


Facilities Capital Improvement Program

# Annual Report

A publication of the Facilities Management Department

FISCAL YEAR 2008–2009



 **San Geronio HS Modernization**

The high school has been undergoing one of the larger modernization projects, estimated at \$25 million, in the District during the past year.





 **San Geronimo HS** Modernization

An installation of special hydronic pipes at Building C. When the project is complete, the cost- and energy-efficient hydronic system will carry heated water throughout the campus for heating and air conditioning.



<b>Open Letter to the Superintendent</b>	5
<b>Program Summary</b>	
Executive Summary	6
Program Highlights	8
Accomplishments	10
<b>Facilities Capital Improvement Program</b>	
Program Definition	12
Cost Status Summary	14
Program Funding	17
Program Costs	19
Program Schedule	20
Active Projects	
New Projects	22
Modernization	25
SDC Additions	29
Other Projects	33
<b>Maintenance &amp; Operations Deferred Maintenance</b>	
Program Definition	34



 **High School #8 New Campus**  
A trench is dug for future utility lines.





## Facilities Management / Maintenance & Operations Staff

Aaron Emens, Clerk II; Adam Sinner, Construction Plans Specialist; Albert Lizarde, Williams Response & Mobile Maintenance Supervisor; Ali Kiafar, Program Executive; Anwar Nasimul, Facilities Specialist; Armando Tamayo, Paint Supervisor; Bob Leon, Special Projects Director; Carrie Shaver, Sub Senior Clerk; Catrina De la Cruz, Office Assistance I; Charlotte Clement Pre-construction Project Manager; Cher Arias, Facilities Projects - Secretary III; Cheryl Garcia, Operations Manager; Denise Graham, Custodial Supervisor - Days; Derell Hamm, Project Manager; Diana Taggart, Reception Senior Clerk; Ed Norton, M & O Director; Frank Valenzuela, Grounds Supervisor; Gail Cortez, Clerk II; George Harvick, Electrical Supervisor; Gerald Thompson, Maintenance Supervisor; Gerry Barber, Maintenance Manager; Jeff Fusterer, Graphic Designer; Jennifer Wilhelm, Document Control Coordinator; Jeremiah Wilson, Senior Clerk; Joan Mixon, Senior Clerk; Joe Lombardo, Carpentry Supervisor; John Hardy, Custodial Supervisor - Nights; John Marshall, Plumbing Supervisor; John Peukert, Assistant Superintendent; Jorge Mendez, Assistant Director - Pre-construction; Joy Lumbattis, Clerk II; Karen Cunningham, Division Administrative Assistant; Kathy Haskins, Facilities Operations - Clerk II; Keith Kajiya, Program Manager; Kim McJimsey, Special Projects - Secretary III; Kit Kurisaki, Pre-construction Project Manager; Kurt Supinger, Project Manager; Laura Breuer, Assistant Director - Operations; Linda Minard, Clerk II; Lou Galvin, Division - Secretary III; Louis Baker, Project Manager; Mary Watson, Administrator - Secretary III; Meleia Pedraza, Senior Clerk; Michael Plunkett, Pre-construction Manager; Michelle Plavajka, Asbestos / Abatement Coordinator; Mike Alvord, Plans & Records Supervisor; Nellie Karbum, Facilities Analyst; Patti Ashton, Entitlement Analyst; Peace Aneke, Contract Analyst; Raquel Torres, Senior Clerk; Regina Ramirez, Office Assistant II; Ron Mihld, HVAC Supervisor; Samer Alzubaidi, Facilities Director; Sarah Cuerpo, Budget Analyst; Sherri Lien, Cost Analyst; Stan Hartman, Facilities Analyst; Susan McKee, Local Business Outreach Program (LBOP); Takara Russ, Senior Clerk/Use of Facilities; Tammy Ybarra, Senior Clerk; Tim Deland, Facilities Officer; Wael Elatar, Facilities Management / Maintenance & Operations Administrator



October 2009

Dr. Arturo Delgado, Superintendent  
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT  
777 North F Street  
San Bernardino, CA 92410

FACILITIES CAPITAL IMPROVEMENT PROGRAM - ANNUAL REPORT 2008–2009

Dear Dr. Delgado:

On behalf of the Facilities Management Department, we are pleased to present this Facilities Capital Improvement Program Annual Report for Fiscal Year 2008–2009.

The Facilities Management Department continues to plan, design and construct over 125 projects at over 70 campuses throughout the District. This report contains summary information about program and project funding, including cost and schedule data related to planning, design, and construction, as well as major accomplishments by the Facilities Department.

The past fiscal year has been extremely challenging as the Facilities Department worked to complete the last few Group I projects started in 2005 and secure state funding for Group II projects (design and real estate acquisition for 8 new schools and construction of 3 elementary schools, 2 new high schools, 8 special day classroom buildings, and modernization of 33 schools) planned for 2008–2011. With the downturn in the economy, the State has slowed the sale of bonds and has deferred capital cash disbursements to the District. At this time, approximately \$205 million in State funds are on hold. Without receiving the anticipated \$205 million in State funding, construction of new campuses and the modernization of many others is being delayed.

However, while the State works to balance its budget and release funds, the Facilities Management team has been working to secure interim funding. This includes working with the Office of Public School Construction to reallocate land funds to construction projects and the development of a Certificate of Participation bridge funding concept. This work has enabled the District to capitalize on a very competitive bidding environment, allowing us to build more with less. As a result, the District is able to continue to provide its students with a safe and viable learning environment.

In closing, the Facilities Management team would like to thank you for your continued interest and support of our learning community for the past fiscal year and for the next 12 months that will be just as the demanding.

As always, please call or write with questions, comments or suggestions at our new location at the Facilities Maintenance and Operations Department, 956 West 9<sup>th</sup> Street, San Bernardino, CA 92411, (909) 388-6100.

Very truly yours,



John Peukert  
Assistant Superintendent  
Nutrition Services / Facilities Operations



Wael Elatar  
Facilities Administrator  
Facilities Management Department

cc SBCUSD Board of Education  
SBCUSD Five Year Housing Committee  
Measure T Citizens' Oversight Committee



### The Evolution of a Modernization

The above photos, taken inside Building C at San Geronio HS, demonstrates a typical modernization project:

**1** The state of the classroom prior to modernization work (January 2009).

**2** The hanging ceiling and floor tiles have been removed. Fire retardant has been applied inside the ceiling. The addition of the skylights reduces dependency of artificial lighting, which cuts down on electrical use.

**3** A worker applying glue to a kickboard that will go around the perimeter of the classroom. New carpets have been installed.

**4** The completed classroom. An improved heating/ventilation system using hydronic piping will aid to the comfort of the students and teachers.

## Executive Summary

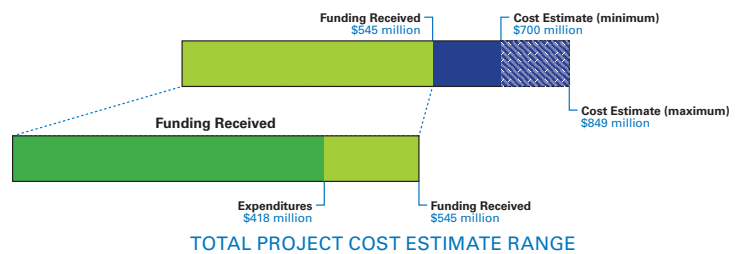
The Facilities Capital Improvement Program utilizes funding from state bonds, local bonds, developer fees, deferred maintenance, and other funds such as donations and development agreements to enhance learning environments throughout the San Bernardino City Unified School District (the District). With the construction of new classrooms and modernization of existing schools, the District Facilities Program directly and positively impacts students and the quality of their education along with providing adequate facilities for the teaching staff.

In 2004, local voters approved Measure T, a \$140 million local general obligation bond to improve and expand education facilities throughout the District. The goal was to improve student safety, repair local schools, and relieve classroom overcrowding. Passage of the bond provided a foundation for the Facilities Capital Improvement Program. Voters agreed that the District needed funds for a number of projects, including, but not limited to, building new schools, repairing classrooms, installing and repairing equipment, fixing leaky roofs and decaying walls, removing asbestos, upgrading plumbing, and new wiring for computer technology.



