School #8 progresses, as both modernization work on the existing campus and construction of new buildings continues. At the former Curtis Middle School, abatement work continues with the removal of existing walls, plumbing, and electrical. Once the process is complete, all that will remain is the exterior shell of the buildings. This will allow contractors to essentially “start from scratch” and put together a floor plan that will be more beneficial to the future campus. Meanwhile, new construction work continues with digging trenches for utility lines. Markers and lines outline where future buildings will stand in preparation of rough work and laying down the foundation.

Construction funds have been apportioned and previously held by the State were released in mid-December. These funds include funding for this project as well as four other new campus projects as depicted in the “Project Schedules” bar chart on top of page 4. 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.

In December, the Superintendent’s School Naming Committee met to recommend the names of the future campuses. The members voted on potential names and will present their recommendations to the Board of Education in a future Board meeting.



High School #8

left A construction worker digging a trench at the new site.

below One of the buildings that have been stripped down to just the exterior walls.

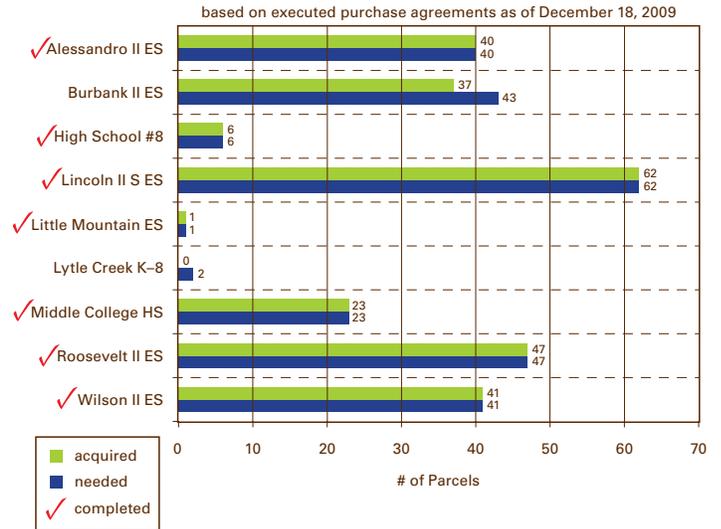
Project Schedules

NEW CAMPUS PROJECTS	2008				2009				2010				2011				2012	
	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.



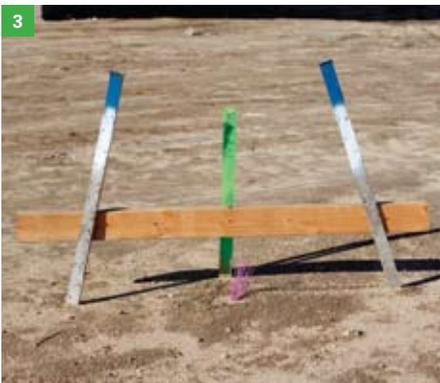
Project Highlights

High School #8
Construction Start
Estimated Completion

January 2009
March 2011

Total Project Cost Estimate
Owner Representatives

\$61 million
Samer Alzubaidi
Tim Deland



1 Workers continue to dig trenches for utility lines throughout the site. 2 A gas line waiting to be installed. 3 A marking denoting where a future building will reside. 4 Abatement of walls and existing utilities continue at the existing campus. 5 Some of the plumbing that has been removed from one building.



MODERNIZATION PROJECTS



Projects Overview

Modernization work at San Geronio High School continues with efforts concentrated on Building B. Restrooms in the building are currently being reconstructed to meet ADA requirements. Elsewhere, in the classrooms and library, new HVAC systems have been installed and the walls received a layer of paint primer. New concrete bases have been set where construction had previously removed the flooring. New grass seedlings have also been sprayed in the quad area to enhance the landscaping at the campus.

