Measure K Bond Program
Project Updates

COC Meeting - June 24, 2010
I. New 6-8 Middle School #1 (at former GTE site)
II. New High School #1 – Early College and Technical School (ECATS)
III. Other Major Projects
IV. District-Wide Projects
V. Program Schedule
VI. Facility Standards
VII. Cost Savings Measures
I. New 6-8 Middle School #1 (at GTE site)
I. New 6-8 Middle School #1 (at GTE site)

- 6-8 Middle School in the Poly Planning Area
- Site Located at E. 20th Street/Cherry Avenue (8+ acres) – Former GTE Site
- 800 Students (840 capacity)
- 31 Classrooms (89,288 square feet)
- Library/Media Center, Gymnasium, Multipurpose Room, Other Support Facilities including a Soccer Field and Hard Court Areas
I. New 6-8 Middle School #1 (at GTE site)

Site Location
I. New 6-8 Middle School #1 (at GTE site)
Building A Progress Photos

- Early Steel Erection
- Electrical Sleeves through Retaining Wall
- Elevator Pit
- Grade Beams and Retaining Walls
- Electrical Room Methane System
I. New 6-8 Middle School #1 (at GTE site)
Building B Progress Photos

Spread Footing Pour

Bathroom Plumbing
I. New 6-8 Middle School #1 (at GTE site)
Building C and Athletic Fields Progress Photos

Building C Foundation Pour

Athletic Fields Backfill
I. New 6-8 Middle School #1 (at GTE site)
Building D Progress Photos

Rock Under Bedding

Foundation Excavation

CMU First Lift Grout

Gymnasium Slab On Grade
I. New 6-8 Middle School #1 (at GTE site)

Site Work Progress Photos

- Courtyard Electrical Pull Boxes
- North Parking Lot Drive Approach
- Charter Work on 20th Street
- North Storm Drain Line
- Courtyard Sewer Manhole
II. New High School #1 (ECATS)
II. New High School #1 (ECATS)

• Proposed Conversion of DeMille Middle School into New High School
• 1080 Students in Grades 9th – 12th
• 7 New Buildings (Administration, North Academy, Science, Food Service, Gym, South Academy, Lecture Hall)
• 43 Total Classrooms
• Self-Contained Athletics/Extra-Curricular Programs
II. New High School #1 (ECATS)
Site Conversion

DeMille Middle School
(Current Site Lay-Out)

New High School #1 – ECATS
(Proposed Site Lay-Out)
II. New High School #1 (ECATS)

Grant Applications

• Submitted on September 18, 2009 to California Department of Education (CDE) for Career Technical Education (CTE) Facilities Program
• March 8, 2010 SAB 50-10/Reservation of Funds
• Three Separate Grant Applications Requesting State Matching Funds
  ▪ $1.5 M for Health/Medical
  ▪ $1.5 M for Engineering Design
  ▪ $3.0 M for Legal/Law Enforcement/Forensics
II. New High School #1 (ECATS)

- Approval of Drawings and Specifications from DSA Received
- No Further Action Letter Received from DTSC
- CDE Final Plan Approval Submittal Pending
- OPSC Submittal Pending
- Constructability Reviews by Third Party Complete
- Out to Bid
II. New High School #1 (ECATS)
Architectural Rendering
III. Other Major Projects

- Roosevelt Elementary School (Area E)
- Jordan High School (Area A)
- Cabrillo High School – Pool (Area D)
- New High School #2 at Browning School Site (Area E)
- New High School #3 – Jordan Academy (Area A)
- New High School #4
- Hill Middle School (Area F)
- Hamilton Middle School (Area A)
- Bancroft Middle School (Area B)
- Millikan High School (Area C)
- Avalon K-12 (Area G)
Roosevelt Elementary School

- Complete Rebuild of 3.8 Acre School Site (64,000 SF)
- Current Enrollment – 1,040 students
- Projected Enrollment in 2015 – same (per Facility Master Plan)
- School Relocation During Construction Anticipated

- Architectural Design Team Selection In Process
III. Other Major Projects

Jordan High School

- Major Modernization of 26.89 Acre School Site (301,663 SF permanent buildings, 31,680 SF portable structures)
- Current Enrollment – Jordan High School (2,890 students), Jordan Academy (805 students)
- Projected Enrollment in 2015 – Jordan High School (2,200 students), Jordan Academy (700 students) – per Facility Master Plan
- Six AB 300 Buildings (gym, auditorium, bleacher building, industrial occupation center, music and auto shop)
- Interim Housing During Construction Likely

- Architectural Design Team Selection In Process
III. Other Major Projects

Cabrillo High School – Pool Addition

- Add Pool Facility and Associated Support Facilities at 62 Acre School Site (290,260 SF permanent buildings, 39,360 SF portable structures, 41,200 SF bungalow buildings)
- Current Enrollment – 3,340 students
- Projected Enrollment in 2015 – 3,000 students (per Facility Master Plan)
- Pool Location Needs to Address Access and Parking
- Programs to Remain On Site During Construction

- Architectural Design Team Selection In Process
IV. District-Wide Projects

- AB 300 Buildings
- Access Compliance
- Deferred Maintenance
- Deportablization
- DSA Certification and Close-Out
- Pilot Projects
- Technology Upgrades
IV. District-Wide Projects

AB 300 Buildings – Newcomb K-8 Academy

- Major Modernization of 13.5 Acre School Site (69,000SF – 4 permanent buildings and 12 relocatable structures)
- All Permanent Buildings on AB 300 Category 1 Building List
- Current Enrollment – 515 students
- Projected Enrollment in 2015 – 740 students (per Facility Master Plan)

- Architectural Design Team Selection In Process
IV. District-Wide Projects

AB 300 Buildings – Other Sites

Other School Sites with AB 300 Buildings:

