

Monthly Briefing

A publication of the Facilities Management Department

JULY 2009



 High School #8 New Campus

Pipes awaiting installation while trenchwork continues on the campus.





Projects Overview

High School #8

Two workers digging a trench inside the existing campus area. Trenchwork continues to progress throughout the site.

New construction of High School #8 continues with sitework. Sitework for this reporting period includes major trenchwork for sewer, water and electrical connections. Abatement of hazardous materials in the existing classroom buildings (old Curtis Middle School) also continues. Construction funds have been apportioned but not released due to the State's current budget deficit. This funding freeze includes funding of four new campus projects as depicted in the schedule bar chart on page 3. Interim or "bridge" funding may be secured so that construction may 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.

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

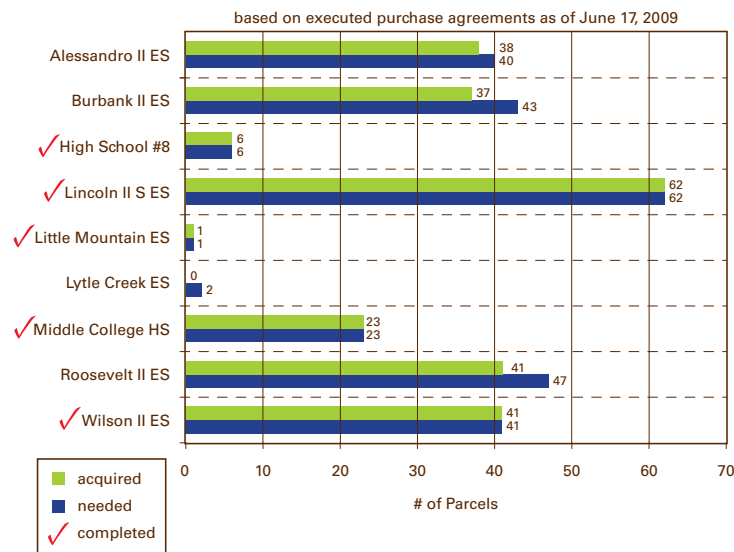
Construction Start
Estimated Completion
Total Project Cost Estimate

