



August Briefing 2010

Facilities Capital Improvement Program



New Campus

As the summer season begins, four new campus projects are currently active and are in various stages of progress. About half way through the project, construction at Indian Springs High School continues with new construction coupled with modernization of the former Curtis Middle School site. Meanwhile, three new campus sites are in the pre-construction phase of their projects.

NEW CAMPUS PROJECTS AT A GLANCE

Indian Springs High School

Owner Representatives Samer Alzubaidi
Tim Deland
Est. Project Cost \$61 million
Construction Start February 2009
Estimated Completion October 2011

Brown Elementary School

Owner Representative Jorge Mendez
Estimated Start Q4 2010
Estimated Completion Q2 2012

Norton Elementary School

Owner Representative Jorge Mendez
Estimated Start Q4 2010
Estimated Completion Q2 2012

Middle College High School

Owner Representative James Price
Estimated Start Q4 2010
Estimated Completion Q2 2012

Indian Springs High School

At this time, all but two new buildings planned for Indian Springs High School are in various stages of construction. A couple of buildings have started with wall footings and concrete slabs set. Others continue to have framing and exterior walls go up. Some of the more completed buildings had roof decks built on top. At the meantime, Del Rosa Avenue, which runs alongside the eastern perimeter of the campus, was closed to connect utility lines from the campus to the main lines.

Modernization of the former middle school is also in various stages. Some of the existing buildings continue to have new wall frames built inside, while other buildings are having

insulation, drywall, and rough utilities installed. Door and window frames continue to be installed.

Pre-construction Begins at Three School Sites

Some work where two elementary schools and a high school will be built have started with pre-construction work. Existing buildings at Brown Elementary School, Norton Elementary School, and Middle College High School sites were inspected for any hazardous materials such as asbestos and lead. Any amounts found were specially handled and removed from the sites. Afterwards, demolition work on the structures began. By the end of July, all of the structures at each site had been leveled and debris



Cover One of the support beams constructed for masonry work at Indian Springs HS.

Work on the new Administration building at Indian Springs High School. Most of the new buildings planned for the campus are now in various stages of construction.



Masonry work for the exterior walls continue for some of the newly constructed buildings.



A view inside one of the modernized buildings at Indian Springs High School.



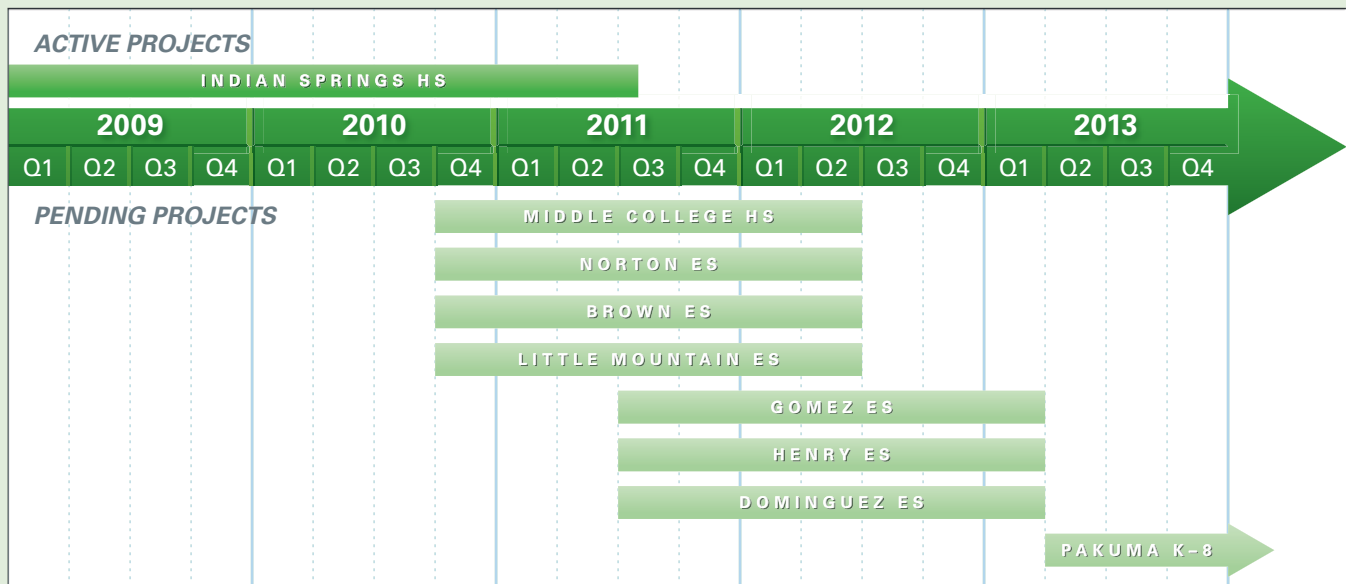
Demolition at the Brown Elementary School site in May. Three new campus sites have undergone abatement and demolition work during the past three months.

removed from the sites. The next step is soil remediation, a process that removes contaminants from the soil.



