

Monthly Briefing

A publication of the Facilities Management Department

May 2009

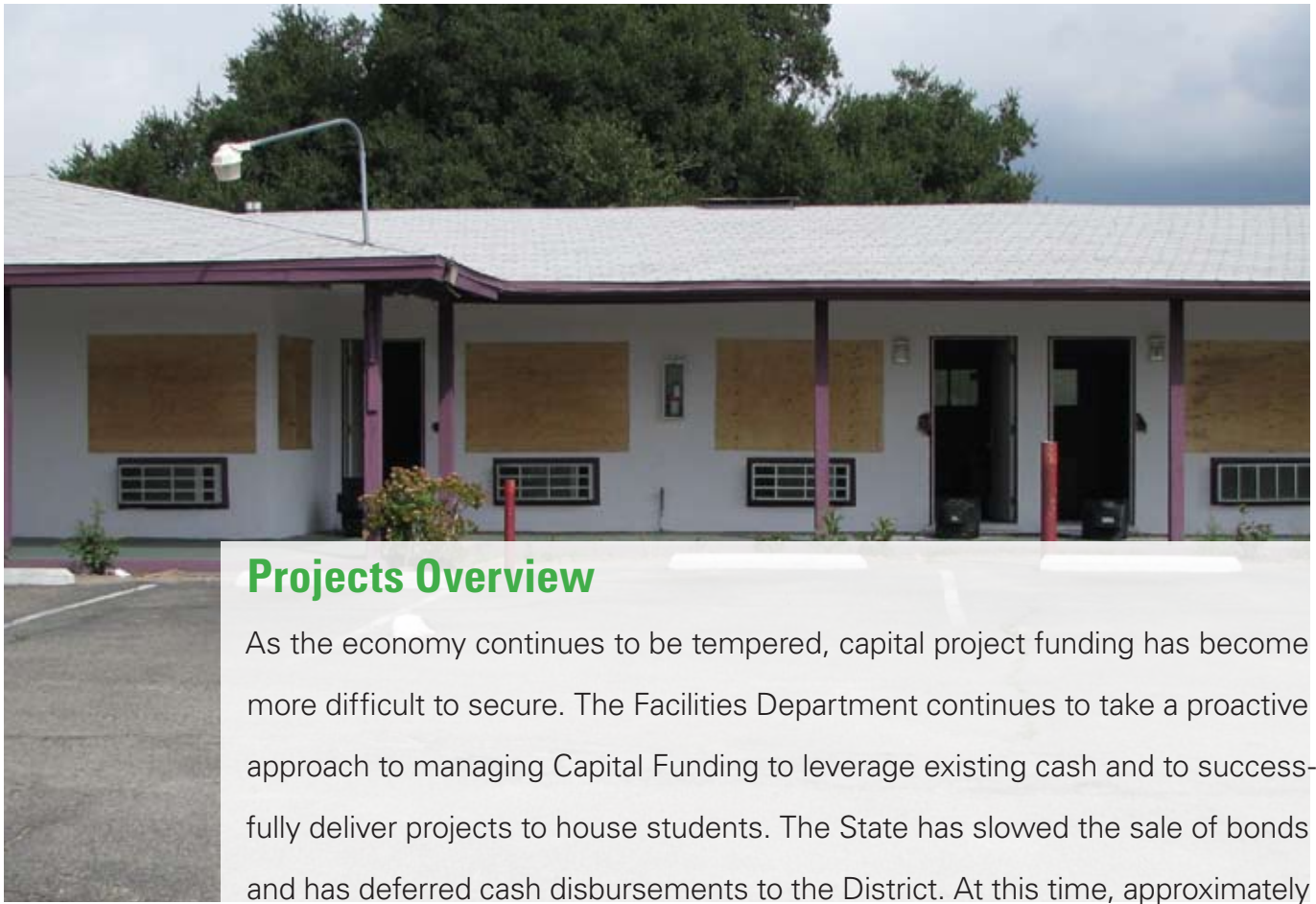


San Geronio HS Modernization

A drawing of the San Geronio Spartan on a door in one of the classrooms being renovated in Building C.



SAN BERNARDINO CITY
UNIFIED SCHOOL DISTRICT



Projects Overview

As the economy continues to be tempered, capital project funding has become more difficult to secure. 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. The State has slowed the sale of bonds and has deferred cash disbursements to the District. At this time, approximately \$275 million in State Financial Hardship funds are on hold from funding release.

Without receiving the anticipated \$275 million in State funding, construction of new campuses and the modernization of many others is being delayed. Due to the slowdown in the economy, the bid market is very favorable to the District at this time. Recent bids for construction have been well under budget in the range of 20% or more in savings. This leverages the District's Capital Funding by providing more funds to do additional valued-added work at the schools sites.