At Package 5 sites (Hillside and Hunt Elementary Schools), work on the second set of buildings are near completion. New casework, windows, lighting, and carpets are either installed or in the process of installation. Restrooms are also being upgraded to meet Federal ADA requirements. At Hunt Elementary School, abatement on a third building has already begun with the removal of carpets and old insulation from the ceilings.

Construction at Package 1 sites (Lincoln, Riley, and Salinas Elementary Schools) has started in the last month. Interim housing are being placed at Lincoln and Riley, while work has begun on restrooms at both sites. Work at Salinas will begin shortly with placement of interim housing.

Package 6 (Anderson Special Education, Del Rosa, Wilson, and Monterey Elementary Schools) will start their modernization work at the beginning of 2010.

Lincoln ES
Interim housing for classrooms are being put in place.



Project Schedules

Package Number	MODERNIZATION PROJECTS	2008				2009				2010				2011				2012		
		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 1

Lincoln Elementary School
 Riley Elementary School
 Salinas Creative Arts Elementary School

Construction Start November 2009
Estimated Completion December 2010

Total Capital Cost Estimate \$6.4 million
Owner Representatives Tim Deland
 Kurt Supinger



Lincoln ES Some of the restrooms at both Lincoln and Riley Elementary Schools have been demoed.



Riley ES Interim housing for students and teachers are set up prior to modernization work beginning at the classrooms.

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

Owner Representatives

Nellie Karbum
Charlotte Clement



Hillside ES A worker installing a vent into the ceiling system of this classroom.



Hunt ES New casework is all that remains in this classroom. Other classrooms at both sites are also nearly completed.

Package 3

San Geronio High School

Construction Start

December 2008

Estimated Completion

November 2010

Total Project Cost Estimate

\$25 million

Owner Representative

Louis Baker



1 A restroom, located inside Building B, undergoing modernization work. **2** A new HVAC system, using a hydronic heating system, has been installed in the library. **3** New grass has been sprayed in the quad.



Projects Overview

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.

Cypress ES
opposite, top
A Learning Center setup inside one of the new SDC classrooms.

Bradley ES
opposite, bottom
One of several classrooms established inside the SDC building at Bradley ES.

Rio Vista ES
below A new parking lot that was constructed as part of the scope of work for this SDC site.



Project Schedules

ACTIVE SDC PROJECTS	2008				2009				2010				2011				2012	
	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 Verdmont Elementary School																		
Highland Pacific Elementary School																		

Project Highlights

Highland-Pacific Elementary School

Construction Start January 2009
Estimated Completion January 2010

Total Project Cost Estimate \$2.6 million
Owner Representative Keith Kajiya



1 A new ramp system has been constructed alongside the building. 2 Casework and appliances installed inside the buildings. 3 The building is nearly completed and will be holding classes at the beginning of the year.

Maintenance Crew



The term 'maintenance' is a bit of a misnomer for the Maintenance Crew. Most of the various maintenance tasks that occur throughout the District are spread out to the various shops in the Department. The Maintenance Crew handles the more specialized, though equally important, tasks that need to be performed. Some of the duties the Maintenance Crew handles includes fencing installation and repair, asphalt installation and repair, seal coating, transportation of items between sites, playground equipment installation and repair, and provide general manpower to areas when needed.

Maintenance Crew

Some of the various members of the Maintenance Crew hard at work on projects throughout the District.

Annual Toy Drive Brings Joy to Anderson Students



1 Members of the Advisory Committee behind some of the toys they collected during this year's toy drive. (l to r) Tom Burrows, Steve Parker, Frank Estrada, Mark Stuart, Catrina de la Cruz, Kevin Uhler, James Dawson, Kathy Haskin, Jose Espino, Raul Rodriguez

On December 18th, the Advisory Committee brought Christmas early to the students at Anderson Elementary School as they delivered the toys that were collected during the Annual Toy Drive. Held every year, the Advisory Committee holds a toy drive during the first half of December collecting toys and delivering them to Anderson Elementary. For this year's drive, close to 200 toys were collected.

