

Facilities Capital Improvement Program

Monthly Briefing

A publication of the Facilities Management Department

JUNE 2010



Riley ES Modernization

A worker installing fluorescent lights. New finishes, flooring and refurbished partitions have also been installed inside the building.







Projects Overview

The buildings under construction at Indian Springs High School continue to have their exterior walls built up with either masonry or wood, depending on the structure. In fact, the current view of the site is filled with rebar and scaffolding rising up from the ground. When possible, metal frames are being placed at doors and window openings. In addition, two new buildings are starting to be constructed with the pouring of concrete wall footings and pads. At the existing portion of the campus, modernization work continues with additional construction of new wall frames and rough utility work. Those buildings that have already had their walls framed are starting to have insulation and drywall mounted.

Indian Springs HS

◀ Wooden frames are now boarded up at Building E, the future locker room. The campus continues to be built up with masonry and wood work.

Brown ES

▼ Heavy machinery are in place for demolition work that will begin on the site.

At both the Norton and Brown Elementary School sites, abatement work on the existing structures is about to wrap up. The next step in the process is the demolition and removal of those structures, scheduled to start at the end of May.



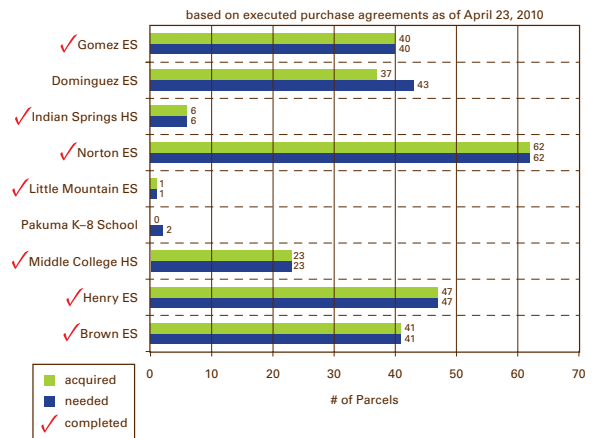
Project Schedules

NEW CAMPUS PROJECTS	2009				2010				2011				2012				2013	
	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					■				■									
Gomez Elementary School									■				■					
Henry Elementary School									■				■					
Dominguez Elementary School									■				■					
Pakuma K-8 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 Dominguez ES site. Properties at Henry ES and Gomez 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 expected to start once all ongoing environmental due diligence is completed, approvals from DTSC are obtained, and reports are processed by the District.



Project Highlights

Indian Springs High School

Construction Start
Estimated Completion

February 2009
October 2011

Total Project Cost Estimate
Owner Representatives

\$61 million
Samer Alzubaidi
Tim Deland



1 New framing has been erected for Building A, the Administration building.
2 New insulation and drywall are being installed throughout Building S.
3 Workers removing debris off of the roof. 4 The gymnasium, as well as other new construction, continue to have masonry work done to build up the building's exterior walls.





Projects Overview

Group 1 Modernization work is currently on hold at Salinas Creative Arts Elementary School until school lets out for the summer. New finishes, carpets, and flooring have been installed at Riley Elementary School. New coats of paint have been applied to the walls and reskinned wall partitions have been mounted. Inside Building C at Lincoln Elementary School, light fixtures have been replaced and new ceiling tiles have been placed. New paths of travel around the building are also in progress.

Group 3 Work on the cafeteria at San Geronimo High School will start after students leave for summer vacation. Meanwhile, abatement work has started inside Building D. Protective coverings line the gym floor as existing light fixtures are removed. Old flooring and tiles have been removed from classrooms, locker rooms, and restrooms inside the building. One of the goals for this building is the addition of a new team room inside the girls' locker room that will be used by the various varsity teams.

◀ **Lincoln ES**
Workers forming the concrete for upgraded paths of travel in front of Building C.

Group 5 Modernization work at Hillside and Hunt Elementary Schools continues to progress. A section of the B wing currently under renovation at Hillside will be finished in the coming weeks, with work moving on to another section of the B wing. Maintenance & Operations installed new flooring inside the classrooms, helping to reduce costs for the project. Work on the portables and multi-use room at Hunt will also be completed in the coming weeks.

Group 6 Renovation work on the restroom and two adjoining classrooms are almost completed at Anderson Special Education. New tackboards and white boards have been installed inside the classrooms. A new bus drop-off area has also been created featuring new handrails and ADA-compliant dimpled pads in the curb. Old wooden columns that supported the walk ways are being replaced with new steel columns at Monterey Elementary School. Construction of a new ramp in front of a classroom has also been finished. The remodeling of the kindergarten restrooms at Del Rosa Elementary School are near completion.