### Program Cost

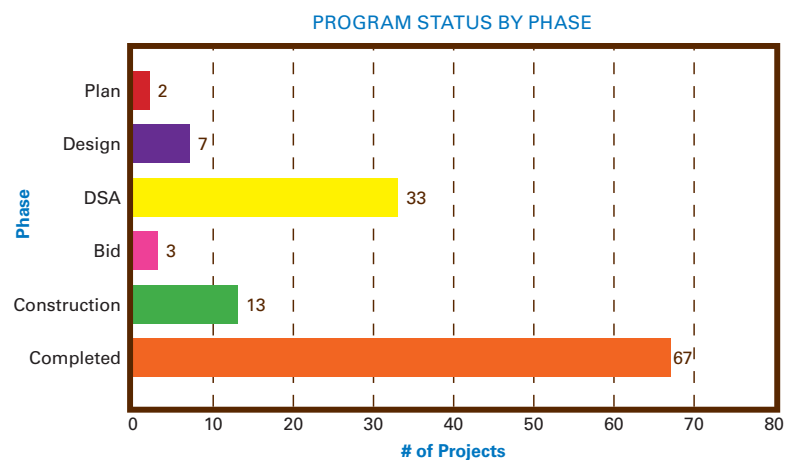
The current total project cost estimate for all projects in the Facilities Capital Improvement Program ranges from \$700 to \$849 million. This estimate is based on the District’s need for major repairs and modernizations for the existing schools and as the need for new school seats are established based on demographic and enrollment projections. This cost range is also subject to change as a result of the financial status of the District and due to the availability of state and local funding. A total of \$545 million in funding has been received to date including funds from statewide bonds, local bonds, developer fees and other funds such as donations and development agreements. In April 2007, the Program Management Team submitted an application to the State for Financial Hardship funds for over 50 additional projects. The value of this State funding is in excess of \$400 million with over \$225 million received to date. Expenditures through fiscal year end 2008–2009 total \$418 million. “Total Project Cost Estimate Range” (above) illustrates these program costs.



### Program Schedule

The Facilities Capital Improvement Program currently includes 125 projects which have progressed through phases of the school construction process. This process consists of the following major phases:

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



“Program Status by Phase” (above) summarizes the current phase of 125 projects. Notably, 67 projects (54%) are complete, 13 projects (10%) are under construction, and 33 projects (26%) in the DSA Review/Stamped phase as they are being readied to move into the Bid/Award Phase contingent upon release of Financial Hardship funding from the State.



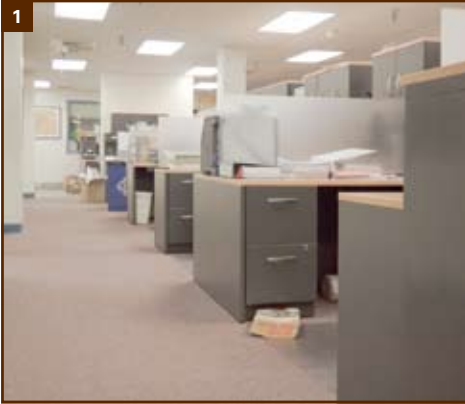
## Program Highlights

### School Sites Benefit From M&O and Facilities Management Merger

As part of the District's efforts to reorganize, the Maintenance and Operations (M&O) Department merged with the Facilities Management Department. With a budget of \$31.4 million, the primary mission of the M&O Department is to maintain every physical site, its associated equipment and grounds at the highest possible standards of safety, cleanliness, and functionality to provide the best learning and working environment for students and staff. The Facilities Management Department currently manages a \$700–\$849 million capital improvement program aimed at building safe and adequate student housing. Together, these two departments will provide coordinated and improved support of District facilities used by students and staff.

### Citizens' Oversight Committee Completes Bond Audits

The Citizens' Oversight Committee is responsible for community oversight of the Measure T bond funds to pay for facilities construction. In accordance with Proposition 39, performance and financial audits were performed by independent auditing firm Vicenti, Lloyd and Stutzman, LLP. The performance audit confirmed that SBCUSD properly accounted for the expenditure of funds held in the Bond Building Fund and that such expenditures were made on authorized bond projects. It was also noted that the funds held in the Bond Building Fund and expended by the District were not expended for salaries of school administrators or other operating expenditures. The financial audit confirmed that the fiscal year 2007–2008 financial statements presented fairly in all material respects, and that the financial position and results of operation conform to accounting principles generally accepted in the United States. There were no findings or questioned costs related to the financial audit of Measure T Building Funds for the year ending June 30, 2008. After review of the annual performance and financial audit reports, the Citizens' Oversight Committee issued a statement of District compliance with audit and reporting requirements of bond funds and confirmed this compliance to the Board of Education.



**1** In June, the department moved into the Maintenance and Operations building located on West 9<sup>th</sup> Street from the Board of Education building. **2** A computer lab in Building C at San Geronio High School recently renovated.

### Modernization Project Additional Scopes & Upgrades

Strict budget management on Group I modernization projects at 5 schools resulted in \$1.5 million in added scope that will now pay for additional upgrades. Belvedere Elementary School added teaching walls and replaced outdated playground equipment with new play structures and matting. Oehl Elementary School also updated its playground equipment, constructed a lunch shelter, and parking lot. At Thompson Elementary School, a new HVAC system in the kitchen, ceiling-mounted projectors, and upgrades to other HVAC systems are planned. And at Serrano Middle School, shade structures, classroom teaching walls and new acoustics in the Great Hall are planned.

### District Committees Tour Group II School Construction Projects

Members from the SBCUSD Five Year Housing Committee and Citizens' Oversight Committee recently toured new construction and modernization projects at several campuses. The Five Year Housing Committee is responsible for identifying, developing and approving school facilities to house the District's students. The tour included a stop at Roosevelt Elementary School, one of eight Special Day Classrooms (SDC) currently under construction in the District. Committee members also disembarked at San Geronio High School to view the first phase of the \$25 million campus modernization. Project managers guided members through classrooms newly outfitted with solar tube lighting, flooring, HVAC and acoustical ceilings. Behind the scenes, new fire alarms, asbestos-free insulation and hydronic water pipes now safely and efficiently support these student learning environments.

## Preconstruction Work Continues for Future New Campuses

With the receipt of design and land acquisition funding from the State Financial Hardship Program, 257 of 265 purchase agreements are now in place to secure land for 9 new campuses. Environmental due diligence is now underway on some of these sites with site clearing activities to follow. One of these projects is a 400-student high school (Middle College High School), proposed to be located adjacent to San Bernardino Valley Community College. Middle College High School is an alternative high school where students earn both a high school diploma from SBCUSD and an associates degree from Valley Community College. This education program is temporarily housed in portable classrooms on the Valley Community College campus, but the new high school will give students a high performance learning environment to help them achieve their goals.



## Procurements for Bids and Professional Services

The Facilities Department continued to hard bid formal construction contracts and select professional service consultants through proposals. Since July 2008, a total of 15 bids were awarded for public work items. Construction contract awards were made for High School #8/Curtis MS Modernization, San Geronio HS Modernization, Hillside/Hunt Modernization, Lincoln/Riley/Salinas Modernization, Fairfax/Warm Springs Modernization, Energy Management System for 8 SDC Buildings, and various construction work at school sites. The Facilities Department also selected professional service consultants for the following work: Property Management, Security Patrol, Asbestos Hazardous Materials Abatement & Monitoring, Student Capacity Study, DSA Inspectors of Record, Architect/Engineers, and Construction Management services.

## Special Education Center Projects Nearing Completion

Students requiring special learning environments will have access to appropriate settings with Special Day Classroom (SDC) buildings nearing completion. These facilities are designed to create accessible and safe learning environments in compliance with the American with Disabilities Act (ADA). First phase of construction consisted of 10 four-classroom buildings at middle and high school campuses. This second construction phase consists of 10 three-classroom buildings at elementary schools. Students at Palm, Barton, Hillside and Hunt Elementary Schools now occupy four of the ten buildings recently completed. The remaining 6 special education buildings expected to be complete before the Thanksgiving break are Bradley, Cypress, Roosevelt, Rio Vista, North Verdemont and Highland Pacific Elementary Schools. Many of these classrooms will be utilized as interim housing for the modernization projects at these sites which should result in more construction funding and much needed additional scopes of work.



## Minor Improvements Bring Major Changes at Warm Springs and Fairfax Elementary Schools

Site renovations to improve campus access at Warm Springs and Fairfax Elementary Schools were completed in Spring 2009. New bathrooms, sidewalks, curbs, ramps and handrails installed throughout the two campuses totaled approximately \$600,000. It is money well spent to provide a safe learning environment for students, staff and visitors. Similar projects are planned and consist of new parking lots, ADA upgrades and finish work, lunch/shade shelters and electrical upgrades.



3 A worker digging a utility trench at the High School #8 site. 4 One of four new SDC buildings completed during the past year, this building at Hunt Elementary School is now serving as temporary housing while modernization work begins. 5 Workers completing a ramp and paths of travel at Fairfax Elementary School in March 2009.





