

Facilities Capital Improvement Program

Monthly Briefing

A publication of the Facilities Management Department

MAY 2010



 **Brown ES New Campus**

San Bernardino firefighters performing training exercises on top of one the structures at the Brown Elementary School site.





Projects Overview

Progress continues at the Indian Springs High School site. Framing for the exterior walls to new buildings are starting to be raised. Non-masonry buildings have also been framing and walls are being boarded up. Additional concrete slabs are poured inside the new structures. Modernization work on existing buildings continues with the installation of HVAC ductwork and other utilities. Drywall installation has started inside some of the buildings and will continue as time progresses. New exterior door and window frames are also being installed.

At the Brown Elementary School site, following the removal of historic tiles last month, abatement work has started on the standing structures. Asbestos roofs and tile floors, as well as doors, windows, and drywall containing lead were removed off of the site. Once the structures were completely abated, some of them were used for training by the San Bernardino City Fire Department to practice a technique known as a roof breach. A roof breach allows a firefighter to vent heat and smoke out of a burning structure by cutting an opening into the roof. Once all of the properties have been abated, demolition of the buildings will then begin.

Indian Springs HS

- ◀ Framing and construction continues on one of the non-masonry buildings. The truck to the right is pouring a concrete for a slab inside.
- ▼ Building B, which will be the Multi-purpose/cafeteria building.



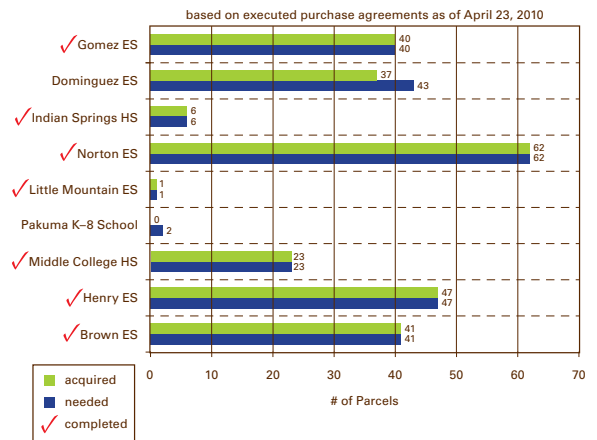
Project Schedules

NEW CAMPUS PROJECTS	2009				2010				2011				2012				2013		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
Indian Springs High School	■																		
Middle College High School									■										
Norton Elementary School									■										
Brown Elementary School									■										
Little Mountain Elementary School									■										
Gomez Elementary School													■						
Henry Elementary School													■						
Dominguez Elementary School													■						
Pakuma K-8 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 Dominguez ES site. Properties at Henry ES and Gomez ES 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

Indian Springs High School

Construction Start
Estimated Completion

February 2009
October 2011

Total Project Cost Estimate
Owner Representatives

\$61 million
Samer Alzubaidi
Tim Deland



1 Framing and walls for a new child care center building are being built. **2** New frames for windows and doors are being placed around existing structures. **3** A new exterior wall is under construction where the main entrance of the old middle school once was. **4** Frames for the walls of the gymnasium are under construction. **5** Utilities, including electrical, plumbing, and HVAC, are completed inside Building S. Drywall installation will start in the coming days.



Project Highlights

Brown Elementary School Abatement & Demolition

Estimated Start

Q4 2010

Owner Representative

Jorge Mendez

Estimated Completion

Q2 2012

(Pre-construction)



1 Firefighters from the San Bernardino Fire Department practicing roof breaches using some of the structures at the Brown Elementary School site. 2, 3 Outside and inside one of the properties that has been prepped for abatement work. 4 Weeds and other shrubbery have been cut and removed from the properties on the site.



Building Schools, Building Communities

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

George Brown, Jr. Elementary School

Location 26th Street, between G and F Streets, San Bernardino

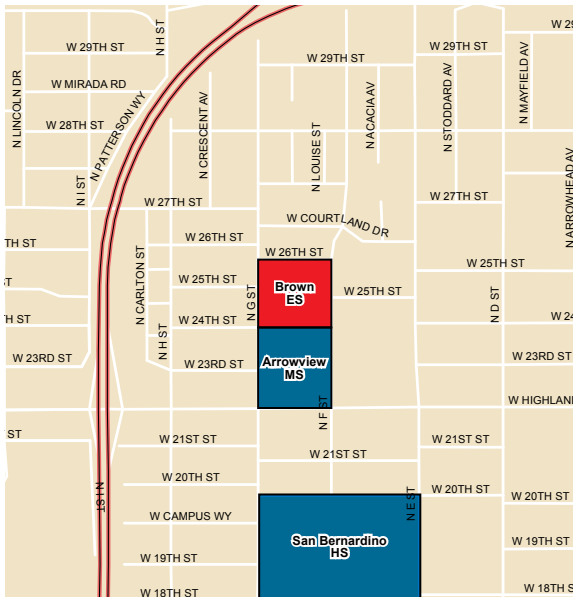


Rep. George Brown, Jr.

