

M I D - Y E A R R E P O R T

Facilities Capital Improvement Program



FISCAL YEAR 2012 - 2013





San Bernadino High School



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San Bernadino High School





PROGRAM SUMMARY

Program Costs

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 is valued at \$926.6 million. This estimate is based on the number of projects, actual costs realized, established funding and cost escalation added over time. This cost is subject to change as a result of the financial status of the District and due to the availability of state and local funding. The number of projects may adjust if necessary as District needs evolve, projects are prioritized, and funding becomes available. There are 166 major capital improvement projects identified in the estimate based on repairs, modernizations and new school needs in the District.

A total of \$923.4 million in funding has been received as of December 31, 2012, including funds from statewide bonds, local bonds, Qualified School Construction Bond (QSCB), interest, developer fees and development agreements.

Program Schedule

Ramona-Alessandro Elementary School



The Facilities Capital Improvement Program includes 166 projects which have progressed through phases of the school construction process. These phases are Planning, Design, Agency Review/Approval, Bid/Award, Construction and Project Completion/Closeout.

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

Program Accomplishments and Activities

This Mid-Year Report provides an overview of the District's Facilities Capital Improvement Program (FCIP) activities and accomplishments during the July 2012-December 2012 period. Key tasks accomplished by the FCIP were to improve procedures and standards, manage planning and design activities, maximize funding, resolve construction related issues and expedite the delivery of new school and modernization projects. Program accomplishments within the past six months as well as upcoming activities are highlighted below.

Program Accomplishments

July 2012 – December 2012

Hunt Elementary School

Construction:

- **Started new construction at:**
 - H. Frank Dominguez ES
- **Ongoing new construction at:**
 - George Brown Jr. ES
 - Graciano Gomez ES
 - Dr. Mildred Dalton Henry ES
 - Little Mountain ES
 - Middle College HS
- **Ongoing modernizations at:**
 - Group 1: Phase 2: Lincoln ES, Riley ES, Salinas ES
 - Group 2: Mt. Vernon ES, Roosevelt ES, Rio Vista ES
 - Group 3: Phase 2: San Geronio HS
 - Group 4: Arrowhead ES, Kendall ES
 - Group 5: Phase 2: Hunt ES
 - Group 7: Bradley ES, Marshall ES, Ramona-Alessandro ES
 - Group 8: San Bernardino HS
 - Group 9: Richardson Prep HI
 - Group 11: Barton ES, Burbank ES, Emmerton ES, Lankershim ES
 - Group 12: Pacific HS, San Andreas HS and Sierra HS
- **Completed construction at:**
 - Indian Springs HS
 - Captain Leland F. Norton ES
 - Heating, Ventilation and Air Conditioning Projects at Cajon HS, Pacific HS, San Andreas HS, San Bernardino HS and Sierra HS
- **Completed modernization at:**
 - Group 9: Inghram ES, Lytle Creek ES
 - Group 10: Cole ES, Phase 2: Cypress ES, Highland Pacific ES

Procurements:

Completed vendor selection for:

- **California Environmental Quality Act (CEQA) Compliance Services**

Community and Business Outreach

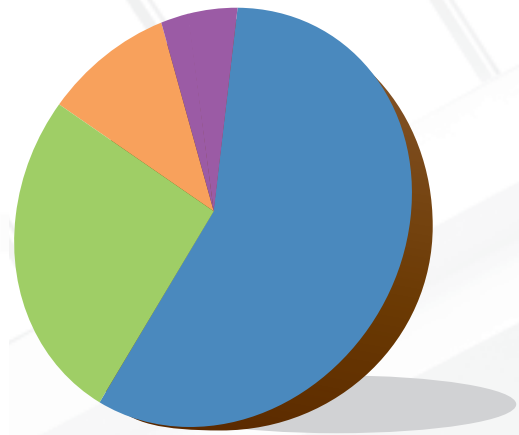
- **Dr. Mildred Dalton Henry ES Groundbreaking Ceremony**