Clearing debris from the Middle College High School site. The next step in the pre-construction phase will be the remediation of the soils at each site.

PROJECT SCHEDULES



Schedules for pending projects are tentative, subject to funding from the State.

Modernization

There are currently 28 ongoing modernization projects underway at campuses throughout the District, with 18 campuses starting in the last month. Some groups recently finished their first phase of construction and have progressed to the next phase. Others are more than halfway complete and are approaching the completion of their projects.

MODERNIZATION PROJECTS AT A GLANCE

Group 1 Lincoln ES / Riley ES / Salinas Creative Arts ES
Owner Representative Tim Deland
Project Cost \$6.4 million (est.)
Deferred Maintenance \$1.1 million (est.)
Construction Start November 2009
Estimated Completion December 2010

Group 2 Rio Vista ES / Roosevelt ES / Mt. Vernon ES
Owner Representative James Price
Project Cost \$4.9 million (est.)
Construction Start July 2010
Estimated Completion December 2011

Group 3 San Gorgonio HS
Owner Representative Louis Baker
Project Cost \$25 million (est.)
Construction Start December 2008
Estimated Completion November 2010

Group 4 Arrowhead ES / Carmack School / Harmon ES / Kendall ES
Owner Representative Tim Deland
Project Cost \$4.1 million (est.)
Deferred Maintenance \$1.9 million (est.)
Construction Start July 2010
Estimated Completion August 2011

Group 5 Hillside ES / Hunt ES
Owner Representatives Nellie Karbum, Charlotte Clement
Project Cost \$2 million (est.)
Deferred Maintenance \$2.3 million (est.)
Construction Start June 2009
Estimated Completion November 2010

Group 1

The first phases of modernization work at Riley ES and Lincoln ES were completed in July, in time for the start of the new school year. Teachers have since moved back and are now holding classes. Work at Building C at Lincoln included the construction of two new exterior classroom doors. Building B at Riley had new skylights installed that will allow more natural light and reduce artificial light usage inside classrooms. The second phase of modernization work has begun at each campus with abatement work at Building B at Lincoln and Building C at Riley.

Group 2

Interim housing is currently in the process of being set up at

Mt. Vernon ES, with the remaining two campuses to follow afterward.