## Accomplishments

**1** Students at the grand opening ceremony for Rodriguez Prep Academy.

**2** Members of the Citizens' Oversight Committee viewing the new SDC building at Roosevelt ES.

**3** The Facilities Department at the Board of Education Building during the transition to the M & O Building.

The Facilities Management Department and URS have formed a Program Management Team that is accomplishing key tasks to improve procedures and standards, resolve outstanding issues, manage planning and design activities, maximize funding and expedite delivery of the new school construction and modernization projects. This Annual Report provides an overview of these achievements including a summary of the on-going school planning and design activities, an overview of the community and local business outreach accomplishments, and the current financial and schedule status of the projects. Major accomplishments since July 2008, as well as significant activities scheduled through December 2009, follow.



## PROGRAM ACCOMPLISHMENTS (July 2008 – June 2009)

### Funding

- Submitted additional Financial Hardship funding applications
- Obtained agency approvals for New Campuses
- Designed Little Mountain ES and Middle College HS
- Awarded Design for 3 Modernization projects
- Qualified for Overcrowding Relief Grant (ORG) funding for Middle College High School with 400 students.
- Qualified for State funding for three Elementary Schools with over 2100 students
- Submitted for Overcrowding Relief Grant (ORG) for two Elementary Schools with 1500 students.

### Design

- Selected Architect for Little Mountain Elementary School and Middle College High School
- Selected architect and started 2-story classroom site design for January 31, 2009 approval deadline

### Site Acquisition

- Received funding and acquired 257 of 265 parcels for 9 new campuses

### Construction

- Bid, Awarded and Started Construction:
  - New buildings and modernization of existing structures at High School #8
  - 8 SDC buildings
  - Modernization Packages 1, 3, 5 (6 schools)\*
- Completed Construction:
  - Modernization Package 3—Interim Housing Phase\*
  - Modernization Package 4A—Fairfax & Warm Springs Elementary Schools
  - Sitework for High School #8; hazardous materials abatement of existing structures
  - Sitework and installation of 28 portable classrooms at 10 schools for Quality Education Investment Act (QEIA) classrooms

### Special Projects

- Completed District-wide Facilities Assessment Analysis and Report
- Completed School Boundaries Revision for Elementary and Middle Schools
- Initiated Capacity Study
- Issuing CEQA Amendment to Final EIR for Lytle Creek K-8
- Applied for Overcrowding Relief Grant at 3 sites

### Procurements

- Architect and Engineering Services for 2-story classroom buildings
- Labor Compliance software
- Site Security services
- Construction Management services
- Property Management services

- Geotechnical, Environmental and Site survey services
- Board-up services
- Fencing services
- Rubberized playground flooring

### Community and Business Outreach

- San Bernardino Small Business Expo, April 2009
- San Bernardino High School Mega Reunion, May 2009
- Citizens' Oversight Committee Site Tour, May 2009
- Arrowhead Farms, San Geronio Neighborhood Association Meetings
- Highland Rotary, Greater San Bernardino Kiwanis, and Highland Chamber Meetings

### Cost Management and Funding

- Prepared Expenditure Audit Reports to retain OPSC funding for State-funded projects
- Maintained Total Project Budget trends for \$849 million and balanced cash flow to expenditure needs
- Processed 2,796 invoices for payments to consultants, contractors and agencies
- Processed 550 revenue transactions for Developer Fees
- Processed over 390 Facilities Use Agreements for outside community groups to utilize District facilities

### Planning

- Refined Facilities Master Plan according to current year annual enrollment projections

### Schedule Management

- Maintained Master Schedule for 125 facilities capital projects and over 675 deferred maintenance projects
- Established bid packaging strategy for 37 modernization projects to maximize cost and schedule efficiencies
- Incorporated pre-construction detail for new school construction projects to coordinate agency approvals

### Project Management Systems

- Trained District and Consultant staff to use Project Management
- Maintained Contract Management System to administer over 6,000 contract documents (contract agreements, amendments, change orders, and purchase orders)
- Maintained Document Control System to track and archive the following documents:
  - 1,615 contractor requests for Information
  - 3,207 contractor submittals
- Maintained Cost Management System to track the following:
  - Budgets, commitments and expenditures against 5,625 cost accounts
- Maintained Schedule Management System to track over 5,000 activities against 125 projects

## UPCOMING ACTIVITIES (July 2009 – December 2009)

### Design and Construction

Facilities will be busy over the next several months continuing work on the following:

- Modernization Projects, including major renovations at San Geronio High School
- Start of construction of new buildings at High School #8
- Complete construction and move students into 8 SDC buildings
- Submitting site and building design approval for 2-story classroom buildings at 2-5 sites

### Community Outreach

- Community Outreach to PTAs with Citizens' Oversight Committee Speaker's Bureau

### Funding

- Board approval of bridge financing
- Submit applications to State under the Overcrowding Relief Grant (ORG)

### Site Acquisition

- Acquire real estate for new campuses:
  - Purchase remaining 8 of 265 parcels

\* See page 26 for a list of schools in each package.



1 Modernization work at San Geronio HS continues inside Building E.



2 Inside a new classroom at Curtis MS.



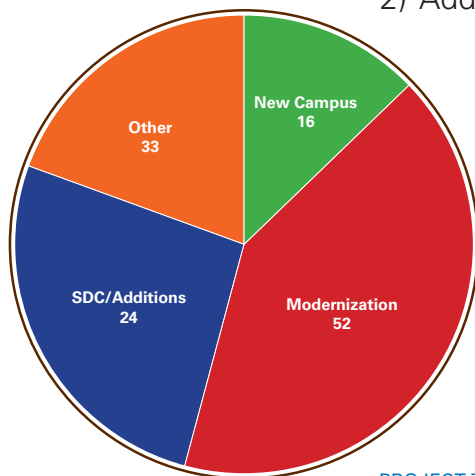
3 A typical SDC restroom installation, featuring ADA-complaint fixtures. This one located at Bradley ES.



4 A new ramp that was constructed during modernization at Fairfax ES.

## Program Definition

A successful school building program is defined in large part by its student housing needs. District student housing needs are mitigated by a combination of modernization and new construction projects. Accordingly, the District’s Facilities Capital Improvement Program is defined by 5 types of construction projects: 1) New Campus (new schools); 2) Additions (new classrooms including Special Day Class buildings and growth portable classrooms); 3) Other Facilities (such as new multiuse rooms); 4) Modernizations (major renovations to existing schools); and 5) Repairs (refurbishments to existing Schools). The chart titled “Project Types” defines the projects by type currently included in the current Facilities Capital Improvement Program.



PROJECT TYPES

## Facilities Master Plan

A Facilities Master Plan is the District’s blueprint that allows for long-term planning of facilities in relation to its student housing needs. It outlines the District’s construction priorities and funding mechanisms to address overcrowding problems and to predict where additional classroom space is needed to support its instructional and operational goals.

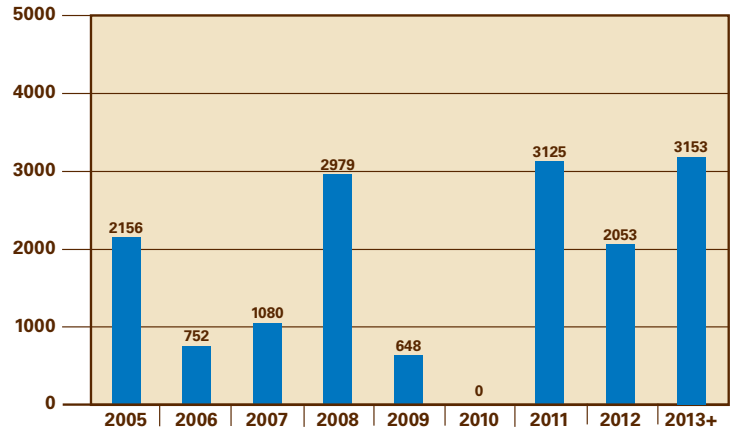
Student enrollment is one of several factors used to identify housing needs. Enrollment trends are based on a variety of indicators including new housing developments with school age children, current student progression from one grade to the next, kindergarten enrollment, geographic locations of the students, and student housing capacities.