PROGRAM FUNDING

Total Project Cost Estimate

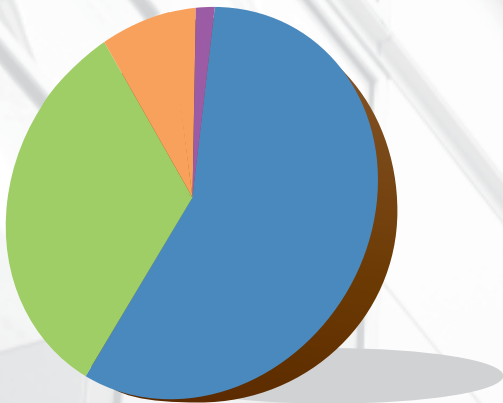
The Facilities Capital Improvement Program cost estimate is valued at \$926.6 million. The distribution of the total program cost estimate according to project type is illustrated in the chart to the right. The project estimates typically include two types of costs soft and hard costs. Soft costs are for indirect costs to support the construction process and include costs for planning and design services, permits and agency fees, inspection services, construction managers, and program management. New construction projects may also require acquisition of land, in which case the costs to purchase land, relocate tenants or owners, environmental clearing and agency approvals are also added to the soft costs. Hard costs are direct costs for construction including labor for the trade contractors, building materials, and equipment. The Program Management Team updates the total program cost estimate based on actual bids received for construction, contracts awarded for consultants and a trend of fees and other costs for each project.



New Campus	\$ 549.7m	59.3%
Modernization	\$ 217.1m	23.4%
SDC/Additions	\$ 120.1m	13.0%
Other Projects	\$ 39.7m	4.3%
	<hr/>	
	\$ 926.6m	100%

Expenditures by Project Type

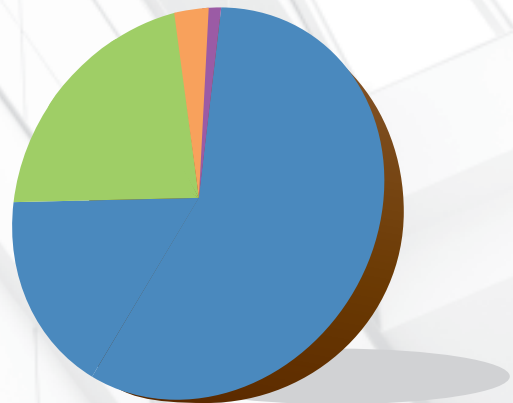
Expenditures as of December 31, 2012 total \$707.4 million for the 166 capital projects in the Facilities Capital Improvement Program. These costs are managed by the Program Management Team using Primavera Contract Manager Project Management System. Distribution of the expenditures by project type is illustrated in the chart below.



New Campus	\$ 446.6m	63.1%
Modernization	\$ 174.5m	24.7%
SDC & Additions	\$ 68.8m	9.7%
Other Projects	\$ 17.5m	2.5%
	<hr/>	
	\$ 707.4m	100%

Expenditures by Funding Source

The \$707.4 million of expenditures as of December 31, 2012 have been funded by state and local bonds, developer fees, and other funds. Distribution of the expenditures against these funding sources is illustrated in the chart below.



State Funding	\$ 537.1m	75.9%
Local Bonds	\$ 146.5m	20.7%
Developer Fees	\$ 18.7m	2.7%
Other Funds	\$ 5.1m	0.7%
	<hr/>	
	\$ 707.4m	100%



