


Facilities Capital Improvement Program

Monthly Briefing

A publication of the Facilities Management Department

FEBRUARY 2010



 **Indian Springs HS New Campus**
Workers pouring a concrete base for the exterior walls of what will become a new music building.



NEW CAMPUS PROJECTS



Projects Overview

Despite the recent bad weather, sitework at High School #8, now known as Indian Springs High School (see below), continues to move forward. At the existing site, additional utility lines are being laid between buildings. Inside, interiors continue to be abated and removed, leaving only the exterior shell of the building. New layouts will then be developed for each building that better utilize each space to benefit students and teachers. Modernization work on the existing buildings is anticipated to be completed by the end of the year. Construction of additional buildings has started with the establishment of concrete bases for exterior walls. The future parking and track & field areas have been laid out with concrete curbs in place.

Other new campus projects are having pre-construction work performed. At Leland Norton (Lincoln II South) Elementary School, the first phase of demolition of existing structures are underway. Meanwhile, the District is actively looking for buyers to purchase and remove historical houses on the George Brown, Jr. (Wilson II) Elementary School site.

Construction funds that had been apportioned and held by the State were released in mid-December. These funds include support for these projects as well as two other new campus projects as depicted in the “Project Schedules” bar chart on top of page 4. Completion of final design and acquisition of land also drives the start of construction of the four new campus projects.

Indian Springs HS

left A worker guiding concrete into the exterior wall base where the future music building will be built.

Board of Education Selects Names for Future Campuses

In December, the Superintendent’s Naming of Schools Committee met to select names for the new campuses. Their recommendations were presented to and approved by the Board of Education on January 19th. The table on the right lists the new names for the future campuses.

Temporary Site Name	Approved School Name
High School #8	Indian Springs High School
Middle College High School	Middle College High School
Lincoln II South Elementary School	Leland Norton Elementary School
Little Mountain Elementary School	Little Mountain Elementary School
Wilson II Elementary School	George Brown, Jr. Elementary School
Alessandro II Elementary School	Graciano Gomez Elementary School
Burbank II Elementary School	H. Frank Dominguez Elementary School
Roosevelt II Elementary School	Dr. Mildred D. Henry Elementary School
Lytle Creek K-8	Pakuma K-8 School

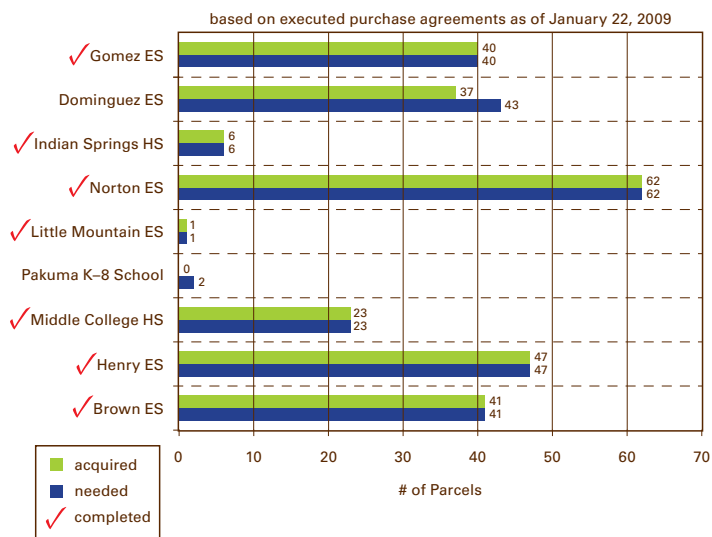
Project Schedules

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
Indian Springs High School					█													
Middle College High School													█					
Norton Elementary School													█					
Brown 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 H. Frank Dominguez (Burbank II) ES site. Properties at Dr. Mildred D. Henry (Roosevelt II) ES and Graciano Gomez (Alessandro II) ES sites were awarded through eminent domain court proceedings. Pre-construction work continues and includes fencing and boarding up properties. Soils and materials testing, associated abatement, and demolition is starting at sites where environmental due diligence is completed, approvals from DTSC are obtained, and reports are processed by the District.



