

2011

February/March Briefing

Facilities Capital Improvement Program



Facilities Management Department

New Campus

Indian Springs HS

Owner Representatives:

Samer Alzubaidi and Tim Deland

Backstops are up and the track ring is in at Indian Springs High School. Installation of the irrigation system at the ball fields is progressing. Construction continues at buildings throughout the new campus in varying stages. Childcare Building C and classroom Buildings K and T are receiving interior finishes and casework. The Multi-Use Building and classroom Buildings F and G are receiving overhead utilities. Additional work includes interior finishes and casework in classroom buildings and plaster finishing and drywall in the Administration Building.

George Brown and Leland Norton ES

Owner Representatives: Louis Baker, Kurt Supinger and Tom Pace

Construction on Brown and Norton Elementary Schools is scheduled to begin in the second quarter of 2011. Both sites have bid openings scheduled for March. Requests for Proposals for Inspectors of Record and Testing and Inspection have been distributed. Estimated completion dates for these sites are in the third quarter of 2012.

Frank Dominguez ES

Owner Representative: Adam Sinner (Demolition)

Work began on Dominguez Elementary School in September of 2010 and is now complete and ready for Phase II. Phase II will include remediation of contaminated soil, foundation demolition and rough grading.

Dr. Mildred D. Henry ES

Owner Representative: James Price

Abatement, soil remediation and above ground demolition of existing structures as well as underground demolition have been completed at this new campus site. Building development and construction is estimated to begin in the third quarter of 2011.



Indian Springs HS

Graciano Gomez ES

Owner Representative

Tim Deland (Demolition)

Demolition has been completed for the structures that existed on the site of the future Gomez ES. Building development and construction is estimated to begin in the third quarter of 2011.



Indian Springs HS

Middle College HS

Owner Representative:

Adam Sinner (Demolition)

In November of 2010 work began at Middle College High School. At this point abatement of the soil is now complete. Removal of foundations, clearing the site, importing clean soil and site grading is in progress. The site is scheduled to be ready for construction in a few weeks.



Indian Springs HS



George Brown ES



Middle College HS

Modernization

Group 1

Lincoln ES, Riley ES, Salinas ES
Owner Representative: Tom Pace
Administration areas at Lincoln and Riley Elementary Schools have been completed. Remaining work at Riley Elementary School includes a new teacher parking lot and roof replacement. The anticipated completion dates are in the first quarter of 2011. Modernization of Salinas ES was complete at the end of 2010.

Group 2

Mt Vernon ES, Roosevelt ES, Rio Vista ES
Owner Representative: James Price
Interim housing for the temporary housing of students and teachers while their classrooms are under construction is now complete at Mt. Vernon. Administrative offices at the site have been modernized and work is currently taking place at the C-wing classrooms at the Administration building as well as some site work. Construction at Roosevelt and Rio Vista is expected to begin in the second quarter of 2011.

Group 3

San Geronio HS
Owner Representative: Louis Baker
Modernization of San Geronio High School is close to completion. Work is taking place to complete the classrooms and Administration sides of the A-wing. The work is now 97% complete.

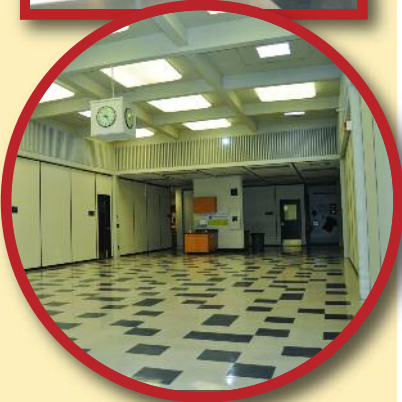
Group 4

Arrowhead ES, Carmack ES, Harmon ES, Kendall ES
Owner Representative: Tim Deland
Classroom modernization in Building A has been completed at Arrowhead. Site work accessibility improvements are finishing up and include new concrete parking surface and gates. Work continues at Buildings A and C with tile, roof, and plumbing work. Modernization of Phase III that included classrooms A7 and A8 and adjacent restrooms is complete at Carmack and the students have moved back in. Phase IV includes classrooms A5 and A6, and adja-

cent restrooms and is ongoing with plumbing and framing work. At Kendall, modernization in Building D classrooms has been completed. Modernization on Building B is ongoing. Demolition of classrooms is now complete and new windows are being installed.