In 2005–2006, the District conducted a demographic study of the community’s educational needs anticipated for the next decade. The demographic study determined:

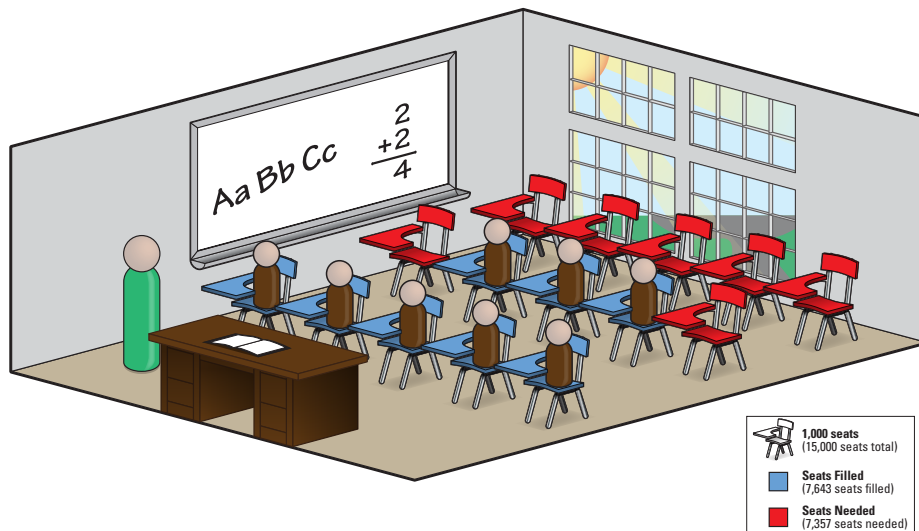
- Enrollment projections (How many students will need to be housed)
- Enrollment demographics (Where new schools should be built)
- Elementary, Middle and High School options (Types of schools needed)

Based on program needs identified in the study, the Program Management Team developed project scope, locations, budgets, and timelines for delivery of additional educational facilities. The graph titled “Planned Classroom Seat Delivery Schedule” indicates the current classroom seat delivery plan to meet program needs. The “planned projects” bar chart in the Program Schedule of this report lists those additional educational facilities identified and their date of delivery to coincide with enrollment projections. The following graphic, titled “Seats Filled to Date”, shows that 7,643 of the 15,000 new seats have been filled to date.

PLANNED CLASSROOM SEAT DELIVERY SCHEDULE  
(15,000 new seats)



SEATS FILLED TO DATE





# Cost Status Summary

## New Campus Projects

PROJECT STATUS	PROJECT NAME	PROJECT TYPE	PROJECT PHASE AS OF 8/31/09	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES AS OF 5/31/09	% OF ESTIMATE SPENT
➔	ALESSANDRO II ES	NEW	Land Acquisition/DSA Review	FHP	\$37,913,000	\$13,645,000	36%
*	ANTON ES	NEW	Complete	50/50	\$17,282,000	\$17,282,000	100%
⬢	BURBANK II ES	NEW	Land Acquisition/DSA Review	FHP	\$36,055,000	\$10,610,000	29%
*	CHAVEZ MS	NEW	Complete	FHP	\$28,287,000	\$28,287,000	100%
➔	CURTIS HS	NEW	Construction	FHP	\$57,687,000	\$6,295,000	11%
*	CURTIS MS & SDC	NEW	Close Out	50/50	\$36,609,000	\$36,041,000	98%
*	JONES ES	NEW	Close Out	FHP+50/50	\$27,000,000	\$26,764,000	99%
*	LINCOLN II NORTH ES	NEW	Cancelled	FHP	\$416,000	\$416,000	100%
⬢	LINCOLN II So. ES	NEW	Land Acquisition/DSA Stamped	FHP	\$60,823,000	\$31,687,000	52%
⬢	LITTLE MOUNTAIN ES	NEW	DSA Stamped	FHP	\$28,224,000	\$6,485,000	23%
⬢	LYTLE CREEK NORTH K-8	NEW	Design	OTHER	\$25,298,000	\$175,000	1%
⬢	MIDDLE COLLEGE HS	NEW	Land Acquisition/DSA Review	FHP	\$42,688,000	\$11,787,000	28%
*	RODRIGUEZ PREP ACADEMY ES	NEW	Close Out	50/50	\$25,900,000	\$25,435,000	98%
⬢	ROOSEVELT II ES	NEW	Land Acquisition/DSA Review	50/50	\$35,845,000	\$14,905,000	42%
⬢	WILSON II ES	NEW	Land Acquisition/DSA Stamped	FHP	\$45,690,000	\$15,565,000	34%
*	WONG ES	NEW	Close Out	FHP+50/50	\$27,615,000	\$27,083,000	98%

New Construction Projects Subtotals

**\$533,332,000**    **\$272,462,000**



## SDC/Additions Projects

PROJECT STATUS	PROJECT NAME	PROJECT TYPE	PROJECT PHASE AS OF 8/31/09	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES AS OF 5/31/09	% OF ESTIMATE SPENT
*	ARROWVIEW MS	SDC	Close Out	50/50	\$2,803,000	\$2,755,000	98%
*	ARROYO VALLEY HS	ADD	Complete	50/50	\$6,381,000	\$6,381,000	100%
*	BARTON ES	SDC	Close Out	50/50	\$2,761,000	\$2,532,000	92%
➔	BRADLEY ES	SDC	Construction	FHP	\$2,253,000	\$1,404,000	62%
*	CAJON HS	SDC	Close Out	50/50	\$2,813,000	\$2,778,000	99%
➔	CYPRESS ES	SDC	Construction	FHP	\$2,241,000	\$1,308,000	58%
*	DEL VALLEJO MS	SDC	Close Out	50/50	\$2,875,000	\$2,842,000	99%
*	GOLDEN VALLEY MS	SDC	Close Out	50/50	\$2,785,000	\$2,736,000	98%
*	GOLDEN VALLEY MS	ADD	Complete	50/50	\$1,317,000	\$1,316,000	100%
➔	HIGHLAND PACIFIC ES	SDC	Construction	FHP	\$2,606,000	\$983,000	38%
➔	HILLSIDE ES	SDC	Construction	FHP	\$2,505,000	\$1,426,000	57%
➔	HUNT ES	SDC	Construction	FHP	\$2,498,000	\$1,364,000	55%
*	KING MS	SDC	Close Out	50/50	\$2,935,000	\$2,779,000	95%
*	MIDDLE COLLEGE HS PORTABLES	GP	Complete	N/A	\$601,000	\$601,000	100%
➔	N. VERDEMONT ES	SDC	Construction	FHP	\$2,488,000	\$1,102,000	44%
*	PACIFIC HS	SDC	Close Out	50/50	\$3,014,000	\$2,965,000	98%
*	PALM AVENUE ES	SDC	Close Out	50/50	\$2,392,000	\$2,315,000	97%
➔	RIO VISTA ES	SDC	Construction	FHP	\$2,611,000	\$1,172,000	45%
➔	ROOSEVELT ES	SDC	Construction	FHP	\$2,606,000	\$1,282,000	49%
*	SAN BERNARDINO HS	SDC	Close Out	50/50	\$2,797,000	\$2,724,000	97%
*	SAN GORGONIO HS	SDC	Close Out	50/50	\$2,901,000	\$2,844,000	98%
*	SAN GORGONIO HS ADDITIONS - State Relocatables	GP	Complete	N/A	\$501,000	\$501,000	100%
*	SERRANO MS	SDC	Close Out	50/50	\$3,062,000	\$2,900,000	95%
*	SHANDIN HILLS MS	SDC	Close Out	50/50	\$2,912,000	\$2,894,000	99%

SDC/Additions Projects Subtotals

**\$62,658,000**    **\$51,904,000**

<b>Legend</b>	➔ Active Projects	⬢ Planned Projects	⬢ On Hold or Pending	* Close Out, Complete, Canceled, or Rescinded	50/50 50% State Funds/ 50% District Funds	60/40 60% State Funds/ 40% District Funds
---------------	-------------------	--------------------	----------------------	---	---	---