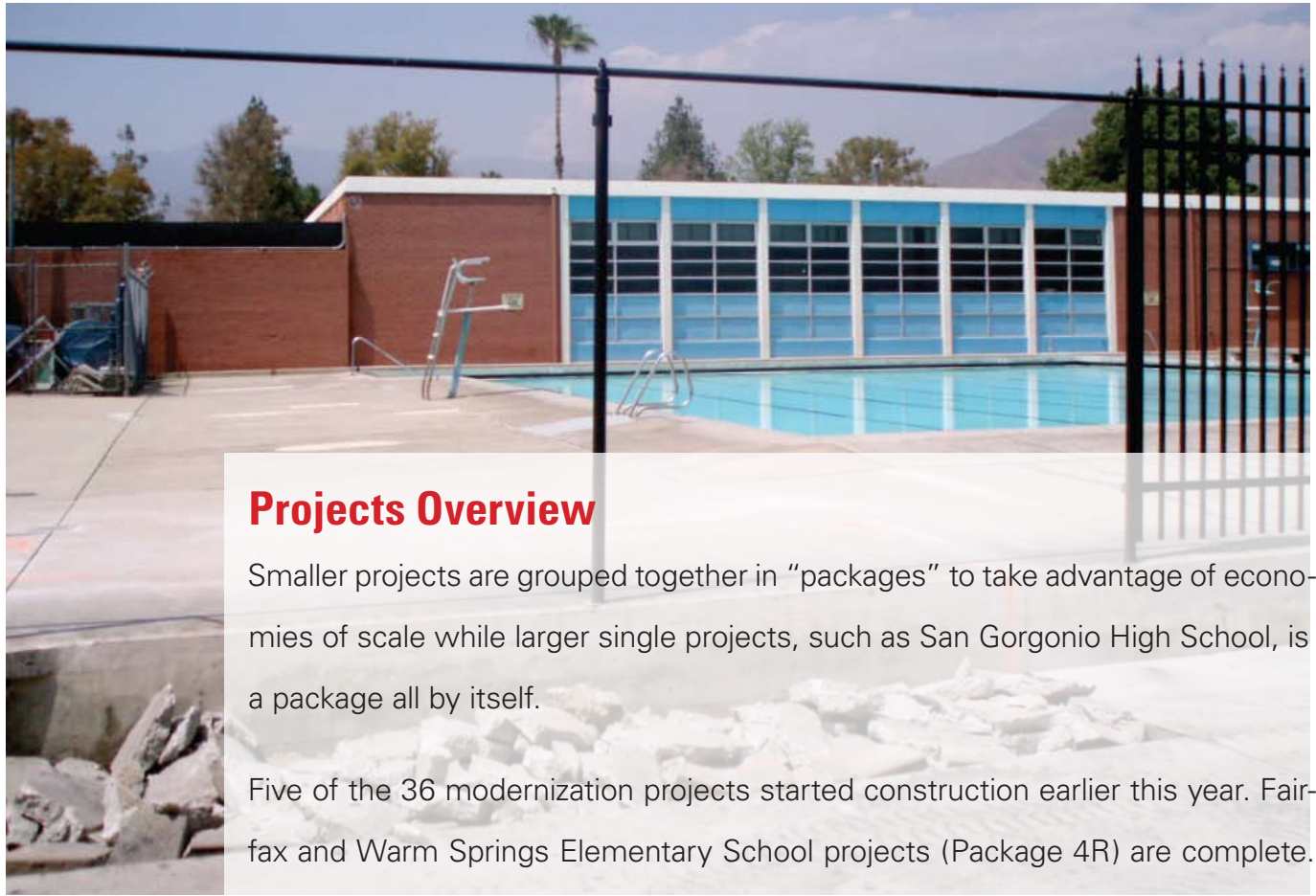
January 2009
 March 2011
 \$61 million



Land Acquisition

The District continues to acquire real estate parcels with 248 of 265 (93%) purchase agreements in place. Eminent domain proceedings were initiated in Superior Court for eight properties: two each at the Roosevelt II and Alessandro II sites and four at the Burbank II site. 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 complete and reports are processed by the District.





Projects Overview

Smaller projects are grouped together in “packages” to take advantage of economies of scale while larger single projects, such as San Geronio High School, is a package all by itself.

Five of the 36 modernization projects started construction earlier this year. Fairfax and Warm Springs Elementary School projects (Package 4R) are complete.

Work at these two sites consisted of access upgrades to campus paths of travel and restrooms. Upgrades include railings, ramps, restroom fixtures, doors and associated hardware.

San Geronio High School modernization continues in Building C. This first of three phases encompasses upgrades to lighting, heating, plumbing, with the installation of new restrooms, skylights, and hydronic piping. Interior finishes include new paint, flooring, ceiling tiles to name just a few.

Initial stages of work began recently for Package 5, Hillside and Hunt Elementary Schools modernization project. Scope of work consists of access upgrades similar to Fairfax and Warm Springs Elementary Schools projects.

The remaining 31 projects are scheduled to start construction over the course of the next 12 months with bid packages staggered for bid and award over the next 6 months as depicted in the Project Schedules bar chart on page 5. Already out for bid/award is Package 1 (Lincoln, Riley and Salinas) with an anticipated notice to proceed with construction this month, July 2009.

San Geronio HS
Fencing surrounding the swimming pool facilities are being removed to make way for new fencing.

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 Geronio 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 4R Warm Spring Elementary School Fairfax Elementary School

Construction Start February 2009
 Construction End June 2009
 Total Project Cost Estimate \$611,000

COMPLETED



Fairfax ES Restrooms at the multi-use room renovated with new fixtures and ADA accessibility.



Warm Springs ES New ramps installed. Restrooms also completely renovated.



Fairfax ES A newly constructed ramp leads to the renovated restrooms, which allows easier access to the facilities.



Workers remove old fencing that currently surrounds the swimming pool facilities.



Ceilings and flooring are all that remain in the interior of Building C. A coat of paint has been applied to the walls.



HVAC duct work awaiting to be installed inside a classroom in Building C.



Special hydronic pipes used for heating and air conditioning are installed and insulated.



Final work inside restrooms includes installation of finish fixtures and stalls.

● **Arroyo Valley High School**
Bleachers

Construction Start
Construction End
Total Project Cost Estimate

July 2007
June 2009
\$732,000

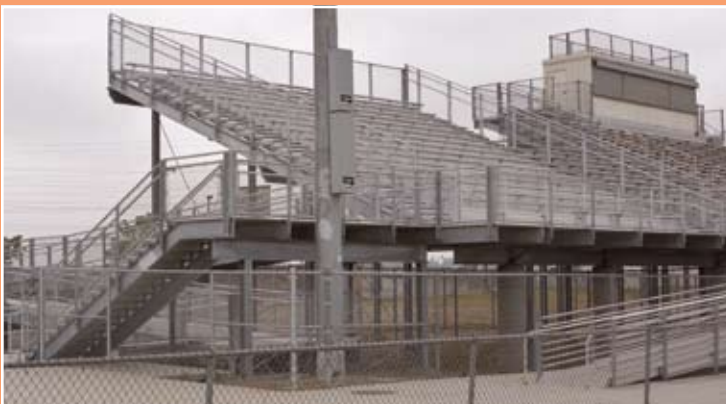
COMPLETED

OTHER PROJECTS



Graduation preparations at Arroyo Valley High School. This year will mark the first time that Arroyo Valley will hold a graduation at their new stadium.