Group 5

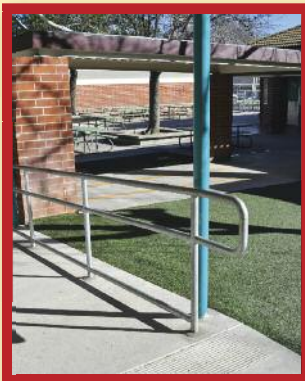
Hillside ES, Hunt ES
Owner Representative: Nellie Karbum
Modernization and Deferred Maintenance work at Hillside ES is 98% complete. Miscellaneous punch list items and turning the fire alarm and energy management systems (EMS) to the District are still remaining. At Hunt ES, Modernization & Deferred Maintenance work is 97% complete. The remaining portion of the work at Hunt includes finishing the roof at Building A, miscellaneous punch list items and turning the fire alarm and energy management systems (EMS) to the District. Additional work at Hunt ES consists of upgrading the Administration building, kitchen, and parking lot.



Riley ES



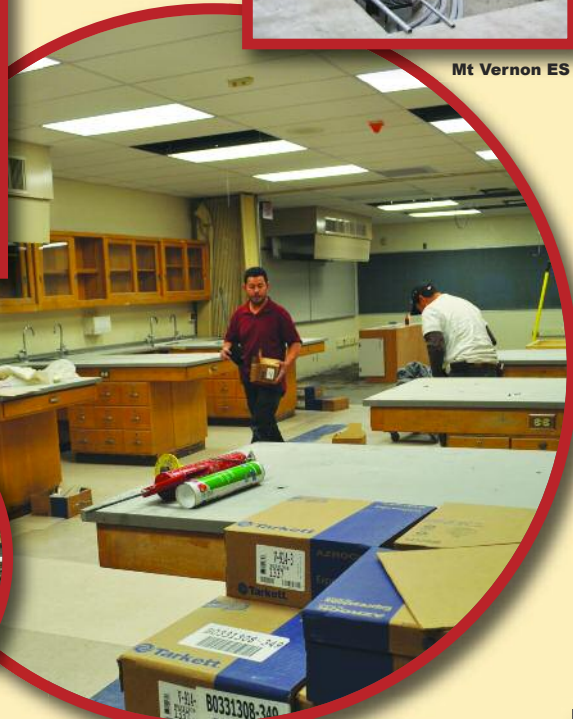
Mt Vernon ES



Arrowhead ES



San Geronio HS



San Geronio HS

Modernization

Group 6

**Anderson ES, Del Rosa ES,
Monterey ES, Wilson ES**

Owner Representative: Kurt Supinger

The work at all sites included in this group is substantially completed and is now in the punch list period. They are near completion at 99%.

Group 7

**Bradley ES, Marshall ES, Ramona-
Alessandro ES, Warm Springs ES**
Owner Representative: Nellie Karbum

At Bradley ES, Modernization and Deferred Maintenance work has been completed at the A-wing and work at the B-wing has started. Project is 20% completed. Modernization work continues at Marshall ES in the Administration building. Project is 25% completed. Modernization work has started at the B-wing of Ramona-Alessandro ES. Project completion is at 15%. Smaller site work projects are occurring throughout the three campuses. Deferred Maintenance work at Warm Springs is 98% completed; miscellaneous punch items and turning the fire alarm and energy management systems (EMS) to the District are the remaining parts.

Group 8

San Bernardino HS
**Owner Representative:
Charlotte Clement**

The majority of the interim housing classrooms have been installed in the south parking lot. Upon completion of the site work, utilities, and installation of the remaining interim housing classrooms and ramps, Building D classroom furniture, equipment, and materials were relocated to these new classrooms for Spring Semester 2011. The Administration office moved from Building A to Building B and the Staff Lounge and Campus Security portable building have been demolished. Buildings A and D received hazardous materials remediation work. The interior demolition is still underway, and these buildings will begin to see newly constructed walls, ceilings, and finishes in the coming months.