Project Highlights

Indian Springs High School (High School #8)

Construction Start
Estimated Completion

February 2009
March 2011

Total Project Cost Estimate
Owner Representatives

\$61 million
Samer Alzubaidi
Tim Deland



1 Workers pouring concrete for the exterior wall base that will be part of a new music building. Part of the ground has been excavated to make room for a choir room. 2 & 3 Additional trenches have been dug between the existing buildings where additional utility lines will be installed. 4 Concrete curbs are established in the new parking and the track & field areas.



MODERNIZATION PROJECTS



Projects Overview

Modernization work at San Geronio High School continues with efforts concentrated on Building B. Installation of tiles inside the restrooms is near completion. Tackable walls and new HVAC systems, utilizing energy-efficient hydronic technology, have also been installed inside classrooms. A new ceiling system will be installed throughout the building in the coming weeks.

Group 5 sites (Hillside and Hunt Elementary Schools) continue to advance with their modernization projects. Classes have resumed in Building F at Hillside that was being modernized last month. Work has moved onto another building, starting with abatement. Meanwhile, Buildings B and C at Hunt are near completion and will be turned over to the school in the next several weeks.

Installation of interim housing at Group 1 sites (Lincoln, Riley, and Salinas Elementary Schools) are either completed or being finalized. Initial work on several restrooms at each site has started. In addition, a number of classes at Lincoln have moved into interim housing and abatement work has started inside the vacated rooms.

Work on Group 6 sites (Anderson Special Education, Del Rosa, Wilson, and Monterey Elementary Schools) are in the beginning stages, with interim housing in the process of being established at each site.

Lincoln ES

opposite
Installation of interim housing is complete. Classes have moved in while modernization work begins on the vacated classrooms.

Hillside ES

below
New handrails stand in front of Building F, where work has recently completed.



Project Schedules

Group Number	MODERNIZATION PROJECTS	2008				2009				2010				2011				2012		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
1	Lincoln ES, Riley ES, Salinas ES																			
2	Rio Vista ES, Roosevelt ES, Mt. Vernon ES																			
3	San Geronio HS																			
4	Arrowhead ES, Carmack Special Ed., 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.

Project Highlights

Group 1

Lincoln Elementary School
 Riley Elementary School
 Salinas Creative Arts Elementary School

Construction Start

November 2009

Total Capital Cost Estimate

\$6.4 million

Estimated Completion

December 2010

Owner Representatives

Tim Deland
 Kurt Supinger



1 Fixtures have been removed from a restroom at Salinas Creative Arts Elementary School, where modernization work has begun. 2 This hallway and restroom at Riley Elementary School are currently under renovation. 3 Abatement work begins inside this building at Lincoln Elementary School.

Project Highlights

Group 5

Hillside Elementary School
Hunt Elementary School

Construction Start

June 2009

Estimated Completion

November 2010

Total Capital Cost Estimate

\$2.0 million

Total Deferred Maintenance Estimate

\$2.3 million

Owner Representatives

Nellie Karbum
Charlotte Clement



Hunt ES All of the renovated classrooms in this group feature energy-efficient lighting that reduces distracting shadows in the classroom.



Hillside ES Old flooring and ceiling systems have been removed from this classroom. The HVAC system is in good condition and will remain.