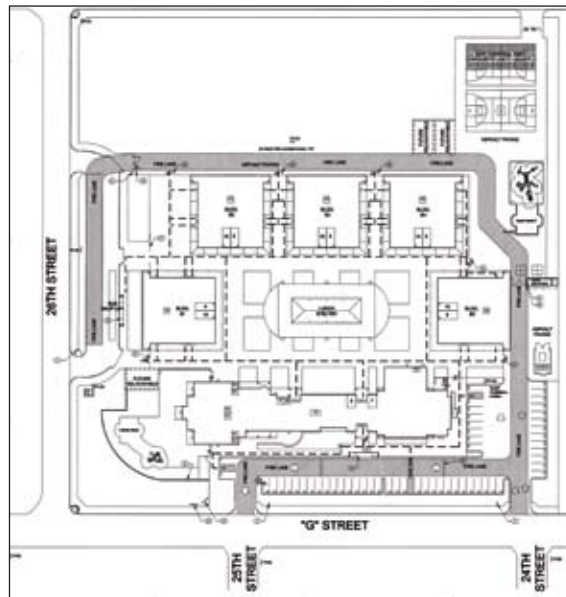
George Brown, Jr. served as a member of the U.S. House of Representatives, representing various parts of Southern California during his 35-year career. His last six years were spent serving as representative for the city of San Bernardino. He is most notable for his efforts in shaping American policy as related to the sciences. As a member of the House Sciences Committee, Rep. Brown helped with the creation of the Environmental Protection Agency, the establishment of the Office of Science and Technology Policy Executive Office of the President, and was one of the first to help fund research on climate change in 1978. Outside of the sciences, Rep. Brown was a strong advocate of the Civil Rights Act of 1964 and fought hard for its passage. Rep. Brown died in 1999 while serving in office.

Brown Elementary School is tentatively scheduled to open during the second quarter of 2012. The 9-acre site will contain 30 classrooms that will house about 900 students. Located right next to Arrowview Middle School and close to San Bernardino High School, Brown will be part of an education system that will increase academic accountability and form the foundation for smaller neighborhood learning communities.

Location map of Brown Elementary School.



Site plan for Brown Elementary School.





Projects Overview

Group 1 The first set of remodeled restrooms at Lincoln Elementary School are completed and reopened. New HVAC roof units and ductwork are being installed at Building C. Work on concrete flatwork around the perimeter of the building continues. At Riley Elementary School, skylights have now been installed and concrete flatwork is being performed on the surrounding perimeter. The restroom remodel at Salinas Creative Arts is now completed. Additional work will resume during the summer.

Group 3 The renovations that had taken place over the past several months inside Building B at San Geronio High School are complete. During spring break, teachers moved their classes back inside. Classes are now being held inside the reopened building. The library inside also reopened with books stacked back onto the shelves. Work is about to start on Building D and the cafeteria.

Group 5 With the exception of a couple of restrooms, work on Building C at Hillside Elementary School is completed. Also completed is a new walkway leading from Building C to the front of the school. Work has now started on another wing of Building B. At Hunt Elementary School, new handrails have been installed along some paths of travel. Work on the portables continues, as well as another wing of Building B. With help from the Maintenance & Operations Department, fixtures inside restrooms have been moved to meet ADA requirements and repairs to the roof have resulted in additional savings on this group.

◀ Hunt ES

A welder putting together new handrails in front of a classroom building.

Group 6 At Anderson Special Education, new floors have been installed and cabinetry work is about to begin. A boys' restroom at Monterey Elementary School is finished being remodeled. New ramps are currently under construction in front of some classrooms. The restroom remodels at Del Rosa Elementary School are near completion. New walls for the restrooms have been framed, and drywall and tile installation is completed.

Groups 2, 4, and 7 These three modernization groups, consisting of 11 schools, were recently approved by the Board of Education and are scheduled to begin work in the coming weeks.

Project Schedules

Group 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., Harmon ES, 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, Warm Springs 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																			

Project Highlights

Group 1
 Lincoln Elementary School
 Riley Elementary School
 Salinas Creative Arts Elementary School

Construction Start	November 2009	Total Capital Cost Estimate	\$6.4 million
Estimated Completion	December 2010	Total Deferred Maintenance Est.	\$1.1 million
		Owner Representatives	Tim Deland Kurt Supinger



- ▲ One of two recently renovated restrooms at Salinas Creative Arts ES.
- ◀ A teachers' resource room in the midst of renovation at Riley ES.