In order to take advantage of this favorable bid market and to provide additional improvements to school sites, the Facilities Department needs to bid construction work today by temporarily bridging Capital Funding until the State Financial Hardship funds are released. The Facilities Department is developing a Certificate of Participation (COP) Bridge Financing Program to supplement Capital Funding until the State Financial Hardship funds are received. The District has used similar COP bridge programs in the past and the basic terms of the current program will be structured the same.

Roosevelt II ES

The Facilities Management Department has made progress in acquiring and maintaining land for future schools, including this motel which will be demoed to make room for Roosevelt II ES.

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
New 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.

Project Highlights

High School #8



Inside the existing buildings, demolition and abatement work continues. This photo was taken in the old library.

Construction Start
Estimated Completion
Total Project Cost Estimate

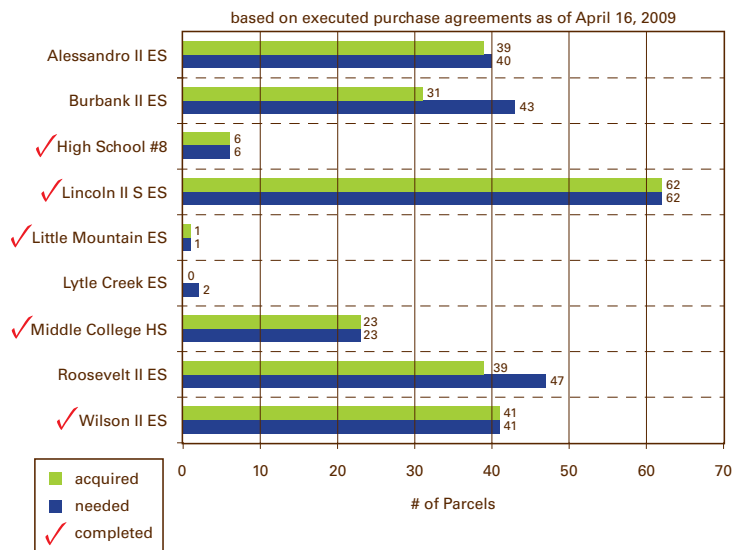
January 2009
 March 2011
 \$61 million



Meanwhile, surveying and grading continues on the remainder of the campus where new buildings and track will be built.

Land Acquisition

The District continues to acquire real estate parcels with 241 of 265 (91%) purchase agreements in place. Eminent domain proceedings were initiated in Superior Court for four properties, two each at Roosevelt II and Alessandro II sites. Preconstruction work continues and includes fencing and boarding up properties, soils and materials testing. Soils and materials testing and associated abatement, and demolition is expected to start within the next 6 months.





Projects Overview

Fairfax ES

A parent walking with her children on the recently completed ADA-compliant ramp.

One of the three modernization packages currently under construction is nearing completion. The remaining modernization projects, which have been grouped together in 10 packages to take advantage of economies of scale, will start construction once interim, or “bridge”, funding is in place. Bid and award of these packages are scheduled for May and June in anticipation of issuing Notices to Proceed in July 2009 to coincide with the receipt of bridge funds.

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 Gorgonio HS																			
4	Arrowhead ES, Carmack Special Ed., Kendall ES																			
4R	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.

Package 3 San Gorgonio High School

Construction Start December 2008
Estimated Completion November 2010
Total Project Cost Estimate \$25 million



Electricians working on upgrading the electrical systems throughout the campus.



Overhead water pipes installed with temporary couplings in place awaiting permanent welds.

Package 4R Warm Spring Elementary School Fairfax Elementary School

Construction Start February 2009
Estimated Completion September 2009
Total Project Cost Estimate \$611,000



Fairfax ES A sidewalk on campus being upgraded for ADA-compliance.



Warm Springs ES An ADA-compliant ramp has been completed; staff restroom upgrades under construction.



Projects Overview

Cypress ES

A backhoe operator digs a trench for a sewer connection by the new SDC building (below).



All eight sites are enclosed and secured: exterior stucco and roofing work is in various phases at each site, and steel doors and windows installed with locks and keys to secure materials that have been either installed or delivered to the sites.

Interior wall insulation has started; drywall to start immediately after.

The central HVAC control system was recently bid and awarded. Also referred to as the Energy Management System (EMS), this system facilitates control of heat and air conditioning for each site from the District's Maintenance and Operations facility. Staggered work starts at the first site in June, with final site to be complete in August.

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. Using these buildings as temporary, or "interim", student housing is a cost saving alternative to leasing portable classrooms. For the modernization projects at Hillside and Hunt Elementary Schools, the estimated cost savings of nearly \$200,000 will be used to fund additional work such as public address system upgrades and window replacements.

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
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																		

Project Highlights

Highland-Pacific Elementary School



A worker is installing the wall mounts for new drinking fountains.