- Bancroft M.S.
- Franklin M.S.
- Hamilton M.S.
- Hill M.S.
- Hoover M.S.
- Jefferson M.S.
- Jordan H.S.
- Lakewood H.S.
- Los Cerritos E.S.
- Lowell E.S.
- Millikan H.S.
- Polytechnic H. S.
- Renaissance H.S.
- Rogers M.S.
- Stephens M.S.
- Whittier E.S.
- Willard E.S.
- Wilson H.S.
IV. District-Wide Projects

Access Compliance

- 2010 ADA On-Call Professional Architectural Services (for as needed access compliance projects)
  - Selection In Process

- Access Compliance Consultant Services
  - Request for Proposal Pending Release
IV. District-Wide Projects

Deferred Maintenance – Boiler Replacement Project

- 24 Boilers at 10 Sites
  - Bancroft M.S.
  - Gant E.S.
  - Kettering E.S.
  - Lakewood H.S.
  - Long Beach School for Adults
  - Lowell E.S.
  - McKinley E.S.
  - Millikan H.S.
  - Tincher Preparatory School
  - Wilson H.S.

- Architect Selection Underway
IV. District-Wide Projects

Deferred Maintenance – Other 2010 Projects

• Scope and Requests for Proposal (RFPs) Being Developed
  ▪ Lighting and Ceiling Replacement Project
  ▪ Window Replacement Project
  ▪ Door and Door Hardware Repair and Replacement Project
IV. District-Wide Projects

Deportablization – Phase 1 DOH Removal

- Remove DOH (Department of Housing) Buildings at 14 Sites
  - Addams E.S.
  - Grant E.S.
  - Hamilton M.S.
  - Harte E.S.
  - Keller E.S.
  - Kettering E.S.
  - Long Beach School for Adults
  - McKinley E.S.
  - Robinson E.S.
  - Signal Hill E.S.
  - Stephens M.S.
  - Webster E.S.
  - Willard E.S.
  - Wilson H.S.

- Architect Selection Underway
IV. District-Wide Projects

DSA Certification and Close-Out

- Focus on Priority Sites with Projects
- Develop Scope of Work
- Consultant Services Pending Selection
  - Testing and Inspection
  - Project Inspector
  - Architectural Design Team with Structural Engineer
V. Program Schedule

Major Projects

FUNDING / CASHFLOW
- 1st Issuance ($260 Million)
- 2nd Issuance ($235 Million)
- 3rd Issuance ($235 Million)

MAJOR PROJECTS
- New 6-8 Middle School #1 GTE Site ($53.2 Million)
- New High School #1 – ECATS ($100.3 Million)
- Jordan High School ($137.5 Million)
- Roosevelt Elementary School ($40.7 Million)
- New High School #2 – Browning ($58.4 Million)
- Cabrillo High School Pool ($23.4 Million)

Legend:
- Planning
- Design Phase
- Agency Approval
- Builder Selection
- Construction Phase
V. Program Schedule
District-Wide Projects

FUNDING / CASHFLOW
- 1st Issuance ($260 Million)
- 2nd Issuance ($235 Million)
- 3rd Issuance ($235 Million)

DISTRICT WIDE PROJECTS
- AB300 BUILDINGS ($117 Million)
  - Phase 1 Project – Newcomb K-8 Academy
  - Phase 2 Projects
  - Phase 3 Projects
- DEPORTABILIZATION ($19.4 Million)
  - Phase 1 Project – DOH Removal
  - Phase 2 Projects
  - Phase 3 Projects
- DEFERRED MAINTENANCE ($19.5 Million)
  - Boiler Replacement Project
  - Lighting & Ceiling Replacement Project
  - Window Replacement Project
  - Door & Door Hardware Repair & Replacement Project
- DSA CERTIFICATION & CLOSE-OUT ($10.4 Million)
- TECHNOLOGY PROJECTS ($6.5 Million)
- ACCESS COMPLIANCE ($5.2 Million)
- TEST PILOT PROJECTS (TBD)

Legend:
- Planning
- Design Phase
- Agency Approval
- Outlier Smear
- Construction Phase
VI. Facility Standards

- New High School #1 (ECATS)
  - Technology (energy management systems, phone systems, structured cabling, security systems)
  - Roofing (low sloped and pitched)
  - Doors and Hardware (metal and wood doors and door hardware)
  - Flooring (gym wood, linoleum, rubber and carpeting)
  - Painting
  - Plumbing Fixtures
  - Landscaping and Irrigation
  - AC Paving
  - Marquee Signs
  - Windows (new construction)

- 2010 District-Wide Small Projects
  - Replacement Ceilings
  - Windows (retrofit)
  - Boilers
  - Interior Lighting
  - Others, as needed

- Classroom Technology Standards In Development
- Educational Design Standards Being Completed
- Selection of Architectural Design Team to Complete In Process
VII. Cost Savings Measures

(as noted in December 1, 2009 Board Presentation and reviewed during December 17, 2009 COC Meeting)

• Program and Project Accounting Systems
• Consultant Pre-Qualified Short Lists
• Development and Implementation of Program Management Tools (such as Board Action Item Summary and 90-Day Tracker, DSA Document Log, Meeting Records Form)
• Routine and Regular Staff Training
• Value Engineering on New High School #1 – ECATS Project
• Constructability Review on New High School #1 – ECATS Project

(new since December 2009)

• Program and Project Accounting Protocols and Procedures
• Routine and Regular Staff Training (cont.)
• Insurance and Risk Management Review and Analysis
• Development and Implementation of Boilerplate Contracts
• Development and Implementation of Program Management Tools (such as standardized RFP, RFQ and SOQ documents; school site records “binder” format)
• Design Standards Review on New High School #1 – ECATS Project