- 1 Bradley ES
- 2 Inghram ES
- 3 Richardson Prep
- 4 Lytle Creek ES
- 5 Cypress ES
- 6 Highland Pacific ES
- 7 Cole ES



Group 9

**Inghram ES, Lytle Creek ES,
Richardson Prep, Serrano MS,
Urbita ES**

Owner Representative: Kurt Supinger
Kindergarten restrooms' slabs have been placed at Inghram and framing of walls is underway. Project completion is at 15%. Building D flooring and tack-walls are being installed at Lytle Creek. Construction work is 20% completed. At Richardson, Building B flooring and t-bar ceiling are going in. Construction work is 20% completed.

Group 10

**Cypress ES, Cole ES, Highland
Pacific ES**

Owner Representative: Louis Baker
At Cypress ES Building D is in the punch list phase and teachers and students have moved back into the classrooms that were under construction. The next phase takes place at Building B and begins with safe-offs of power, water and gas utilities while the building undergoes construction and demolition of existing drinking fountains, casework, lights, and flooring. Building D at Cole is under construction with casework, plumbing, and tack-walls being installed as well as painting. Sitework includes new planters. Building A demolition is now complete at Highland Pacific. Restrooms, kindergarten rooms and Administration spaces are to be reconstructed. New heating, ventilation, and air conditioning and fire alarm are being installed. Site work includes the installation of handrails at new ADA pathways and new trash enclosure gates.

Group 11

**Barton ES, Burbank ES, Emmerton ES,
Lankershim ES**

**Owner Representative:
Charlotte Clement**
Sitework, concrete and underground work is ongoing at all campuses in Group 11. Barton ES has completed Phase II which included painting, overhead projector infrastructure, and construction work on Building E. At Burbank ES work in classrooms C1, C2, and C3 is now complete. In addition to painting and overhead projector infrastructure, patching of walls and floors was also completed. Both Emmerton and Lankershim ES will receive new shade structures and seat planters. Parking lot upgrades will take place at Lankershim.



Owner's Representatives for Construction Projects

The District construction projects are managed by a group of dedicated professionals known as ORs (Owner's Representatives). They work on a daily basis with architects, engineers, contractors, inspectors and public agencies having jurisdiction. They are responsible for the construction budget, review and initial approval of the invoices, as well as schedule and on time completion of the projects. The following is a summary of the District's Facilities Department ORs:



Back Row: Samer Alzubaidi, Louis Baker, Tim DeLand, Adam Sinner, Thomas Pace
Front Row: Kurt Supinger, Nellie Karbum, James Price, Charlotte Clement

Samer Alzubaidi is the District's Director of Facilities Planning and Development. He joined the District in March of 2008. He has a Master's Degree in Construction Engineering/Management and 17 years of experience in professional practice in the field of construction. Samer has a General Contractors License and is currently working on his Educational Facilities Planning Certificate.

Louis Baker has been part of the Facilities Department for 5 1/2 years. He has 14 years of construction experience.

Charlotte Clement's experience in public school construction and facilities goes back to 1988. Before joining the SBCUSD program in 2009, she worked as a project manager in architectural firms, facilities project manager, director of M&O, director of construction for public school districts and the California Chancellor's Office.

Tim DeLand has been a part of the District for 6 years and a San Bernardino resident since 1997. In 2008 he was presented with the Crystal Apple award for his work in the Facilities Department. In addition to being an OR, Tim is involved in developing District maps, boundary changes, enrollment projections. He has 15 years of experience in the field of Geographic Information Systems.

Nellie Karbum began her career with the District in 2000 and joined the Facilities Department in 2001. With 10 years of experience in Facilities Nellie has been a part of the department the longest. She has a BA degree in

Business Administration with a Management Concentration from Cal State San Bernardino.

Thomas Pace is the newest Owner Representative in the Facilities Department. He joined the District in January of 2011. Thomas worked for 10 years as general contractor and a construction manager. He is a proud alumnus of The University of San Diego.

James Price joined the Facilities Department in June of 2010. Before coming to San Bernardino City USD, James worked for many years for a private contractor doing public works. He has a Civil Engineering Masters Degree in Construction Management.

Adam Sinner has been with the District since 1998. He has worked with Maintenance & Operations as a Construction Plans Specialist for over 11 years. He has been working with Facilities Management as an Owner's Representative since 2009. Like some of his colleagues, Adam is taking courses in the Educational Facilities Planning Certificate Program at UC Riverside.