Graciano Gomez Elementary School

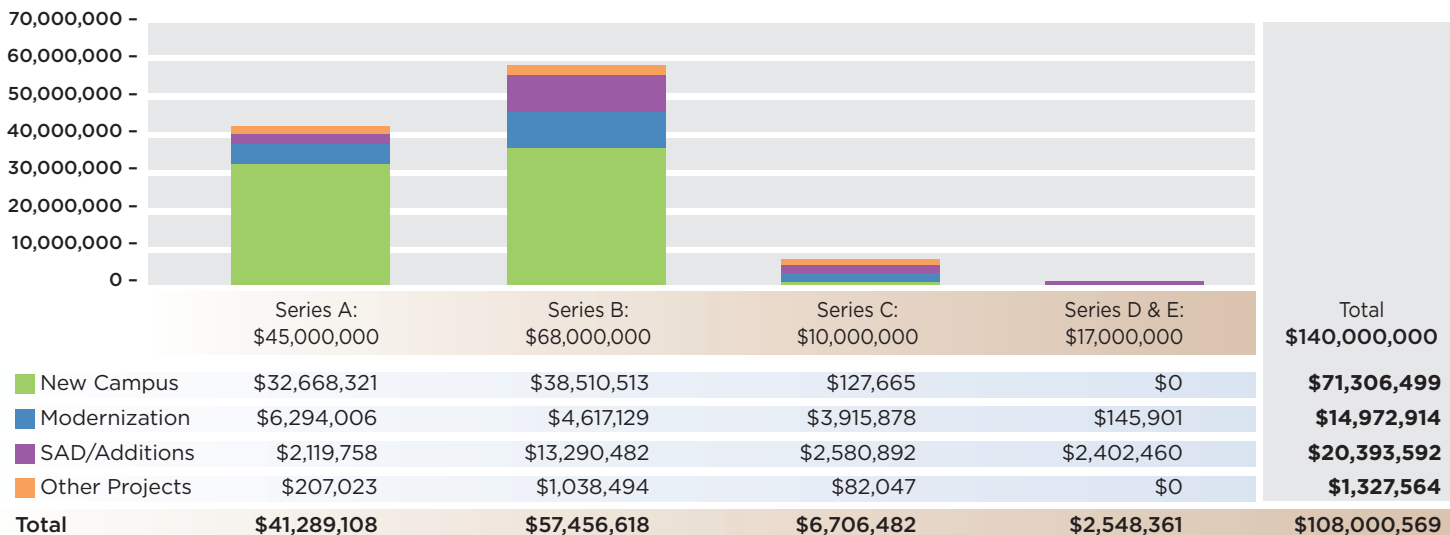
Bond Issue Status

All of the \$140 million of Measure T approved bonds have been sold in five series. Series A was issued in 2004 for \$45 million, Series B was issued in 2006 for \$68 million, Series C was issued in 2007 for \$10 million, and Series D and E were issued in 2011 for \$17 million. Of the \$140 million, approximately \$32 million remains to be spent on active construction projects.

Bond Spending by Issue

A total of \$108 million of the Measure T bonds has been spent as of December 2012. The chart below indicates the amount spent by issue for each of the four project types (New Campuses, Special Day Classroom (SDC)/ Additions, Modernizations and Other).


Bond Issue and Spending



NEW CAMPUSES

The District's Facilities Capital Improvement Program managed 9 new campus projects between the months of July and December 2012. The projects varied in size, budget, construction schedule and project phase from Agency Review to Project Completion/Closeout. Project statistics as of December 31, 2012 are listed below.

Dr. Mildred Dalton Henry Elementary School



George Brown Jr. Elementary School

Construction Start Date: October 2011
Project Status: Construction
Anticipated to open to students in August of 2013

H. Frank Dominguez Elementary School

Construction Start Date: August 2012
Project Status: Construction

Graciano Gomez Elementary School

Construction Start Date: March 2012
Project Status: Construction
Anticipated to open to students in August of 2013

Dr. Mildred Dalton Henry Elementary School

Construction Start Date: March 2012
Project Status: Construction
Anticipated to open to students in August of 2013

Indian Springs High School

Construction Start Date: October 2009
Completed and opened to students in August of 2012

Little Mountain Elementary School

Construction Start Date: October 2011
Project Status: Construction
Anticipated to open to students in August of 2013