Project Highlights

Group 3

San Geronio High School

Construction Start

December 2008

Total Project Cost Estimate

\$25 million

Estimated Completion

November 2010

Owner Representative

Louis Baker



1 The newly renovated library inside Building B. 2 A typical classroom inside of Building B. All of the renovated rooms include skylights and hydronic heating systems designed to reduce energy costs. 3 Down a hallway inside Building B. 4 One of several modernized restrooms that meets ADA accessibility requirements.



Project Highlights

Group 5

Hillside Elementary School
Hunt Elementary School

Construction Start	June 2009	Total Capital Cost Estimate	\$2.0 million
Estimated Completion	November 2010	Total Deferred Maintenance Est.	\$2.3 million
		Owner Representatives	Nellie Karbum Charlotte Clement



Modernization work has begun inside this Building B classroom, starting with abatement of existing materials.

Group 6

Anderson Special Education
Del Rosa Elementary School
Monterey Elementary School
Wilson Elementary School

Construction Start	January 2010	Total Capital Cost Estimate	\$3.6 million
Estimated Completion	November 2010	Owner Representative	Kurt Supinger



1 Inside a newly renovated restroom at Monterey ES. 2 New walls and tiles have been placed inside this new restroom at Del Rosa ES. 3 New cabinets are being measured inside this classroom at Anderson Special Education.

Employee Spotlight



Takara Russ

Senior Clerk—Use of Facilities



Takara oversees the use of facilities program, which allows the District to rent its facilities out to the public. She also handles the developer fees and keys to all of the buildings in the District. She really enjoys interacting with all of the different customers she encounters on a daily basis.

Starting out as a substitute instructional aide, she has worked for the District now for almost 10 years. It was her stint as a substitute instructional aide that she discovered her love of children and influenced her decision to pursue a career as a teacher. She sees her position as a great opportunity to learn more about the District and to eventually become a teacher here at one of our schools. Over the course of the past year, Takara assumed her current duties from Beth Alexander, a long-time employee with the District who retired. She appreciates all of the support she received from her co-workers as she was learning her new duties. Her co-workers reciprocate their respect and admiration of Takara, who is always willing to help out whenever the need arises.

Born and raised in San Bernardino, she has attended Lankershim Elementary, Curtis Middle, and Cajon High Schools. Takara currently spends the majority of her time away from work between her studies at Cal State San Bernardino, where she is a senior, and her family. The oldest of seven children, her family is very proud and supportive of her efforts at college, especially given that she is the first in her immediate family to go to college. When she has free time or needs a break, Takara likes to go with her sister to Disneyland at least twice a month. In fact, she is fondly known as the “Disney Queen” in the department. Other times, she likes to watch old *I Love Lucy* reruns or her favorite movies *The Color Purple*, *Beaches*, or *Steel Magnolias*.



Due to a production error, the printed version of the April Monthly Briefing omitted the photograph of Michael Plunkett, the previous Employee Spotlight.



The Maintenance & Operations Clerks who perform the day-to-day tasks that help the department running.

Maintenance & Operations Clerks

With everything that Maintenance & Operations does in the District throughout the day, it can be easy to forget that there are a lot of behind-the-scenes work that takes place that allows all of that activity to happen. There are dispatchers who direct workers on where to go when there’s an emergency. If something doesn’t get done, they have to investigate why it didn’t happen. They determine if a call placed by a site should be charged or not. They make sure all 10 shops are well-stocked with supplies so that they are able to perform their jobs at the level expected from them. They act as liaisons with other departments within the District so that the shops can focus on the tasks at hand. They ensure that all 250 employees of Maintenance & Operations and Facilities, as well as substitute workers, all get paid or are able to take a much-needed vacation. Finally, paperwork gets generated, processed, and filed to keep track of all the activity that takes place.

Deferred Maintenance Program

Emmerton ES Asphalt Replacement



1 An old chain-linked fence has been removed and will be replaced with a new, safer fence. In the meantime, fence poles are being straightened before a new chain-linked “fabric” is installed. **2** Old asphalt has been removed from this utility road and will continue into parts of the playground. When completed, the new asphalt will redirect water for better drainage.

Muscoy ES Roof Replacement

Also Currently Active

- Lincoln ES HVAC roof top units and duct work.
- Lytle Creek ES Roof replacement
- Hunt ES Roof replacement (in conjunction with the modernization project).

3 Buildings A, B (shown below), and C received new roofs to replace the existing ones.





Board of Education
 Mr. Danny Tillman, President
 Dr. Barbara Flores, Vice President
 Ms. Louise A. Ayala
 Mrs. Teresa Parra Craig
 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

SAN BERNARDINO CITY
 UNIFIED SCHOOL DISTRICT
 FACILITIES MANAGEMENT DEPARTMENT
www.sbcusdfacilities.com



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