Construction Start January 2009
Estimated Completion September 2009
Total Project Cost Estimate \$2.6 million



Inside, rough framework has been completed and plumbing and duct work will begin.

Rio Vista Elementary School



Water-resistant membrane and metal lath installed to the building's exterior.

Construction Start October 2008
Estimated Completion September 2009
Total Project Cost Estimate \$2.6 million



HVAC system flexduct installed; to be connected to exhaust vents after ceiling is hung.

Project Highlights

North Verdmont Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
 September 2009
 \$2.5 million



Scaffolding is erected as stucco work commences. A water-resistant membrane is being applied first.



Steel door and window frames have been recently installed and prime painted; roofing sub-membrane is being installed.

Roosevelt Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.6 million



The third "scratch" coat is allowed to dry as part of the 5-step stucco process.



View of the "courtyard" with mature tree from original site landscape with plumbing and electrical roughed in the exterior!

Cypress Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.2 million



Stucco has been applied to the outside of the building; the final color coat to be applied next. Interior plumbing and electrical conduit going in. Exhaust fans delivered and installed



Trench work for sewer connection is dug up alongside the building.

Project Highlights

Bradley Elementary School



Workers applying paint to the exterior of the building.

Construction Start June 2008
Estimated Completion July 2009
Total Project Cost Estimate \$2.3 million



Progress continues inside as duct work, electrical, and door & window frames are installed.

Hillside Elementary School



A fresh coat of paint has been applied to the exterior of the building.

Construction Start July 2008
Estimated Completion June 2009
Total Project Cost Estimate \$2.5 million



Workers also applying the final touches to the roof. New doors and windows have also been installed.

Hunt Elementary School

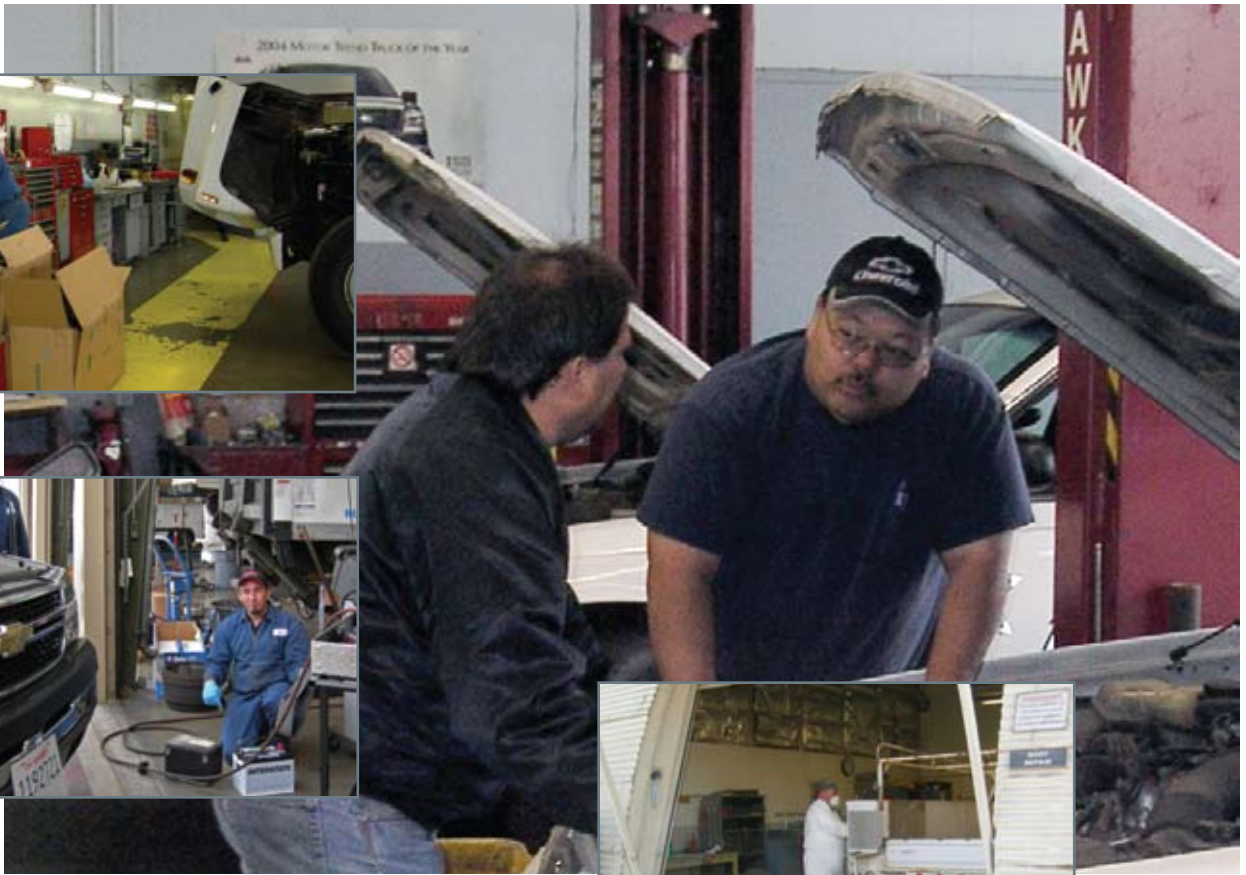


Exterior view of building with stucco and roof work ongoing.