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., Harmon ES, 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, Warm Springs ES																		
8	San Bernardino HS																		
9	Inghram ES, Lytle Creek ES, Richardson Prep HS, Urbita ES																		
10	Cole ES, Cypress ES, Highland-Pacific ES																		
11	Emmerton ES, Burbank ES, Barton ES, Lankershim ES																		
12	San Andreas HS, Sierra HS, Pacific HS																		

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 **Total Deferred Maintenance Est.** \$1.1 million
Owner Representatives Tim Deland
 Kurt Supinger



▲ New paths of travel are under construction around Building C at Lincoln ES.

◀ Workers installing new lighting and ceiling systems at Riley ES. New finishes and flooring, as well as refurbished partitions, have been installed inside the building as it nears completion.

Project Highlights

Group 3

San Geronio High School

Construction Start

December 2008

Total Project Cost Estimate

\$25 million

Estimated Completion

November 2010

Owner Representative

Louis Baker



Protective boards line the top of the gymnasium floor. Currently, abatement work has started, including the removal of the current lighting system, as seen here.



The inside of this home economics classroom is currently being abated.



Abatement is also underway inside the restrooms.



One of the new features will be a new girls' team locker room.

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 Est. \$2.3 million
Owner Representatives Nellie Karbum
Charlotte Clement



The interior of this classroom at Hillside ES is almost completed.



Inside one of the portable classrooms that is currently undergoing renovations at Hunt ES.

Group 6

Anderson Special Education
Del Rosa Elementary School
Monterey Elementary School
Wilson Elementary School

Construction Start January 2010
Estimated Completion November 2010

Total Capital Cost Estimate \$3.6 million
Owner Representative Kurt Supinger



1 Work is almost completed inside this restroom at Anderson Special Education, along with two adjoining classrooms. **2** One of several newly refurbished restrooms at Del Rosa ES. **3** A new ramp and handrails were built in front of this classroom at Monterey ES.



Plans & Records Shop

The Plans & Records Shop is involved in creating drawings for all Maintenance & Operations projects utilizing the skills of multiple shops. Their duties include drawing detailed construction plans for Maintenance & Operations projects, designing drainage corrections, and verifying occupancy ratings for various types of offices and rooms. They also ensure that ADA (Americans with Disabilities Act) issues meet the minimum California code requirements, perform inspections on many types of construction projects that are followed closely by DSA, (Division of the State Architect), and code references. They house and maintain all of the approved construction plans for all of the District buildings and maintain the history of each building. The shop also collaborates with outside architects and engineers regarding both M & O and Facilities projects.

Deferred Maintenance Program

Emmerton ES Fence Replacement



Maintenance Crew workers double-checking the new fence to ensure proper installation and that no sharp edges are found along the edges of the chain link.



Grounds workers digging the last of the holes to expand the current irrigation system for new grass.



Installation of a new gate. The old fence previously had sharp edges along the top edge which could be dangerous to the children.

Current & Recent Activity

- Del Vallejo MS New drain on the south side of the track & field track.
- Roosevelt ES Asphalt work on playground.
- Hillside ES Installation of new flooring (in conjunction with the modernization project).