Kurt Supinger has been working on school modernization and construction projects since 1997. He previously worked in three different school districts before coming to SBCUSD in November of 2008.

The M&O Team's Response to the Recent Storms

The December 2010 winter storms brought a record rainfall, causing significant problems for commuters and residents in the area as well as emergencies all over the San Bernardino City United School District. Del Vallejo and Serrano Middle Schools and Arroyo Valley and San Bernardino High schools were impacted by the storms the most.

On December 22 the rains caused a mudslide in the North Hills area near Serrano Middle School. The large amounts of rain and mud rushing down the hills and through a residential neighborhood impacted the Serrano campus. Over three feet of mud and water on the north side of the campus covered the front doors to the school and entered the administration office, library, main hall and classrooms.

The District's Maintenance and Operations department responded to the problems immediately. Custodial, Grounds and Maintenance crews along with members of the management staff and the Safety Office worked around the clock on the disaster. Sandbags were placed around the site to prevent water from further entering and damaging the campus. Water was extracted from the inside of buildings. The parking lot was used as a distribution center for the community and sandbags were given out.

Thank you to everyone involved who worked hard

Work continued for weeks restoring the campus and thanks to everyone involved it was re-opened on January 10, 2011.

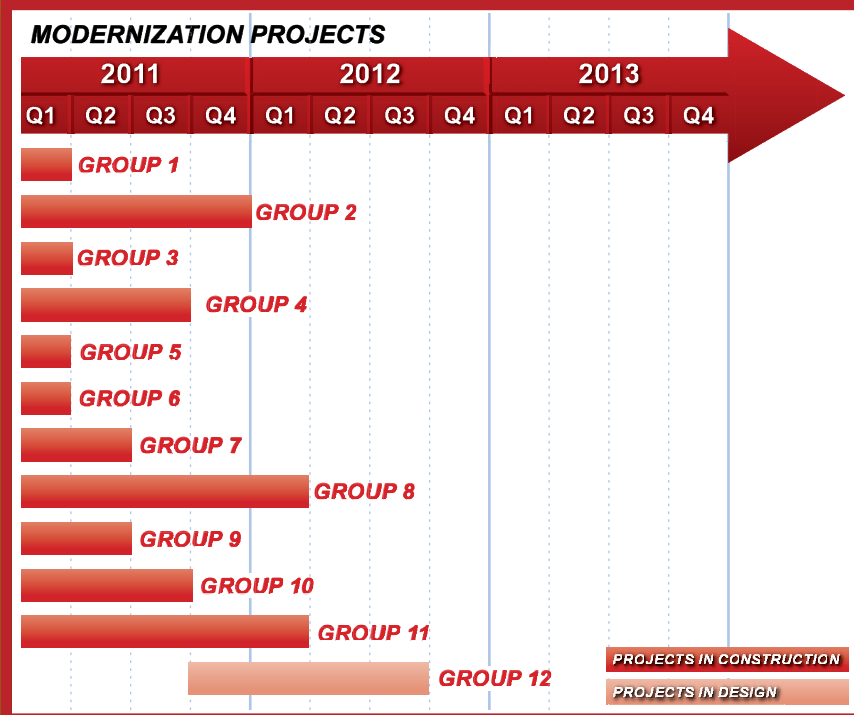
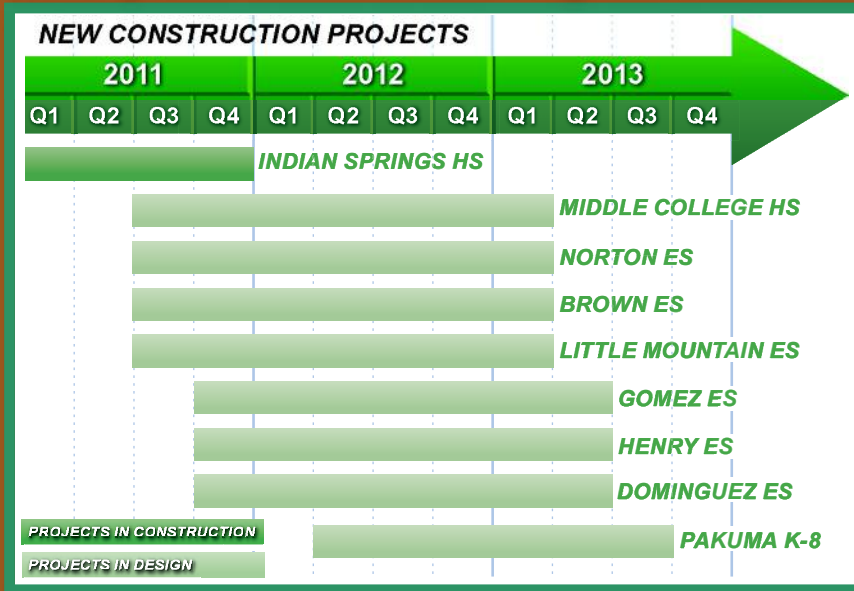
Currently, fence work and rails are being installed to prevent similar problems from happening again. Also, sandbags are being placed to divert water and debris around the campus and away from the buildings.