## Modernization Projects

PROJECT STATUS	PROJECT NAME	PROJECT TYPE	PROJECT PHASE AS OF 8/31/09	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES AS OF 5/31/09	% OF ESTIMATE SPENT
➡	ANDERSON SPECIAL ED	MOD	DSA Stamped	FHP	\$3,036,000	\$186,000	6%
➡	ARROWHEAD ES	MOD	DSA Stamped	FHP	\$2,238,000	\$204,000	9%
*	ARROWVIEW MS	MOD	Close Out	60/40	\$6,211,000	\$5,787,000	93%
➡	BARTON ES	MOD	DSA Stamped	FHP	\$813,000	\$81,000	10%
*	BELVEDERE ES	MOD	Close Out	60/40	\$3,607,000	\$3,445,000	96%
➡	BRADLEY ES	MOD	DSA Stamped	FHP	\$1,572,000	\$101,000	6%
➡	BURBANK ES	MOD	DSA Stamped	FHP	\$2,312,000	\$137,000	6%
*	CAJON HS	MOD	Close Out	60/40	\$20,240,000	\$19,778,000	98%
➡	CARMACK ES	MOD	DSA Stamped	FHP	\$2,224,000	\$170,000	8%
➡	COLE ES	MOD	DSA Stamped	FHP	\$3,385,000	\$262,000	8%
➡	CURTIS MS	MOD	DSA Stamped	FHP	\$8,964,000	\$899,000	10%
➡	CYPRESS ES	MOD	DSA Stamped	FHP	\$5,102,000	\$444,000	9%
➡	DEL ROSA ES	MOD	DSA Stamped	FHP	\$1,665,000	\$116,000	7%
*	DEL VALLEJO MS	MOD	Complete	FHP	\$6,941,000	\$6,900,000	99%
➡	EMMERTON ES	MOD	DSA Stamped	FHP	\$4,797,000	\$367,000	8%
*	FAIRFAX ES	MOD	Close Out	FHP	\$460,000	\$174,000	38%
*	GOLDEN VALLEY MS	MOD	Complete	FHP	\$1,198,000	\$1,198,000	100%
➡	HIGHLAND PACIFIC ES	MOD	DSA Stamped	FHP	\$2,246,000	\$182,000	8%
➡	HILLSIDE ES	MOD	Construction	FHP	\$1,717,000	\$173,000	10%
➡	HUNT ES	MOD	Construction	FHP	\$1,385,000	\$162,000	12%
➡	INGHRAM ES	MOD	DSA Stamped	FHP	\$2,719,000	\$199,000	7%
➡	KENDALL ES	MOD	DSA Stamped	FHP	\$2,489,000	\$242,000	10%
*	KIMBARK ES	MOD	Complete	FHP	\$908,000	\$908,000	100%
*	KING MS	MOD	Complete	FHP	\$3,992,000	\$3,973,000	100%
➡	LANKERSHIM ES	MOD	DSA Review	FHP	\$4,428,000	\$350,000	8%
➡	LINCOLN ES	MOD	Awarded	FHP	\$6,178,000	\$526,000	9%
➡	LYTLE CREEK ES	MOD	DSA Stamped	FHP	\$2,295,000	\$160,000	7%
➡	MARSHALL ES	MOD	DSA Stamped	FHP	\$1,568,000	\$99,000	6%
➡	MONTEREY ES	MOD	DSA Stamped	FHP	\$1,411,000	\$103,000	7%
➡	MT. VERNON ES	MOD	DSA Stamped	FHP	\$4,944,000	\$338,000	7%
*	MUSCOY ES	MOD	Complete	FHP	\$693,000	\$559,000	81%
*	NEWMARK ES	MOD	Complete	FHP	\$523,000	\$523,000	100%
*	NORTH PARK ES	MOD	Complete	FHP	\$2,158,000	\$2,158,000	100%
*	OEHL ES	MOD	Close Out	60/40	\$3,828,000	\$3,076,000	80%
➡	PACIFIC HS	MOD	Design	FHP	\$4,453,000	\$61,000	1%
➡	RAMONA-ALESSANDRO ES	MOD	DSA Review	FHP	\$4,584,000	\$300,000	7%
➡	RICHARDSON PREP. HS	MOD	DSA Stamped	FHP	\$3,526,000	\$220,000	6%
➡	RILEY ES	MOD	Awarded	FHP	\$5,300,000	\$481,000	9%
➡	RIO VISTA ES	MOD	DSA Review	FHP	\$1,196,000	\$122,000	10%
➡	ROOSEVELT ES	MOD	DSA Stamped	FHP	\$5,283,000	\$339,000	6%
➡	SALINAS ES	MOD	Awarded	FHP	\$2,186,000	\$192,000	9%
➡	SAN ANDREAS HS	MOD	Design	FHP	\$987,000	\$4,000	0%
➡	SAN BERNARDINO HS	MOD	DSA Stamped	FHP	\$15,883,000	\$1,349,000	8%
➡	SAN GORGONIO HS	MOD	Construction	FHP	\$25,816,000	\$4,365,000	17%
*	SERRANO MS	MOD	Close Out	60/40	\$6,618,000	\$6,555,000	99%
*	SHANDIN HILLS MS	MOD	Complete	FHP	\$4,072,000	\$4,035,000	99%
➡	SIERRA HS	MOD	Design	FHP	\$589,000	\$4,000	1%
*	THOMPSON ES	MOD	Close Out	60/40	\$3,240,000	\$3,055,000	94%
➡	URBITA ES	MOD	DSA Stamped	FHP	\$214,000	\$31,000	14%
*	VERMONT ES	MOD	Complete	FHP	\$987,000	\$927,000	94%
*	WARM SPRINGS ES	MOD	Close Out	FHP	\$360,000	\$106,000	29%
➡	WILSON ES	MOD	DSA Stamped	FHP	\$1,856,000	\$116,000	6%
Modernization Projects Subtotals					\$205,397,000	\$76,242,000	

1 Highland-Pacific SDC building. 2 New ramp at the swimming facilities at San Gorgonio HS. 3 High School #8.

FHP	Financial Hardship Program	DISTRICT	General Funds	OTHER	Donations or Development Agreements	BOND	Bond Funds	VARIOUS	Capital Facilities and Special Reserve Funds	MU	Multi-use Room
-----	----------------------------	----------	---------------	-------	-------------------------------------	------	------------	---------	--	----	----------------

# Cost Status Summary

## Other Projects

PROJECT STATUS	PROJECT NAME	PROJECT TYPE	PROJECT PHASE AS OF 8/31/09	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES AS OF 5/31/09	% OF ESTIMATE SPENT
*	ALESSANDRO ES - Lunch Shelter	OTHER	Complete	District	\$46,000	\$0	0%
➔	ARROWVIEW MS - 21st Century Classroom Other	OTHER	Design	N/A	\$100,000	\$2,000	2%
➔	ARROYO VALLEY HS - Bleachers	OTHER	Construction	District	\$732,000	\$543,000	74%
*	BARTON ES - Multi-use Room	MU	Complete	FHP	\$788,000	\$751,000	95%
*	BELVEDERE ES - Multi-use Room	MU	Complete	FHP	\$789,000	\$759,000	96%
⬢	BOND EXISTING CAMPUS - Discretionary Projects	OTHER	Planning	Bond	\$26,800,000	\$0	0%
*	CAROUSAL MALL TEMP HOUSING	OTHER	Complete		\$998,000	\$985,000	99%
*	DAVIDSON ES - Multi-use Room	MU	Complete	FHP	\$739,000	\$699,000	95%
*	DEL ROSA ES - Multi-use Room	MU	Complete	FHP	\$788,000	\$761,000	97%
➔	GROWTH PROJECTS	OTHER		Other	\$641,000	\$544,000	85%
*	HIGHLAND PACIFIC ES - Multi-use Room	MU	Complete	FHP	\$736,000	\$713,000	97%
*	INGHRAM ES - Multi-use Room	MU	Complete	FHP	\$795,000	\$741,000	93%
*	KENDALL ES - Multi-use Room	MU	Complete	FHP	\$794,000	\$742,000	93%
*	LANKERSHIM ES - Multi-use Room	MU	Complete	FHP	\$739,000	\$717,000	97%
*	LYTLE CREEK ES - Multi-use Room	MU	Complete	FHP	\$787,000	\$743,000	94%
*	MUSCOY ES - Multi-use Room	MU	Complete	FHP	\$880,000	\$849,000	96%
*	NEWMARK ES - Multi-use Room	MU	Complete	FHP	\$758,000	\$721,000	95%
*	PACIFIC HS - Kitchen Remodel	OTHER	Complete	Bond	\$9,000	\$9,000	100%
⬢	PACIFIC HS - Lab Conversion	OTHER	Planning	District	\$262,000	\$0	0%
*	PALM AVENUE ES - Lunch Shelter	OTHER	Complete	District	\$80,000	\$64,000	80%
*	PARKSIDE ES - Multi-use Room	MU	Complete	FHP	\$868,000	\$793,000	91%
*	RIO VISTA ES - Multi-use Room	MU	Complete	FHP	\$717,000	\$690,000	96%
*	RIO VISTA Kindergarten Portables	OTHER	Complete	District	\$287,000	\$287,000	100%
*	RODRIGUEZ PREP MS Portables	OTHER	Close Out	N/A	\$482,000	\$482,000	100%
*	SAN ANDREAS HS - Kitchen Remodel	OTHER	Complete	Bond	\$15,000	\$15,000	100%
➔	SAN BERNARDINO HS - 21st Century Classroom Other	OTHER	Design	N/A	\$100,000	\$2,000	2%
➔	SAN GORGONIO HS - 21st Century Classroom Other	OTHER	Design	N/A	\$100,000	\$0	0%
*	SAN GORGONIO HS - Football Field/ Bleachers	OTHER	Complete	Other	\$2,000,000	\$201,000	10%
*	SHANDIN HILLS MS - Kitchen Remodel	OTHER	Complete	Bond	\$61,000	\$61,000	100%
➔	STATE RELOCATABLES PURCHASE	OTHER		Other	\$865,000	\$346,000	40%
*	URBITA ES - Multi-use Room	MU	Complete	FHP	\$805,000	\$764,000	95%
*	VERMONT ES - Multi-use Room	MU	Complete	FHP	\$728,000	\$697,000	96%
*	QEIA Portables: BURBANK ES, CYPRESS ES, KENDALL ES, LYTLE CREEK ES, MT. VERNON ES, PACIFIC HS, SAN BERNARDINO HS, VERMONT ES, WARM SPRINGS ES, WILSON ES	OTHER	Close Out	N/A	\$3,100,000	\$3,100,000	100%