Employee Spotlight

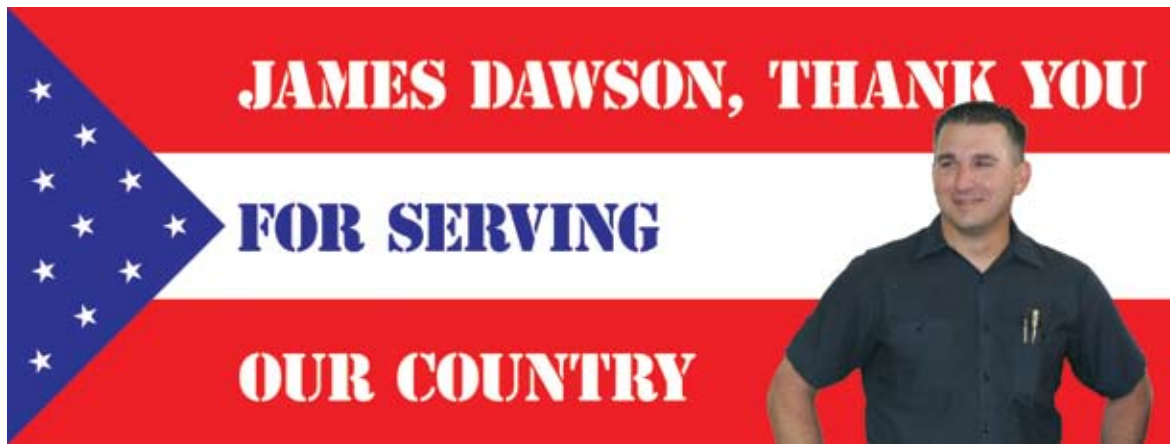
Cher Arias Secretary III



For just over a year and a half, Cher has been the Secretary III for the Director of Facilities, Owner Representatives, and Pre-construction Managers. Prior to working in Facilities, she was a part-time Instructional Assistant, CAI (Computer Assisted Instruction) for three years at several schools, including North Park, Mt. Vernon, and Fairfax Elementary Schools and Richardson Prep. Besides the normal duties of a secretary, including setting up meetings and such, she also manages all of the plans, both physical and electronic, as related to modernizations and new construction projects. She also oversees the PM-41 forms that are generated by Facilities. Being tech-savvy, Cher also sets up meetings that require multimedia equipment or are held on the Internet. She also serves as our local troubleshooter if there are any problems with the computers.

During most of the conversation, Cher stressed the importance of technology and children in schools, two topics she feels very passionate about. During her time as a CAI, she taught students how to use a computer, the Internet, and programs including Microsoft Word, Excel, and PowerPoint, skills that children will need as they progress through their school years and beyond. She also emphasized the importance of having typing skills and set up a typing club that encouraged students to develop them. To this day, Cher has a great sense of pride knowing that she had a hand helping those students develop skills that will be vital to their success for the rest of their lives. Here at Facilities, she also likes the fact that she is able to help create better learning environments for the children. Having two daughters that attend schools in the District, this is of great importance to her. She hopes that all of the schools will get the latest in facilities and technology so that every child gets the same opportunities to reach their full potential. She feels her work here in Facilities will help make that possible.

Outside of work, Cher is busy raising her two daughters. She usually enjoys doing outdoor activities with her family, such as hiking and boating. She also loves playing the drums on Guitar Hero on the Wii. She likes to listen to 80s hair bands such as Guns 'n Roses (her favorite), Poison, and Motley Crüe. Her absolute favorite movie is *Top Gun*, which stars her favorite actor, Tom Cruise. She has a lot of favorite TV shows, which includes *Lost*, *Modern Family*, *Army Wives*, *Friday Night Lights*, and *All My Children*, which she's been watching for as long as she can remember. During football season, Cher is rooting for the Dallas Cowboys. When she finds time, she has been reading Greg Laurie's book *Lost Boy: My Story*.



On May 21st, the Maintenance & Operations and Facilities team threw a going-away party for James Dawson, who was recently called to active duty by the U.S. Army Reserve. James is being deployed to Iraq for the next fourteen months beginning Memorial Day weekend. Also in attendance at the party were his wife and two of the couple's children. Several poignant speeches were made.

We wish James the best of luck and for his quick and safe return home.



Kathy Haskins Recognized by Board for Outstanding Customer Service



Kathy Haskins with Brenda Fogg, Training Officer, Certificated Human Resources, during the announcement of Kathy receiving the Outstanding Customer Service Award.

Exceptional customer service is high on the list of priorities in the District. Each quarter the Board of Education recognizes ten individuals who demonstrate this and present them with the Outstanding Customer Service Award. This quarter, the Board awarded Kathy Haskins, Facilities Operations Clerk II, with this award for her excellent customer service during their April 20th Board of Education meeting.

According to Laura Breuer, Assistant Director, Facilities Management, awarding Kathy the honor is a true statement of her ability to consistently provide outstanding customer service to both her co-workers and customers. Added Wael Elatar, Facilities Administrator, "Kathy is always willing to step in and assist in any aspect of the duties within the Facilities Department, even when it is not part of her day-to-day work assignment. She is definitely considered an asset to our department."

Congratulations again, Kathy, for a job well done!



Lincoln ES Modernization

The door on the left is a new opening that was created for additional access to the adjacent classroom inside.



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 Wael Elatar, Facilities Administrator
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Facilities Program Management Team
 URS



FACILITIES MANAGEMENT DEPARTMENT
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- LEGEND**
-  New Campus Projects
 -  QEIA Projects
 -  Modernization Projects
 -  Completed Modernization Projects
 -  Completed SDC Projects
 -  Group Number
 -  Other Projects
 -  Completed Other Projects



Please note: map not drawn to scale.