Construction Start August 2008
Estimated Completion June 2009
Total Project Cost Estimate \$2.5 million



HVAC ductwork connected to HVAC units; openings framed, sheetrock to go up on walls next.



Vehicle Maintenance

Keeping 'em in Shape

Some of the employees in the Vehicle Maintenance Shop who keep the District's fleet of vehicles running.

Servicing a District as large as the SBCUSD requires a fleet of vehicles that are running at their best. One vehicle down affects not only the Department, but can also affect the school and, ultimately, the students and teachers. The Vehicle Services Shop ensures that all District vehicles remain running and, if required, that repairs are performed with minimum downtime while still meeting the strictest vehicle safety guidelines.

The Shop consists of the main Vehicle Repair Garage personnel, the Body Fender personnel, and the Machinist Shop employee. These employees are responsible for maintaining all 250 District vehicles, of all types and sizes, in a safe and serviceable condition that meets all local, state and federal rules and regulations. They also maintain the fueling island, all the emergency generators, furnish trucks for District parade participation, and support all the other departments (specialized vehicle and equipment modifications, manufacture of specialized parts) in the Maintenance & Operations Department.

Renovations to Maintenance & Operations Building

With the pending merger of the Facilities and Maintenance & Operations Departments, the existing Maintenance & Operations building, located on 9th Street, is currently undergoing renovations that will meet the needs of the new Department. The scope of work includes increased office space, a new conference room, and various other modifications. These renovations are being handled by several Maintenance & Operations Shops including carpentry, paint, electrical, and HVACR. Scheduled for completion in June, the renovations will be followed by the relocation of the Facilities Department from their current location at the Board of Education building on F Street. These renovated buildings will allow Facilities and Maintenance & Operations to better meet the needs of our customers, which include the general public, students and teachers at the various campuses, and District staff.



Changes for the Future

Some of the renovations that have taken place thus far at the M & O building. All of the renovations are handled by the M & O Department.

Patti Ashton Entitlements Analyst

To quote the film *Field of Dreams*, "Build it and they will come". That quote has been Patti Ashton's mantra here in the Facilities Department, helping build schools so that when the first day of school comes, the children will be there. Patti has been working with the District for just over a year as our Entitlements Analyst. In essence, Patti provides support for the filing of State Funding applications and documents, which allows the Facilities Department to move forward with numerous projects. Her toughest challenge has been keeping up with all of the changes that occur in the State. Regulations and rules concerning school funding changes all the time, so it's up to Patti to stay on top of these changes and ensure that all of our filings are done properly. She also does a lot of co-ordination with the California Department of Education. Patti is a School Facility Program Specialist for School Advisors and an Associate with HMC Architects. School Advisors is a division of HMC Architects, helping school districts with entitlements throughout the area.

When she's not working, she likes to put together "no-sew" blankets. As the name implies, these blankets require no sewing. The blankets are made out of two long pieces of fleece material, with fringes cut along the entire edge of both pieces of fleece. The two pieces are then laid one on top of the other and then tie the fringes of the pieces together to form a blanket. She has created blankets for babies and sports-themed. To date, she has created 168 of these blankets. She can usually be found at JoAnn's shopping for materials for her next project.



Born and raised in Fontana, Patti met her husband of 35 years through her brother, who was actually his best friend in high school! As a testament of their strong bond, Patti describes him as a good, honest and respectful man who, along with their family, serves as an inspiration to her. Their family includes a daughter and two sons. She also has 3 grandchildren that she greatly enjoys spending her time with and is awaiting the arrival of a newborn grandson that will be born by the time you read this. She enjoys reading books from Nicholas Sparks, best know for his books *Nights in Rodanthe* and *The Notebook* (both made into popular movies), and has just completed *Dear John*. She also enjoys country music, currently that of young breakout artist Taylor Swift. She currently resides in Oak Glen, by Yucaipa, which she describes as "God's country" because of the area's beauty.

Active Projects Map Group 2



Board of Education
 Ms. Teresa Parra, 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**
- School Site
 - ▲ New Campus Projects
 - ▲ Modernization Projects
 - ▲ SDC Projects
 - Other Projects
 - QEIA Projects