Other Projects

\$48,389,000 \$17,781,000

Grand Totals

\$849,776,000 \$418,389,000



**Mt. Vernon ES Other Project**

A newly constructed lunch shelter protects children from the summer sun and occasional rain storms.



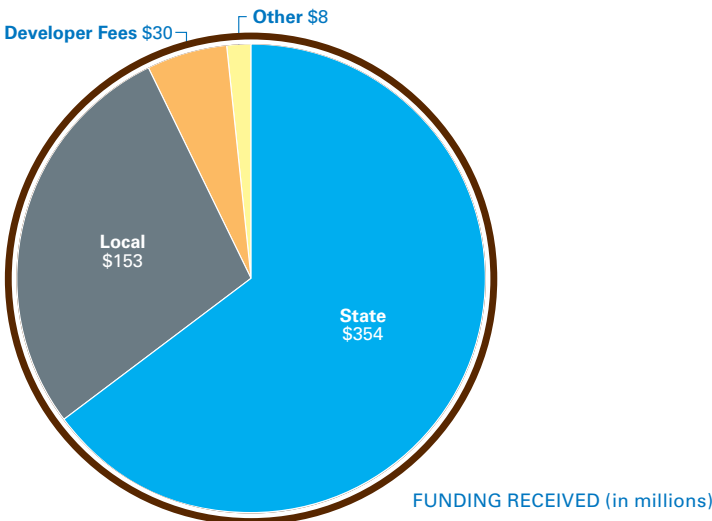


## Program Funding

The Facilities Capital Improvement Program is funded by a combination of local bonds, state funds, developer fees and other funds such as donations and development agreements. A total of \$545 million has been received to date. This is illustrated in “Funding Received” (below) and includes local bond funds from Measures A and T totaling \$153 million, approximately \$354 million in State funds, \$30 million in developer fees, and \$8 million in other funds.

### Arroyo Valley HS

New bleachers were completed in June. For the first time this year, graduation ceremonies were held at the new stadium.



## **Funding Programs**

### **Local Bonds**

The District is using local general obligation bonds to fund its matching share for capital projects. In March 2004, voters approved \$140 million in local bonds under Measure T. The Citizens' Oversight Committee was established to provide direct taxpayer review of Measure T. To date, bonds worth \$123 million has been issued in three series.

The District has a need for additional local funding beyond the \$140 million provided by Measure T. This money would be used to fund the District's share of construction for the remaining new schools in addition to improving existing District facilities for projects that usually are not funded fully or partially by State Capital Funding. These projects include, but are not limited to: athletic fields, stadiums, swimming pools, lunch shelters, enhancement to or expansion of parking spaces, enhancement to or expansion of school administrative buildings and teachers' development areas, multi-use rooms, kitchens, libraries, gymnasiums, technology and science labs for students.

### **State Fund - School Facilities Program**

The District used the School Facilities Program to fund projects that were completed last year. The School Facilities Program is funded by statewide bonds and provides two types of project funding grants: 1) new construction, and 2) modernization. In both types of grants, the State and the District, with a local match, share a portion of the funding responsibilities. The new construction grant provides funding on a 50/50 (state/local) match basis. It is intended to fund site (if applicable), design, construction, testing, inspection, furniture/equipment and other professional service costs related to building schools. The modernization grant provides funding on a 60/40 (state/local) match basis and typically funds design, construction, testing and other professional service costs related to upgrading an existing school.

### **State Fund - Financial Hardship Program**

In May 2008, the District received approval from the Office of Public School Construction to fund 54 projects in the Facilities Capital Improvement Plan. Financial hardship funding is available to those districts that cannot provide their share of funding for a school facility project. Projects funded through the Financial Hardship Program are restricted to essential facilities and a district cannot supplement funding on these projects without being subjected to financial penalties. Since the approval May 2008, the Facilities Management Department has received \$430 million in apportionments from the State and has received \$226 million in cash for projects.

### **Bridge Fund**

Bridge funding is interim financing used to leverage existing cash while waiting for an anticipated and reasonably expected inflow of cash. In August 2009, the Board of Education approved the use of bridge funding for up to \$100 million to leverage the over \$200 million that the State has apportioned under Financial Hardship but not yet released to the District. Using bridge funding, the District can move projects forward in the currently favorable bid market. 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.

### **Developer Fees**

The District is using developer fees to fund capital projects. These fees are levied to developers of new construction for the purpose of paying their required share of school building construction. The fee is based on the square footage of residential and commercial and industrial building that takes place in the District. Over the past year, the District received \$1 million in developer fees.

### **Other Funds**

The District is using other funds to support specific capital projects. These funds include allocations from the District's General Fund as approved by the Board of Education, donations from the community, and real estate development agreements. This funding is designated for a specific project or use as mandated by the Board or the entity providing the donation, or detailed in a development agreement.

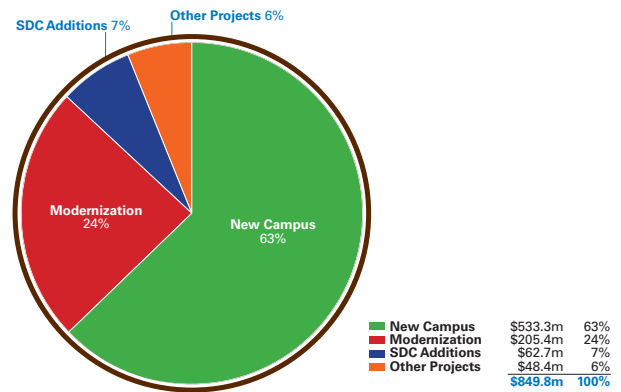
# Program Costs

## Total Project Cost Estimate

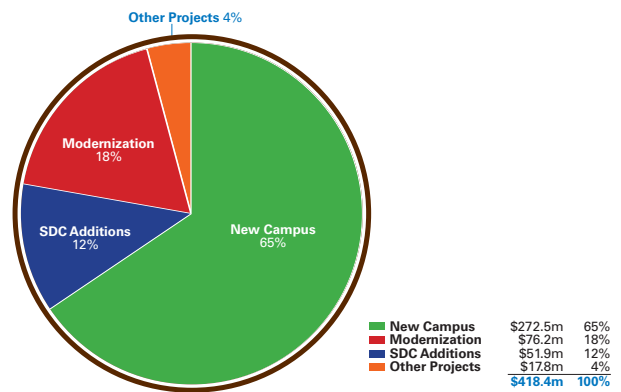
The total program cost estimate is a working budget for all capital costs for the projects in the Facilities Capital Improvement Program. The Facilities Capital Improvement Program cost estimate ranges from \$700 to \$849 million. This estimate varies based on the number of projects, actual costs realized, established funding and cost escalation added over time. The number of projects adjusts as District needs evolve, projects are prioritized, and funding becomes available.

There are 125 major capital improvement projects identified in the current estimate based on the District’s need for repairs, modernizations and new school seats for students. The facilities improvement projects are grouped into three major categories: 1) New Construction, 2) Modernizations, and 3) Other projects. Projects are further categorized according to one of four project types: 1) New Campuses, 2) Modernizations—major renovations to existing schools, 3) Special Day Classroom (SDC)/Additions new classrooms including SDCs and growth portable classrooms, and 4) Other facilities.