Middle College High School

Construction Start Date: August 2011

Project Status: Construction

Anticipated to open to students in the 2nd quarter of 2013

Captain Leland F. Norton Elementary School

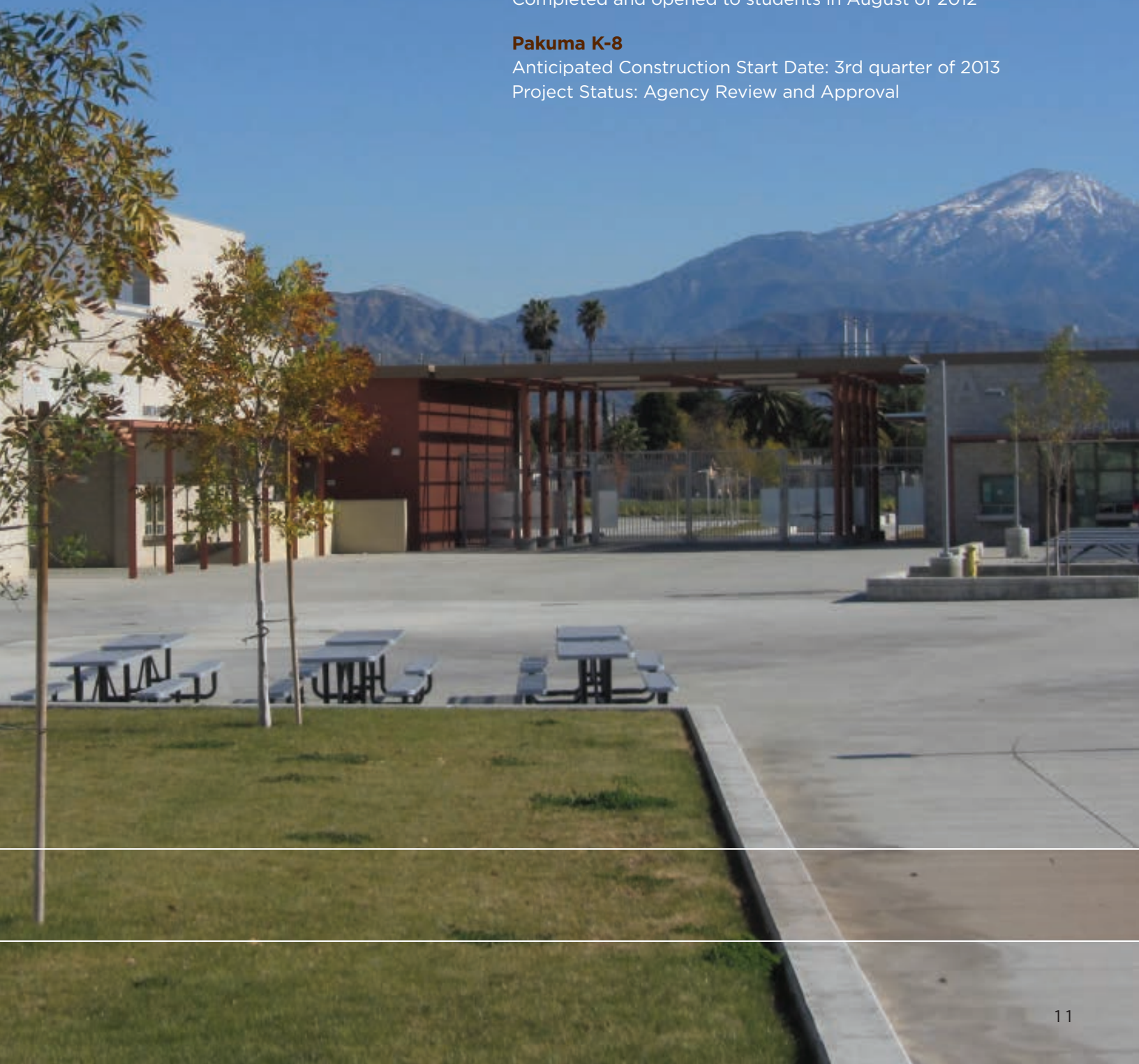
Construction Start Date: May 2011

Completed and opened to students in August of 2012

Pakuma K-8

Anticipated Construction Start Date: 3rd quarter of 2013

Project Status: Agency Review and Approval



MODERNIZATION PROJECTS

The District's Facilities Capital Improvement Program managed 27 modernization projects between the months of July and December 2012. In that time, 5 of the 27 projects were completed and 22 remained ongoing. Scopes of work ranged from furniture and equipment purchases to extensive renovation and upgrades. Project statistics as of December 31, 2012 are listed below.

San Bernadino High School

Group 1: Lincoln, Riley and Salinas Elementary Schools

Furniture and equipment purchases were all that remained as modernization renovations and upgrades were previously completed.

Group 2: Mt. Vernon, Roosevelt and Rio Vista Elementary Schools

Modernization continued at all schools in this group as upgrades took place at classrooms and administration areas.

Group 3: San Gorgonio High School

Re-roofing was completed as Phase 2 of modernization work was developed.