Group 3

San Geronio High School

Construction Start

December 2008

Estimated Completion

November 2010

Total Project Cost Estimate

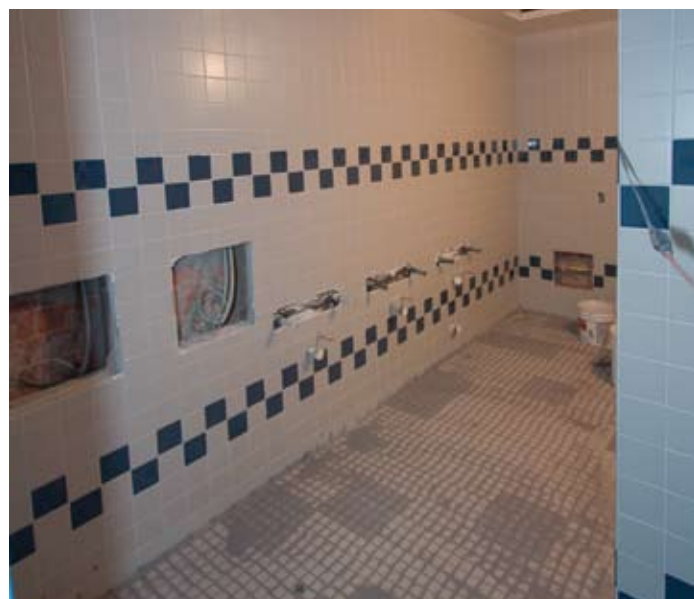
\$25 million

Owner Representative

Louis Baker



Inside the library, old wallpaper has been removed from the walls. New insulation has been placed in the ceiling.



Tile work inside this and one other restroom inside Building B is near completion. Finish fixtures will be installed next to complete these restrooms.



Projects Overview

With the recent completion of the SDC building at Highland-Pacific Elementary School, all eight SDC buildings scheduled for Phase 2 are now completed. The other sites receiving SDC buildings are Hillside, Hunt, Bradley, Cypress, Roosevelt, Rio Vista, and North Verdemont Elementary Schools. 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. For example, classes have been moved into Hillside's and Hunt's SDC buildings during their modernization projects. 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 scopes of work. Examples of additional scopes of work include new playground equipment at Roosevelt Elementary School and new basketball courts at Bradley Elementary School.

Highland-Pacific ES

This SDC building was recently completed. Classes are scheduled to start shortly.

Williams Response & Mobile Maintenance



In order to keep schools performing at their best, they require regular maintenance. Two shops in Maintenance & Operations help in maintaining our schools. The Williams Response Team was formed to assist in remedying deficiencies by completing repairs prior to and during the annual County Schools Williams visits. Schools receiving state funding for facilities and are ranked in deciles 1 to 3 must maintain their schools in “good repair”—schools that are clean, safe, and functional. Deficiencies are identified if one or more “good repair” standards are not met. The Team works diligently throughout the year to assure all District school sites meet the “good repair” standards. The other shop, the Mobile Maintenance Crew, provides District sites with an on-site mobile repair team that handles minor problems relating to carpentry, electrical, plumbing, painting and small welding repairs. They visit each site approximately twice a year.

Williams Response & Mobile Maintenance

Pictured here are some of the members of the Williams Response & Mobile Maintenance teams that keeps our schools running at their best.

FACILITIES / MAINTENANCE & OPERATIONS



High Performance Design Leads to High Performance Students

High Performance Design

Sustainability design (High Performance or Green design) is known for its delivery of energy and water efficiency, sensible land use, healthier indoor environments, better use of materials and resources and enhanced living comfort. Such designs create an environment beneficial to student learning and health, and reduce long-term maintenance and operation costs.

The San Bernardino City Unified School District understands the importance of sustainability. The Facilities Department is modernizing existing schools, as well as designing and constructing new schools, using sustainability design criteria specifically for K–12. These design criteria are known as California High Performing School (CHPS). Some of the types of renewable energy design practices being implemented in our District include:

- ☞ insulation of ceiling space
- ☞ LED fixtures
- ☞ day lighting and occupancy sensors
- ☞ solar tubes
- ☞ photovoltaic (PV) energized exterior lighting
- ☞ energy management systems
- ☞ weather-based irrigation systems, high-efficiency irrigation


Energy Conservation

The District strives to implement energy conservation measures to reduce monthly operation costs at all of its existing facilities and the new schools to be built.