The distribution of the total program cost estimate according to project type is illustrated in “Total Program Cost Estimate”. New campuses account for 63% of the current estimated costs with Modernizations accounting for the second largest allocation at 24% of the estimate. The project estimates typically include two types of costs, both hard and soft costs. Hard costs are direct costs for construction including labor for the trade contractors, building materials and equipment. Soft costs are for indirect costs to support the construction process and include costs for program management, architects, construction managers, permits and agency fees. New Construction Projects may also require the acquisition of land in which case the costs to purchase land, relocate tenants or owners, environmental clearing and agency approvals are also added. The Program Management Team updates the total program cost estimate on a monthly basis based on actual bids received for construction, contracts awarded for consultants and a trend of fees and other costs for each project. This project cost data is presented in the Financial Review of Cost Status report on pages 14–16.



TOTAL PROGRAM COST ESTIMATE



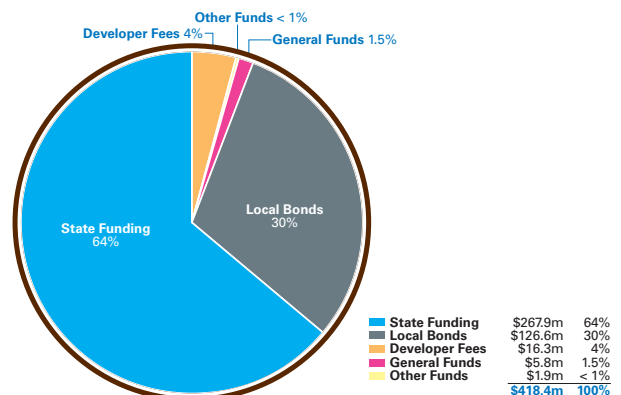
EXPENDITURES BY PROJECT

## Expenditures by Project Type

Expenditures to date total \$418 million for the 125 capital projects currently in the Facilities Capital Improvement Program. These costs are managed by the Program Management Team using the Primavera Expedition Project Management System. Distribution of the expenditures against the project types is illustrated in “Expenditures by Project.” Expenditures against the New Campuses account for the bulk of expenditures to date at \$272 million (65% of the total).

## Expenditures by Funding Source

The \$418 million of expenditures to date have been funded by state and local bonds, developer fees and other funds. Distribution of the expenditures against these funding sources is illustrated in “Expenditures by Fund”. The state and local bonds have funded 94% of all expenditures.



EXPENDITURES BY FUND





## Project Schedule

The building process for a new school starts four years before construction begins. It is a multi-layered process typically spanning six years from project definition through construction completion. It takes about two years longer in the planning and design phases compared to non-school construction projects. With additional State and Federal mandates and approvals required for planning and design of educational facilities, school construction is one of the most heavily regulated and reviewed processes in the country. To better understand the process, the three major steps to school construction are explained on the following page along with the average amount of time needed to complete each step with some overlap of tasks.

## Step 1 Planning (6–36 months)

### Needs Assessment

Conduct demographic studies to determine where to place new schools.

### Site Selection

Identify potential sites, get input from the community, vote on acquisition during Board meetings, obtain California Department of Education approval, acquire property.

### Attendance Boundaries

Determine the school's attendance boundaries, conduct community outreach meetings to notify parents, principals, teachers and staff.

### Funding Identification

Identify potential local, state and federal funding sources available for each project.

### Outreach

Meet with principals and local parent leaders to determine needs and best methods of communicating with local residents.

### Professional Services

Hire environmental experts, architects, engineers, and construction manager for each project. All contracts reviewed and accepted via public Board meetings.

### Environmental Impact Review

Study the plans and assess potential impacts, hold a public hearing, conduct a follow up study to address any questions or concerns raised by the public, receive public comment at a final public hearing, approve the environmental documents.

## Step 2 Design (12–18 months)

### Schematic Design

Create basic school design.

### Design Development

Create detailed designs with specifications for the school, such as the number of students, unique facilities, and specific needs of the student population.

### Construction Documents

Create construction drawings, specifications, policies and procedures that provide exact information on how to build the facility. Documents must be approved by the Division of the State Architect (DSA).

## Step 3 Construction (14–24 months)

### Ground Breaking

Hold community event held to celebrate the beginning of construction on a new school.

### Public Bid Process

Advertise construction contracts, conduct pre-bid meetings and walk the site. Receive bids and award to lowest bidder. Issue Notice to Proceed once construction contract approved by the Board of Education.

### Construction

Start preparation of site, construction of buildings, installation of electrical, plumbing and technology infrastructure.

### Equipment Acquisition and Installation

Purchase and install playground equipment, desks, computers.

### Landscape

Plant grass, trees, bushes, flowers; install irrigation systems.

### Ribbon Cutting

Hold community event to celebrate the opening of a new school.

Left Grand Opening ribbon cutting for Bing Wong Elementary School, October 2008



## New Campus Projects

Only one of the five planned new construction projects started limited construction this past fiscal year. Sitework at High School #8 consisting of major trenchwork for sewer, water and electrical connections, started and will continue through the end of 2009. Also included in the new high school project is the modernization of the former Curtis Middle School. Interior demolition and abatement work was bid, awarded and completed the first half of 2009.

Bid and award for construction work for this new school is pending state funding that was apportioned but not released due to the State’s budget deficit. Interim, or “bridge”, funding is being secured so that construction may continue uninterrupted on this project to avoid inefficient and costly contractor work stoppage and delays. This includes money to construct the other four new campus projects also depicted in the schedule bar chart on the following page.

Completion of final design, acquisition of land, and environmental work for the other four new campus projects are underway. These pre-construction activities are on schedule for the start of construction set for late 2010.





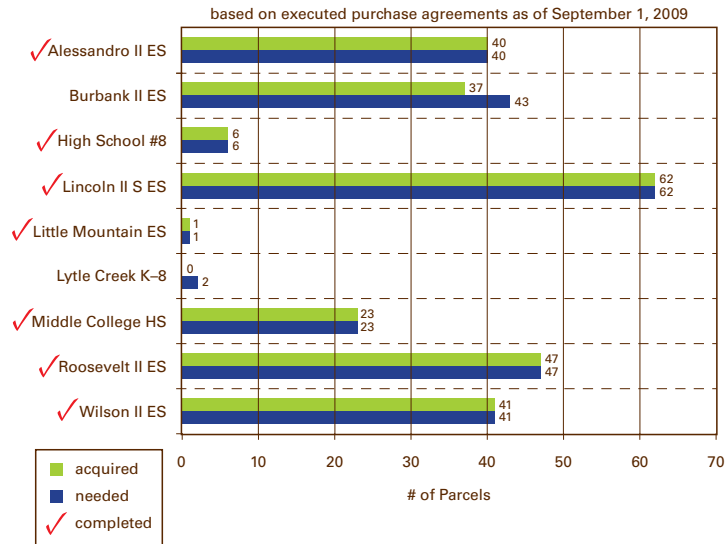
## Project Schedule

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
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 from DTSC is obtained, and reports are processed by the District.



A view of the northern portion of the campus where the majority of the trenchwork has taken place. This area will eventually be converted into new buildings, a stadium, and other facilities.



High School #8

Construction Start  
 Estimated Completion  
 Total Project Cost Estimate

January 2009  
 March 2011  
 \$61 million



**1** Artist's rendition of what High School #8 will look like when completed, currently scheduled for 2011. **2** A view of a courtyard of the existing campus. Trenching and grading continue throughout the site. **3** The cafeteria serves as temporary housing for the construction managers overseeing the project.

## Modernization Projects



The 37 modernization projects planned for the second group of the Facilities Capital Improvement Program have been grouped together in 13 contract packages to take advantage of economies of scale.

**Hunt ES**  
A worker examining HVAC ductwork in a classroom.

Five projects grouped into three contract packages started construction this fiscal year 2008–2009. Package 4A, which included Fairfax and Warm Springs Elementary Schools, completed construction in June 2009. Total work estimated at \$600,000 at these two sites consisted of access upgrades to campus paths of travel and restrooms. Ramps were reconfigured and railings installed; restrooms were renovated and fixtures; and doors and associated hardware replaced.

Construction of the other three projects continues. The first phase of a major \$25 million renovation at San Geronio High School is nearing completion at Buildings C and E. At Hillside and Hunt Elementary Schools, ADA access upgrades continue as well as electrical, data, security and energy management systems upgrades. By combining modernization and deferred maintenance scopes and budgets, schedules and cost efficiencies are maximized, which allows for additional upgrades.