Group 4: Arrowhead and Kendall Elementary School

Modernization work neared completion as furniture and equipment purchases were developed.

Group 5: Phase 2: Hunt Elementary School

Modernization neared completion with modernization of the front entry, installation of a new lunch shelter and landscaping.





Ramona-Alessandro Elementary School

Group 7: Bradley, Marshall and Ramona-Alessandro Elementary Schools

Modernization neared completion at all schools in this group. The ongoing library remodel at Ramona-Alessandro includes a dedication to late Principal, Jack B. Oakes.

Group 8: San Bernardino High School

Extensive renovations remained ongoing at San Bernardino High School. Upgrades to the cafeteria and career center have been completed.

Group 9: Inghram and Lytle Creek Elementary Schools, Richardson PREP

Modernizations at Inghram and Lytle Creek Elementary schools were completed. Modernization at Richardson PREP neared completion.

Group 10: Cole Elementary School; Phase 2: Cypress and Highland Pacific Elementary Schools

Modernizations were completed at all schools in this group.

Group 11: Barton, Burbank, Emmerton and Lankershim Elementary Schools

Modernization work continued at all four schools in this group.

Group 12: Pacific, San Andreas and Sierra High Schools

Heating, ventilation and air conditioning (HVAC) upgrades at each school in this group were completed; minor modernization work remained ongoing.



OTHER PROJECTS

Heating, Ventilation and Air Conditioning (HVAC) Projects:

The Board of Education authorized funding for the design and construction of heating, ventilation and air conditioning (HVAC) systems for student occupied areas at various sites.

HVAC systems for Arrowview, Del Vallejo, Golden Valley, King, Shandin Hills and Serrano Middle Schools and Richardson PREP (Groups A and B) were designed and prepared for bidding.

Systems at Cajon, Pacific and San Bernardino High Schools (Group C) were installed and projects were near complete.

Lincoln Elementary School - ORG Project

Overcrowding Relief Grant (ORG) and Special Day Classroom (SDC) Projects:

The State's Overcrowding Relief Grant (ORG) Program enables districts to reduce the number of relocatable classrooms on overcrowded school sites and replace them with permanent classrooms.

In December of 2012 construction of the ORG/SDC permanent classroom building at Lincoln Elementary School was ongoing. Projects at Lankershim, Lytle Creek, Muscoy, Vermont and Wilson Elementary Schools were prepared for bidding.

Deferred Maintenance Program

The Deferred Maintenance Program (DMP) provides State-matching funds, on a dollar-for-dollar basis, to assist the school District with expenditures for major repair or replacement of school building components. Where feasible, projects are combined with modernization projects to minimize costs and campus disruptions and maximize efficiency. Approximately \$575,600 was spent on deferred maintenance projects that were paired with modernization projects between the months of July and December 2012.

MEASURE N

On November 6, 2012 voters of San Bernardino passed Bond Measure N – the San Bernardino City Unified School District Student Safety and School Repair Measure. Measure N passed with an overwhelming 71.4% of the vote.

Measure N will provide improved educational opportunities by repairing and replacing leaky roofs, deteriorating classrooms, fire alarms, security/electrical systems and removing asbestos as well as updating classroom technology, science labs and vocational education programs.

In a time of economic challenges Measure N will directly benefit students, District staff and the community. Measure N will improve the quality of education, student achievement and safety as well as increasing opportunities for the students of the District. Measure N assists in the District's commitment to ensure that every student learns in a classroom that is safe and clean.



MEASURE N

November 6, 2012

PASSED



Locations of Major Construction Projects



The Board of Education

Dr. Barbara Flores, President
 Mr. Michael J. Gallo, Vice President
 Mrs. Margaret Hill
 Mrs. Judi Penman
 Mrs. Bobbie Perong
 Mrs. Lynda K. Savage
 Mr. Danny Tillman

Superintendent

Dr. Dale Marsden

District Facilities, M&O Administrators

John Peukert, Assistant Superintendent
 David Doomey, Interim Facilities Administrator
 Samer Alzubaidi, Facilities Director
 Ed Norton, Maintenance & Operations Director

Facilities Program Management Team

URS Corporation
 Steve Massetti, Program Manager