In appreciation of the gifts, the students at Anderson put on a Christmas pageant. With help from the Advisory Committee, the students sang and danced to seasonal favorites, including "Rudolph the Red-nosed Reindeer" and "Jingle Bells". In the end, everyone had a good time.



A big thank you to the Advisory Committee and to everyone who donated. Events like the annual toy drive reminds us all of the true spirit of the holidays.



2 Nearly 200 toys were collected this year to be handed out at Anderson Elementary School. **3** Tom Burrows helping load the truck with the toys collected. **4** Ed Norton, Director of Maintenance & Operations, joining the festivities with the students at Anderson.

Employee Spotlight

Michelle Plavajka

Consultant/Inspector, Maintenance & Operations

What are your main responsibilities here at the District?

My job comes with incredible responsibility ensuring that safety is provided to all students and employees. I am a consultant/inspector for Maintenance and Operations. I inspect, manage, and perform preventative maintenance on buildings district-wide to ensure all facilities are in compliance with state and federal safety regulations and guidelines. Some of my other responsibilities include conducting/coordinating safety, CPR, first aid, and MSDS (Material Safety Data Sheets) training and preparing disaster preparedness plans. I also oversee the documentation and disposal of hazardous waste for our facility. In addition, I am the troubleshooter/resource person for SAP for the M & O plant maintenance module.

What keeps you enthused about your career?

It's a position that is ever changing and requires continuing education. It's the excitement of being met with challenges to succeed that keeps me energized and motivated to do my best.

Who in your life inspires you the most?

My father was my role model in getting into this field and pursuing a gratifying career. My mother and grandparents have been my dedicated supporters as well.

What has been the most rewarding or satisfying experience for you in your career thus far?

It was very rewarding to be honored with the District's Crystal Apple Award and to be selected as a finalist for the Superintendent's Classified Employee of the Year Award. Knowing that I am appreciated by my peers and District administrators is the best form of recognition.

On a more personal note, what do you usually do when you are not working?

Besides my enthusiasm for my work, I have a very close knit group of friends and family, and I enjoy spending quality time with them. I love reading books written by Dan Brown and John Grisham. I also like going to outdoor concerts, movies, and will never give up my 80s music. Every once in a while, I enjoy curling up to watch a classic movie, such as *Gone With the Wind* or *Meet Me in St. Louis*. Most of the time, when I watch television, I escape with the Travel Channel or such shows as *Survivor*, *Iron Chef*, and *The Amazing Race*.

Facilities and OPSC Holds PVT Workshop for Future Funding



The SBCUSD Facilities Department hosted a State Office of Public School Construction (OPSC) Planning Verification Team (PVT) Workshop on December 10, 2009, presented by Ian Knutilla, Program Analyst from OPSC, with support from Bob Cram from WLC Architects.

The OPSC Plan Verification Team review of project applications submitted by school districts is a critical first step in the School Facility Program process to request state funding. The 2 hour presentation was aimed at assisting school districts, architects, cost estimators and consultants who submit site development cost estimates as part of their funding applications to OPSC for review.

The workshop provided an in-depth review of the PVT review process. Emphasis was placed on how to prepare cost estimates and funding applications to qualify for all the eligible grants for which they may be entitled according to State School Facility Program Regulations.

Highlights included an overview of the additional/supplemental grants available to school districts, a discussion of common submittal errors and how to avoid them, and how to prepare cost estimates for a speedy PVT review

The workshop was well attended with over 30 representatives from local architectural firms, several local school districts as well as our own Facilities staff.





Board of Education

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 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



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|---------------|---------------------|------------------------|------------------------|----------------------------------|
| LEGEND | New Campus Projects | QEIA Projects | Modernization Projects | Completed Modernization Projects |
| | SDC Projects | Completed SDC Projects | Other Projects | Completed Other Projects |