Bid and award process for the remaining 32 projects (10 contract packages) started with Lincoln, Riley and Salinas Elementary Schools (Package 1). Bids were received June 25, 2009. Construction is scheduled to start September 2009. In anticipation of interim funding for construction, the rest of the contract packages are planned to bid during the next fiscal year 2009–2010.

### Program Schedule

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																			
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.

COMPLETED

**Package 4R**  
 Fairfax Elementary School  
 Warm Springs Elementary School

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



**Fairfax ES:** New ramps and paths of travel have been built throughout both campuses.



**Warm Springs ES:** Existing restrooms at both locations have been renovated to meet federal ADA standards.

**Package 5**  
Hillside Elementary School  
Hunt Elementary School

<b>Construction Start</b>	June 2009
<b>Estimated Completion</b>	November 2010
<b>Total Capital Cost Estimate</b>	\$2 million
<b>Total Deferred Maintenance Est.</b>	\$2.3 million



**Hillside ES:** At both sites, the HVAC duct work remains in good condition. This will result in a savings that will be reinvested for additional work.



**Hunt ES:** The restrooms at both campuses will be completely renovated in order to comply with federal ADA requirements.



**Hillside ES:** As modernization projects progress at both campuses, classes were moved into the recently completed SDC buildings to vacate classrooms for interim housing relocations.

## Modernization Projects

### Package 3 San Geronio High School

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



**Building C**  
**1** A completed classroom in Building C. Furniture, books, and supplies are in the process of being returned to the building in time for classes to resume in the fall. **2** The building has been upgraded with updated electrical, data, public announcement, and HVAC systems **3** A new computer lab in the process of being put together.



**4** Work continues in Building E. In this room, equipment for a wood shop class has been covered up while the room receives a new coat of paint. Electrical, lighting, and public announcement systems have also been upgraded. **5** ADA-compliant ramps installed along Building G. A new ramp has also been constructed at the swimming pool area (not pictured).





## SDC Addition Projects

The first of eight SDC buildings are completed at Hillside and Hunt Elementary Schools. The remaining six sites are on schedule for completion throughout the fall from September through November 2009.

### Rio Vista ES

An exterior view of the south side of the SDC building under construction.

In an effort to save money, where imminent modernization projects are scheduled at the same site, such as Hillside and Hunt, 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 for additional improvements.

## Project Schedule

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
Hillside Elementary School			█															
Hunt Elementary School			█															
Bradley Elementary School			█															
Cypress Elementary School			█															
Roosevelt Elementary School			█															
Rio Vista Elementary School			█															
North Vermont Elementary School			█															
Highland Pacific Elementary School					█													

## SDC Addition Projects

COMPLETED

### Hillside Elementary School

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



1 Classes are being held at the SDC building. The new classrooms have freed existing rooms for interim housing. 2 One of two completed kitchen areas. 3 An ADA-compliant restroom equipped with a shower.



COMPLETED

### Hunt Elementary School

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



1 A completed classroom. 2 A courtyard outside the building. 3 Classes have moved into the building as modernization work is underway at the campus.



## Bradley Elementary School

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



Casework installation is nearly completed; carpeting and flooring is about to begin.



Restrooms are completed with the installation of finish fixtures and stalls.

## Cypress Elementary School

**Construction Start** September 2008  
**Estimated Completion** October 2009  
**Total Project Cost Estimate** \$2.2 million



Workers pouring and laying out concrete sidewalks around the building.



Progress continues inside with casework and flooring.

## Highland-Pacific Elementary School

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



The surrounding areas has been prepped for concrete and asphalt pouring.



Electrical and data wiring are being pulled throughout the building and will be punched into the electrical room.



## SDC Additions

### North Vermont Elementary School

**Construction Start**                      October 2008  
**Estimated Completion**                October 2009  
**Total Project Cost Estimate**        \$2.5 million



Casework is installed and electrical wires are being pulled.



The current driveway is being modified to include a new drop off area for school buses and handicapped parking.

### Rio Vista Elementary School

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



Tile work on the walls are finished in the restrooms; flooring and fixtures to follow.



Casework and the ceiling grid are complete. Data and electrical wiring are being pulled throughout the building.

### Roosevelt Elementary School

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



Finish work in the restrooms has begun. Toilets in this restroom have been set.



Casework has been installed throughout the building. Finish electrical and plumbing work has started.

## Other Projects

### ● Mt. Vernon Elementary School Lunch Shelter

Construction Start May 2008  
 Construction End August 2008  
 Total Project Cost Estimate \$113,000

COMPLETED



The Mt. Vernon lunch shelter will provide protection to students from the sun and rain.



The lunch shelter features ramps for safe and easy accessibility for all children.

### ● Arroyo Valley High School Bleachers

Construction Start July 2007  
 Construction End June 2009  
 Total Project Cost Estimate \$732,000

COMPLETED



2009 marked the first time that Arroyo Valley held a graduation ceremony at the high school's new stadium.



An extensive ADA-compliant ramp system and seating now allows all visitors safe and accessible accommodations.



## Deferred Maintenance Program

The Deferred Maintenance Program (DMP) provides State-matching funds, on a dollar for dollar basis, to assist the District with expenditures for major repair or replacement of school building components. It includes the following 12 project categories approved by the State Allocation Board:

- Asbestos
- Classroom Lighting
- Electrical
- Floor Covering
- HVAC
- Lead
- Painting
- Paving
- Plumbing
- Roofing
- Underground Tanks
- Wall Systems

Most of the project categories are building systems that are necessary components of a facility, without which the building would not be able to function for school purposes. A deferred maintenance project must conform to one of these categories in order for the District to place a project on its Five Year Plan. Where feasible, projects are combined with Facilities modernization projects to realize economies of scale, minimize campus disruptions, and increase productivity to complete.



## Five Year Plan

The District receives an annual basic grant from the State for the major repair or replacement work listed on its Five Year Plan, which is a projection of deferred maintenance work to be performed on a District-wide basis over the next five years. The annual basic grants are provided in December of each year. The following table summarizes the District's current Five Year Plan.

Project Category	Number of Projects	Current Fiscal Year	Second Fiscal Year	Third Fiscal Year	Fourth Fiscal Year	Fifth Fiscal Year	Total Estimate Cost
Asbestos	20	\$2,198,000	\$6,227,030	\$3,409,650	\$1,706,000	\$472,000	\$14,012,680
Classroom Lighting	30	—	\$1,833,500	\$900,500	\$539,000	\$325,000	\$3,598,000
Electrical	8	\$90,000	\$1,483,500	\$1,185,000	\$655,000	\$200,000	\$3,613,500
Floor Covering	115	\$654,621	\$1,413,700	\$1,729,700	\$1,561,100	\$943,000	\$6,302,121
HVAC	45	\$902,800	\$8,306,200	\$8,703,250	\$4,849,000	\$5,470,000	\$28,231,250
Lead	0	—	—	—	—	—	\$0
Painting	41	—	\$897,000	\$833,500	\$682,500	\$474,000	\$2,887,000
Paving	61	\$467,860	\$1,693,500	\$1,097,000	\$795,049	\$1,267,500	\$5,320,909
Plumbing	62	\$57,000	\$74,500	\$330,000	\$448,500	\$187,000	\$1,097,000
Roofing	72	\$365,700	\$3,468,800	\$3,917,150	\$3,388,500	\$1,292,000	\$12,432,150
Underground Tanks	0	—	—	—	—	—	\$0
Wall Systems	82	\$31,000	\$633,200	\$1,038,350	\$1,104,900	\$231,000	\$3,038,450
<b>Grand Total</b>	<b>536</b>	<b>\$4,766,981</b>	<b>\$26,030,930</b>	<b>\$23,144,100</b>	<b>\$15,729,549</b>	<b>\$10,861,500</b>	<b>\$80,533,060</b>

## Facilities Improvement Program

Maintenance and Operations works closely with Facilities Management to review and integrate deferred maintenance work into upcoming modernization projects, where feasible. Consolidation of projects provides many benefits to the District. It enables economies of scale in bids estimates, minimizes campus disruptions over time, and increases productivity of Maintenance and Operations staff to complete other projects.

# PLANNED, ACTIVE, AND COMPLETED CONSTRUCTION PROJECTS



**Board of Education**  
 Mrs. Teresa Parra Craig, 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

**SAN BERNARDINO CITY**  
 UNIFIED SCHOOL DISTRICT  
 FACILITIES MANAGEMENT DEPARTMENT

- LEGEND**
- Active New Campus
  - Active Modernization
  - Active SDC Projects
  - Active Other Projects
  - Completed New Campus
  - Completed Modernization
  - Completed SDC Projects
  - Completed Other Projects
  - School Site
  - QEIA Projects