The first phase of the Arroyo Valley High School stadium project has been completed. The first phase involved the construction of two new bleachers on each side of the existing box stand bleachers. These new bleachers include ADA-compliant accessibility points and seating. On June 10th, the graduating senior class was able to walk for the first time onto the new field.



The new bleachers feature ADA-compliant ramps and seating for easy accessibility and comfort for everyone.



Projects Overview

Bradley ES

A roller preparing the surrounding building areas for concrete, asphalt, and landscaping.

All eight sites are on schedule for completion staggered throughout the summer from June through August 2009. 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. The cost savings realized by this plan are added to the school’s modernization budget to fund additional improvements.

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 Vermont Elementary School																		
Highland Pacific Elementary School																		

Project Highlights

Highland-Pacific Elementary School



Insulation and sheetrock installation progresses; elsewhere, tile work is underway with scratch layer installation.

Construction Start
Estimated Completion
Total Project Cost Estimate

January 2009
September 2009
\$2.6 million



The final coats of paint have been applied to the exterior of the building. At every site, the layers of stucco and paint are the same color to reduce visible signs of wear.

Rio Vista Elementary School



Lath layer applied inside restroom areas prior to tiling. Insulation and drywall have also been installed throughout the inside.

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
September 2009
\$2.6 million



A roofer installs the last of the roof shingles on one section of the building.

Project Highlights

North Verdemont Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

October 2008
 September 2009
 \$2.5 million



Sheetrock and insulation currently being installed on the interior walls of the building.



Trenching for a storm drain line alongside the building. The line will help drain water that can pool at the top to the bottom elevation.

Roosevelt Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.6 million



An installer applies insulation to the interior roof.



The second layer, a scratch coat, is applied to the floor and walls of the restrooms prior to tile installation.

Cypress Elementary School

Construction Start
Estimated Completion
Total Project Cost Estimate

September 2008
 July 2009
 \$2.2 million



The second "scratch" layer applied to the walls of the restrooms where tile installation has started.



Utility meters placed next to the building. All utility lines at the SDC building are connected to the main campus lines.

Project Highlights

Bradley Elementary School



Exterior finishwork is nearly complete. The surrounding areas are graded for asphalt and concrete.

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



Electrical wire strung throughout the building. Sheetrock and insulation have also been installed.

Hillside Elementary School



Wall tiling work in restrooms completed; finish fixtures and flooring to be installed next.

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



Casework installation started. Here, a work area equipped with a sink is being built; walls painted.

Hunt Elementary School



With construction nearing completion, windows are boarded to protect against vandalism.

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



Painting, casework installation, plumbing fixtures, and electrical are in the process of installation.



Custodial Services

Custodial
Some of the many employees in the District who work in Custodial Services.

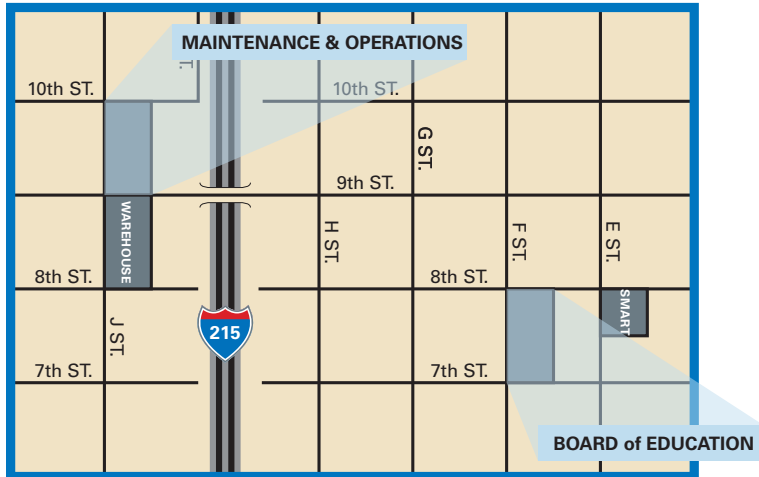
One of the most important factors in maintaining a safe learning environment is the cleanliness of classrooms and other facilities. The custodial staff serves as the first line of defense keeping hazards and germs out of the way and every building looking its best. These unsung heroes work tirelessly behind the scenes to ensure that every child who attends a SBCUSD school is safe.