The table on the right depicts high performing or “green” schools identified to date. The Facilities Department will add more schools to the list as they are identified in the future.

Go Green—Go Students

Current & upcoming green schools



Existing Schools	New Schools
Curtis MS	George Brown, Jr. (Wilson II) ES
Lankershim ES (ORG Project)	H. Frank Dominguez (Burbank II) ES
Lincoln ES (ORG Project)	Graciano Gomez (Alessandro II) ES
Lytle Creek ES (ORG Project)	Dr. Mildred D. Henry (Roosevelt II) ES
Muscoy ES (ORG Project)	Indian Springs HS (High School #8)
Vermont ES (ORG Project)	Little Mountain ES
Wilson ES (ORG Project)	Middle College HS
Wong ES	Leland Norton (Lincoln II South) ES
	Pakuma (Lytle Creek) K–8 School

Cost Efficiency and Funding

There are many funding programs available to encourage “green schools” in California. They include government incentives, utility rebates, and private financial loan assistance to offset the initial investment costs. Currently, the District is maximizing its construction funding pool by applying to various State, utility companies and other resources such as the following:

High Performance School Incentive (HPI)

The State has earmarked \$100 million in incentive funding for High Performance Schools (HPI) for the following five categories: 1) site, 2) water, 3) energy, 4) materials, and 5) the indoor environmental quality. SBCUSD plans to have 17 schools—new construction and/or additions—for HPI funding and expects to receive \$2.7 million. The Pre-construction team is responsible to submit documents to DSA and OPSC for approval. In 2008, 7 schools were submitted and approved to receive \$1.6 million. On January 28th, 2010, 6 additional schools were submitted to OPSC: Lincoln, Vermont, Muscoy, Wilson, Lytle Creek, and Lankershim Elementary Schools. This recent submission could give the District approximately \$630,000 in additional funds.

No other school district in California, with the exception of the Los Angeles Unified School District, has a higher number of projects that are approved by the State to receive HPI funding.

Savings by Design

Sponsored by four of California’s largest utilities, with support from the Public Utilities Commission, this program offers building owners and their design teams a wide range of services such as design assistance, owner incentives, and design team incentives. SBCUSD has applied to and is about to receive from this source \$120,000 with an anticipated \$500,000 to \$1 million expected in the future for modernization and new construction of 49 schools. This includes a \$250,000 incentive from Southern California Edison for equipment upgrades for 33 modernizations projects.

Opposite page, top This classroom at San Geronio High School utilizes skylights that reduce the need for artificial lighting. **Bottom left** As part of its scope of work, San Geronio is installing hydronic heating systems. These systems use water instead of harmful chemicals to heat and cool classrooms. **Bottom right** A classroom at Hunt Elementary School uses special fluorescent lights that are energy efficient and reduce distracting shadows inside the classroom.

Employee Spotlight

Nasimul Anwar Facilities Specialist

For all of his life, Nasimul has been surrounded by construction. So it comes as no surprise that Nasimul, or Anwar, as he likes to be called, would end up working in the construction industry. For just over a year, Anwar has been working at the District as our Facilities Specialist. His main responsibilities include labor compliance, where Anwar conducts audits to ensure that the workers who work at various state-funded District job sites are paid fairly. He also handles scheduling for all Facilities projects and coordinates with government agencies. More recently, he has been given the task to oversee property management, which includes fencing, board-ups, and weed abatement, for six sites where future campuses will be built.