As a matter of appreciation for their good work, the employees who responded to the District-wide emergencies received letters of gratitude from Dr. Arturo Delgado, Superintendent, Mel Abiso, Associate Superintendent, John Peukert, Assistant Superintendent; and Wael Elatar, Facilities and M&O Administrator. Recipients of the letters were: Richard Cazares (Custodial), Gabriel Perez, Frank Monge, Barbara Wilson, Iris Lopez, Steve Laramie, Tom Wilson, Tom Hernandez, Joe Chavez, Pat Herring, Gerald McAdams (all Grounds), Cal Gordon (Carpenter Shop), Ed Norton (Director, M&O), Gerry Barber (Maintenance Manager), Cheryl Garcia (Operations Manager), Frank Valenzuela (Grounds Supervisor) and Joseph Lombardo (Carpentry Supervisor).

Thank you to everyone involved who worked hard to ensure the emergencies were responded to quickly and the disaster was properly handled. Your efforts are greatly appreciated.



Anticipated Construction Projects Schedules



The School Sites with Current Construction Work

- Anderson ES
- Arrowhead ES
- Barton ES
- Bradley ES
- Burbank ES
- Carmack ES
- Cole ES
- Cypress ES
- Del Rosa ES
- Dr. Mildred D. Henry ES
- Emmerton ES
- Frank Dominguez ES
- Graciano Gomez ES
- George Brown ES
- Harmon ES
- Highland Pacific ES
- Hillside ES
- Hunt ES
- Indian Springs HS
- Inghram ES
- Kendall ES
- Lankershim ES
- Leland Norton ES
- Lincoln ES
- Lytle Creek ES
- Marshall ES
- Middle College HS
- Monterey ES
- Mt. Vernon ES
- Ramona Alessandro ES
- Richardson Prep
- Riley ES
- Rio Vista ES
- Roosevelt ES
- Salinas ES
- San Bernardino HS
- San Gorgonio HS
- Serrano MS
- Urbita ES
- Warm Springs ES
- Wilson ES

- Group 1** Lincoln ES, Riley ES, Salinas ES
- Group 2** Mt Vernon ES, Roosevelt ES, Rio Vista ES
- Group 3** San Gorgonio HS
- Group 4** Arrowhead ES, Carmack ES, Harmon ES, Kendall ES
- Group 5** Hillside ES, Hunt ES
- Group 6** Anderson ES, Del Rosa ES, Monterey ES, Wilson ES
- Group 7** Bradley ES, Marshall ES, Ramona-Alessandro ES, Warm Springs ES
- Group 8** San Bernardino HS
- Group 9** Inghram ES, Lytle Creek ES, Richardson Prep, Serrano MS, Urbita ES
- Group 10** Cypress ES, Cole ES, Highland Pacific ES
- Group 11** Barton ES, Burbank ES, Emmerton ES, Lankershim ES
- Group 12** Sierra HS, Pacific HS, San Andreas HS

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Arturo Delgado, Ed. D.

District Facilities M&O Administrators

Mel Albiso, Associate Superintendent
 John Peukert, Assistant Superintendent
 Wael Elatar, Facilities Administrator
 Samer Alzubaidi, Facilities Director
 Ed Norton, Maintenance & Operations Director

Facilities Program Management Team

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