The custodial staff is divided into two shifts: one during the day and one that handles tasks after hours. Altogether, about 140 staff members handle every site in the District, including all schools, the Board of Education building, annex buildings (Smart, WHAA, etc.), and the District offices at the Carousel Mall. ▲



Maintenance & Operations Remodel

Construction at the Maintenance & Operations building is near completion. All of the office space at the front of the building has been remodeled and furniture is being assembled at the new location. As part of the process, new offices east of the existing offices were constructed and some of the shop areas were reconfigured. Electrical, plumbing, structural, and other upgrade work has also been completed. The remaining project, a new conference room at the front of the building, will be built and completed after the Facilities staff moves in.



The Facilities staff transitioned from the Board of Education building to the Maintenance and Operations building over a two week period at the end of June. The first week was devoted to packing up files and belongings. During the second week, while furniture and boxes were moved, the department held training sessions and unpacked at the end of the week. On July 1st, the department was moved in and ready for operation at their new home.



Facilities Department packing up as they prepare for their relocation to the Maintenance & Operations building.



The renovated office space where the Facilities and M&O Departments will occupy after the move.

Area staked where a new conference room will be constructed.



Crystal Apple Recipients

This past May, Nellie León was chosen as one of ten recipients of the District's Crystal Apple Award. Nellie was chosen out of several nominations throughout the District for her outstanding performance. Every year the Board of Education honors one certificated manager, one classified manager, four certificated employees, and four classified employees for exemplary job performances with a Crystal Apple Award.

Starting out as a substitute part-time clerk almost 10 years ago, she is currently our Facilities Analyst who has managed or supported 25 new school construction and modernization projects ranging in size from \$100,000 (lunch shelters) to \$50 million (Wong and Rodriguez Elementary, Curtis Middle Schools).

Nellie is not the first award winner in the Facilities/Maintenance & Operations Department. Previous Crystal Apple Award winners include Denise Graham (1992), Bob Leon (1993), Michelle Plavajka (2004), Laura Breuer (2005), and Tim Deland (2008).

Congratulations Nellie for a job well done!



FACILITIES IS MOVING! JULY 1ST, 2009!

The SBCUSD Facilities Management Department will be moving to its new location!

Please update your contact information.

SBCUSD Facilities Management

956 W. 9th Street
San Bernardino, CA 92411

Phone (909) 388-6100

Fax (909) 885-9991

Hours

7:30 AM – 4:30 PM
Monday – Friday

 A stylized graphic of a moving truck. The word "MOVERS" is written in large, bold, italicized letters on the side of the truck. The truck has two wheels visible at the bottom.

MOVERS

Beth Alexander Retirement

The end of June marks the end of an era as Beth Alexander, Developer Fees/Use of Facilities Senior Clerk, retires. Beth has been with Facilities for the last four years of her 30-year tenure with the District.

To honor Beth's years of service and her friendship, the Facilities Department threw a surprise retirement party during the monthly department meeting. Current and former co-workers as well as family and friends were on hand to celebrate the occasion. In May, the District recognized Beth's years of service during their board meeting and presented Beth with a plaque.

Thank you very much, Beth, for all the hard work and dedication that you have given to the District. We wish you the best of luck and safe travels in all of your future adventures on the road.



Joan Mixon Operations Senior Clerk

Joan is an Operations Senior Clerk in the Facilities Department. Some of her duties include processing invoices, submitting invoices to accounts payable, and creating purchase requisitions. She has been working at the District for over two years, starting out in Accounts Payable before moving over to the Facilities Department.

This time of year, the ending of one fiscal year and the beginning of the next, is perhaps the most challenging time of the year for her because of all the work that's involved closing all the loose ends, meeting all the deadlines, and getting prepared for the new one. But it's also the most rewarding because of her ability to work best under pressure. When she conquers her goals, she considers it a tribute to her husband, her father, and supervisors who all inspire her to strive to do her best. She enjoys her work in Facilities knowing that the work she does in the Department ultimately contributes to the benefit to the students and administrators in the District. She also cherishes the rewarding and satisfying friendships that she has developed here in the District.

When not processing invoices, Joan enjoys watching the classic films from Hollywood's heyday on TCM (Turner Classic Movies). Some of her favorite movies include *On the Waterfront* and *Gone With the Wind*. Her favorite actors from this time period include such classic stars as Betty Davis, Joan Crawford, Marlon Brando, Rita Haywood, and Elizabeth Taylor. She also enjoys listening to KSGN, which plays contemporary Christian music.

Joan has been married for 25 years and has two stepdaughters and three grandchildren.





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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
 - Completed Modernization Projects
 - SDC Projects
 - Other Projects
 - QEIA Projects
 - Completed Other Projects