Growing up in Bangladesh, Anwar saw several members of his family working in public works or defense-related construction projects. Seeing them work in construction peaked his interests in the field. This curiosity eventually led to Anwar moving to Moscow and attending the university there, where he earned his master's degree in civil engineering. After immigrating to the United States, Anwar continued his pursuits in the construction field. His past work experiences include positions at the City of San Bernardino, East Valley Water District, and Caltrans. Even during his spare time, he likes to construct houses on properties he acquires. Anwar holds licenses for construction, general contracting, and real estate. It gives him a great feeling and a sense of fulfillment watching an empty plot of land get transformed into a new building and seeing how the surrounding community benefits from it. The hardest aspect is that no two jobs are alike, no matter how similar they may be, so each job presents its own challenges. But he enjoys taking on and overcoming those unique challenges.



Anwar has traveled to many parts of the world. While studying in Moscow, he met his future wife. Together with their two sons, they like to travel to different cities around the world. His favorites include Venice, Italy for its architecture and Singapore for its beauty. He enjoys watching the History Channel and Travel Channel and likes books on informative subjects, such as history, personal development, and engineering/construction. And he likes to watch movies that star Al Pacino or Robert de Niro and lists *The Godfather* trilogy as his favorite films.

Williams Response & Mobile Maintenance Recognized

During the January 19th Board of Education meeting, the Board awarded members of the Williams Response and Mobile Maintenance teams for the outstanding customer service they provide throughout the District. From the Williams Response Team, the Board recognized Albert Lizarde (supervisor), Anthony Morris (lead), Tom Burrows, Phil Conway, Alfred Gutierrez, Ken Johnson, David Howard, Dave McClellan, Kenneth Quiroz, and Tom Rush. The Board also recognized John Viola (lead), Robert Brizuela, Michael Hartwick, Cedric Melcher, Dave Tully, Roger Wood, and Bob Yocum from the Mobile Maintenance Crew.



Building Schools

Building Connections

San Bernardino City Unified School District Business Faire 2010

January 20, 2010

Under the current economic climate, contractors are having a difficult time finding additional work to keep themselves afloat. Meanwhile, school districts throughout the region are preparing their plans for future construction projects and have a shortage of contractors to help them out.

On January 20th, the San Bernardino City Unified School District hosted the "Building Schools, Building Connections" Business Faire. The purpose was to bring these two groups in the San Bernardino County together to potentially work together on future construction projects. Along with SBCUSD were representatives from Rialto and Colton School Districts.

Superintendent Dr. Arturo Delgado welcomed all the attendees to the event. Introductions and program facilitator was done by John Peukert, Assistant Superintendent. Wael Elatar, Facilities Administrator, along with Colton and Rialto Unified School Districts, presented details about upcoming projects. Wrapping up the event, legal counsel Terry Tao from AALRR gave out information on contracting and bidding requirements and answered contractor questions regarding the topic.



1 Some of the over 250 contractors who participated in the SBCUSD Business Faire 2010. 2 Superintendent Dr. Arturo Delgado welcoming the attendees at the SBCUSD Business Faire. 3 Assistant Superintendent John Peukert introducing speakers. 4 Facilities Maintenance & Operations Administrator Wael Elatar speaking about upcoming SBCUSD projects.

The event was an overwhelming success, with over 250 vendors in attendance! The response from the vendors has been very positive. Most were appreciative for the sharing of information and for the opportunity to meet with District staff directly.





Board of Education
 Mr. Danny Tillman, President
 Dr. Barbara Flores, Vice President
 Ms. Louise A. Ayala
 Mrs. Teresa Parra Craig
 Mrs. Judi Penman
 Mrs. Lynda K. Savage
 Dr. Elsa O. Valdez

Superintendent
 Arturo Delgado, Ed. D.

District Facilities Administrators
 Mel Albiso, Associate Superintendent
 John Peukert, Assistant Superintendent
 Wael Elatar, Facilities Administrator
 Samer Alzubaidi, Facilities Director

Facilities Program Management Team
 URS



Please note: map not drawn to scale.

- LEGEND**
- New Campus Projects
 - QEIA Projects
 - Modernization Projects
 - Completed Modernization Projects
 - SDC Projects
 - Completed SDC Projects
 - Other Projects
 - Completed Other Projects