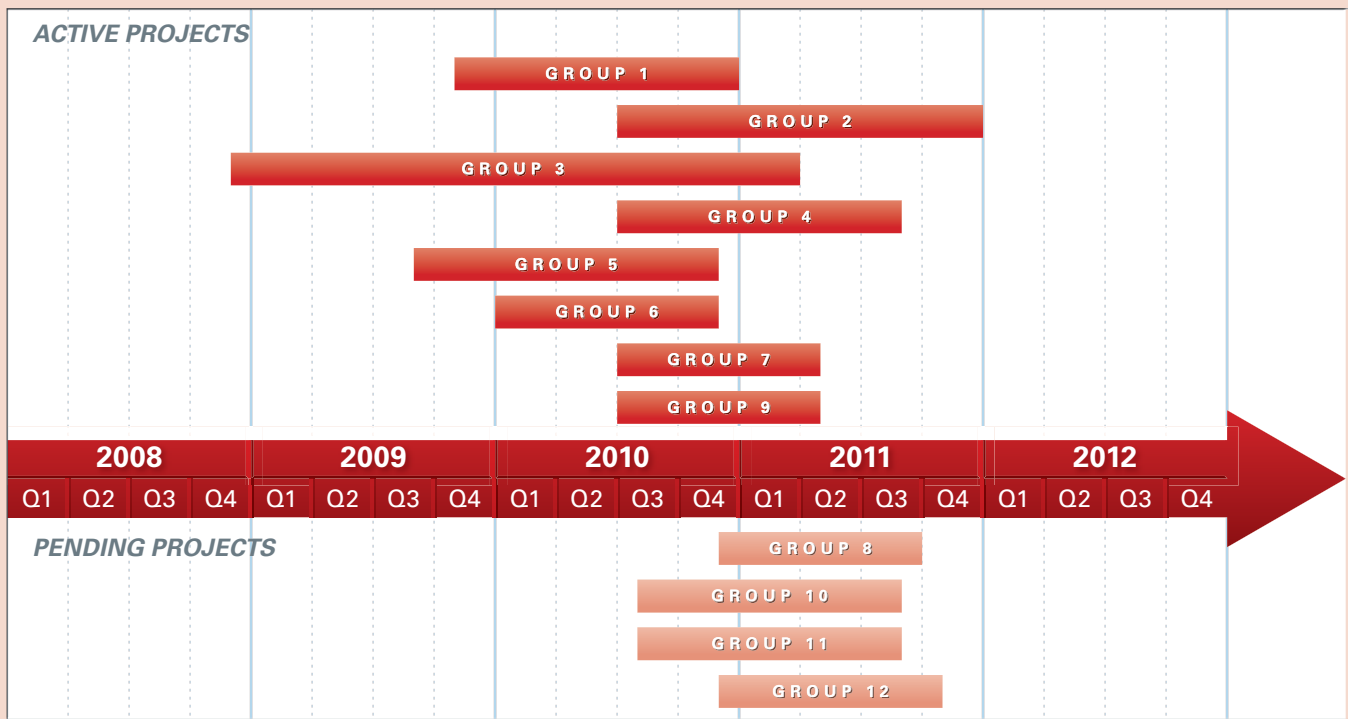
Group 3

Work continues inside the gymnasium and cafeteria. A more accelerated schedule has been planned for this phase to coincide with opening day of school in August. Inside the gymnasium, new fire retardant and insulation have been applied to the ceilings, with new ceiling systems next to be installed. Inside the locker rooms, new ramps have been constructed to allow easier access for those with disabilities. Restrooms and showers have been re-framed and re-tiled. Inside the cafeteria, abatement work has been completed and the process of remodeling is about to begin. Once the two buildings are



Inside the cafeteria at San Gorgonio High School, where renovations are taking place.

PROJECT SCHEDULES



completed, the final phase will begin in the Administration building. The project is currently estimated to be completed in the first quarter of 2011.

Group 4

Interim housing is in the process of being set up at the four campuses.

Group 5

Construction has moved to the D wing at Hillside, which includes the teacher’s lounge. Thanks to the deferred maintenance program, a new roof was placed on top of the building. Inside, work on the insulation, lighting, and ceilings has started. At Hunt, remodeling work on a relocated staff lunch room has started. The library will be relocated to Building B, so some work is occurring inside the building in preparation. New electrical lines have been laid for the new facilities.

Group 6

This group of projects have reached the halfway point. Extensive remodeling work has started at Anderson Special Education inside six



New electrical lines have been placed at Hunt ES to support a relocated teacher’s lounge and library.



Inside the remodeled restroom/therapy room at Anderson Special Education.

classrooms and accompanying restrooms. Demolition work has started at Wilson Elementary School. New ADA-accessible cabinets have been installed inside classrooms at Monterey Elementary School, along with the completion of upgraded support columns that support the walkways.

Group 7

The current HVAC system at Warm Springs ES has been replaced as part of the deferred maintenance program. The new system was installed and operating by the end of July. Meanwhile, interim housing has been placed at the other three schools in the group.

Group 9

Interim housing is in the process of being set up at the four campuses.

Group 10

The bidding process has been completed for this group. The results were presented and approved by the Board in mid-July. Work is scheduled to start at the three schools in August.

MODERNIZATION PROJECTS AT A GLANCE CONT.

Group 6 Del Rosa ES / Wilson ES / Monterey ES / Anderson Special Ed.

Owner Representative Kurt Supinger
Project Cost \$3.6 million (est.)
Construction Start January 2010
Estimated Completion November 2010

Group 7 Ramona-Alessandro ES / Bradley ES / Marshall ES / Warm Springs ES

Owner Representative Nellie Karbum
Project Cost \$3.8 million (est.)
Deferred Maintenance \$1.9 million (est.)
Construction Start July 2010
Estimated Completion April 2011

Group 9 Inghram ES / Lytle Creek ES / Richardson Prep / Urbita ES

Owner Representative Kurt Supinger
Project Cost \$5.2 million (est.)
Construction Start July 2010
Estimated Completion April 2011

Group 10 Cole ES / Cypress ES / Highland-Pacific ES

Owner Representative Louis Baker
Project Cost \$6 million (est.)
Construction Start August 2010
Estimated Completion August 2011

Deferred Maintenance

Part of the objective of the Deferred Maintenance Program is to perform major repairs and replacements at campuses throughout the District. A few of the projects were coupled with ongoing modernization projects.



Maintenance & Operations workers installing new roofing materials on top of a building at Hillside ES.



New HVAC units being placed on top of the roofs at Warm Springs ES.

Sealcoating at Middle Schools

The asphalt at Golden Valley and Shandin Hills Middle Schools had new sealcoating applied. Sealcoating helps preserve asphalt and prevents cracks from forming, extending the life of the asphalt.

New Roof at Hillside ES

As part of the Group 5 modernization project, a new roof was installed on top of Building D at Hillside ES. The scheduling of this work coincided with modernization work that is taking place at the building.

HVAC Installation at Warm Springs ES

As part of the Group 7 modernization project, all of the HVAC roof units at Warm Springs ES were replaced with new units that are more energy-efficient.

With the replacement of the HVAC roof units finished, work at Warm Springs is now completed for Group 7.

Active Projects

