Measure K Bond Program
Project Updates

COC Meeting – September 23, 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. Master Program Schedule
VI. Facility Standards
VII. Program Successes
I. New 6-8 Middle School #1 (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
- Total Project Cost - $54.4M
- Expended to Date - $20.9M

- Construction Budget: GMP - $38.3M
- State Funding of $12.9M Under Critically Overcrowded Schools (COS) Program
- Construction Contract Awarded July 7, 2009
- Notice to Proceed Issued on July 30, 2009
- Anticipated Construction Duration – 22 months
- Anticipated School Opening – September 6, 2011
I. New 6-8 Middle School #1 (GTE Site)

A Administration, Library/Media, Computer Lab, Art
B Classrooms
C Science, Choral Music
D Gym, Lockers, Kitchen
E Instrumental Music

SITE PLAN

- BASKETBALL COURTS
- CLASSROOMS/GYM
- COURTYARD/HARDSCAPE
- COVERED WALKWAYS
- NOT INCLUDED
- PARKING
- SOCCER FIELDS
I. New 6-8 Middle School #1 (GTE Site)

Progress Photos

View of Building A from Entrance Drop-Off Area

View of Buildings A, B and C from Top of Gymnasium

View of Building A Entrance from Street

View of Building A from Future Soccer Field
I. New 6-8 Middle School #1 (GTE Site)
Progress Photos

- Gymnasium Interior
- View of Gymnasium and Eating Shelter
- Locker Room Interior
- View of Gymnasium from Future Soccer Field
I. New 6-8 Middle School #1 (GTE Site)

Progress Photos

View of Eating Shelter with Building E behind

View of Buildings B and C with Access Ramp

View from Gymnasium back to Building E through Eating Shelter
II. New High School #1 (ECATS)  
Site Conversion

DeMille Middle School  
(Current Site Lay-Out)

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

Early College and Academic Technical School

- 1,080 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

Budget Summary:
- Estimated Construction Cost = $75.5M
- Total Project Budget = $100.5M
- Expended to Date = $4.8M
II. New High School #1 (ECATS)

- Demo & Abatement Work – Bids Due on 10/5/10
- Well Water Line Relocation Work – Target Out-to-Bid Date of 10/4/10
- Anticipated Schedule
  - Demo & Abatement Construction
    10/19/10 – 2/21/11
  - Well Water Line Relocation Construction
    11/16/10 – 2/21/11
  - Building Construction
    Construction Contract Approval 4/19/11
    Construction (24 months) 5/11/11 – 5/1/13
  - Target School Opening Date 9/3/13
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

- 171 Applications – 22 Health/Medical, 13 Engineering Design, 4 Public Services
- Available CTE Funds - $93.6M
- Three Separate Grant Applications Requesting State Matching Funds
  - $1.5M for Health/Medical (ranked 37th)
  - $1.5M for Engineering Design (ranked 44th)
  - $3.0M for Public Services - Legal/Law Enforcement/Forensics (ranked 122nd)
III. Other Major Projects

- Roosevelt Elementary School (Area E)
- Jordan High School Modernization (Area A)
- Cabrillo High School Pool (Area D)
- New High School #2 – Browning 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)
III. Other Major Projects

Roosevelt Elementary School
- Complete Rebuild
- Architect Selected, Negotiations Proceeding
- Estimated Total Project Cost = $44.9M
- Target Opening = Fall 2014

Jordan High School Modernization
- Major Modernization and 6 AB300 Buildings
- Architect Selected, Negotiations Proceeding
- Estimated Total Project Cost = $157.6M
- Target Opening = Fall 2015

Cabrillo High School Pool
- Addition of Pool and Associated Support Facilities
- Architect Selected, Negotiations Proceeding
- Estimated Total Project Cost = $16.4M
- Target Opening = Fall 2012
New High School #2 (Browning Site) Project

- New High School with Projected Enrollment of 800 Students
- Curriculum Around Academies and Self-Contained Athletic and Extra-Curricular Programs
- Architectural Design Team Selection in Process
- Total Estimated Project Budget = $63.2M
- Target Opening – Fall 2015
IV. District-Wide Projects

- AB 300 Buildings
- Access Compliance
- Deportablation
- DSA (Division of State Architect) Certification and Close-Out
- Facility Component Improvements
- Pilot Projects
- Technology Upgrades
IV. District-Wide Projects

AB 300 Buildings

Newcomb Academy (K-8)

- Major Modernization, All Permanent Buildings on AB 300 Category 1 Building List
- Architect Selected, Proceeding to Negotiations
- Estimated Total Project Cost = $38M
- Target Opening = Summer 2014

Other School Sites with AB 300 Buildings:

- Bancroft M.S.
- Franklin Classical M.S.
- Hamilton M.S.
- Hill M.S.
- Hoover M.S.
- Jefferson Leadership Academy
- 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.

(bold, italic sites are other Measure K Bond Program priority project sites)
Access Compliance

• 2010 ADA On-Call Professional Architectural Services (for as needed access compliance projects) Firms Selected
  • LPA Inc.
  • Westgroup Designs
  • Jubany NAC Architecture

• First On-Call Project RFP Being Drafted for Release

• Access Compliance Consultant Services
  • Request for Qualifications to be Released this Month
IV. District-Wide Projects

Deportablization
2010 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 K-8
  • Signal Hill E.S.
  • Stephens M.S.
  • Webster E.S.
  • Willard E.S.
  • Wilson H.S.

• Lionakis Has Completed Scope of Work Assessment
• Total Estimated Project Cost = $503,000
• Anticipated Bidding – January 2011
• Anticipated Removal – March through July 2011
IV. District-Wide Projects

Technology Upgrades

2010 Core Switch and Uninterrupted Power Supply (UPS) Replacement Project

Project Sites (52 campuses)

- Addams E.S.
- Alvarado E.S.
- Avalon
- Bancroft M.S.
- Barton E.S.
- Birney E.S.
- Bixby E.S.
- Bryant E.S.
- Buffum E.S.
- Burbank E.S.
- Burcham K-8
- Burnett E.S.
- Burroughs E.S.
- Butler M.S.
- Cabrillo H.S.
- Edison E.S.
- Franklin Classical M.S.
- Garfield E.S.
- Grant E.S.
- Hamilton M.S.
- Harte E.S.
- Hill M.S.
- Holmes E.S.
- Hoover M.S.
- Hudson K-8
- Hughes M.S.
- International E.S.
- Jefferson Leadership Academy
- Jordan H.S.
- Keller E.S.
- King E.S.
- Lafayette E.S.
- Lincoln E.S.
- Lindberg M.S.
- Lindsey M.S.
- MacArthur E.S.
- Mann E.S.
- Marshall M.S.
- McKinley E.S.
- Monroe K-8
- Muir E.S.
- Riley E.S.
- Robert E. Lee E.S.
- Robinson K-8
- Roosevelt E.S.
- Signal Hill E.S.
- Stephens M.S.
- Stevenson E.S.
- Washington M.S.
- Webster E.S.
- Whittier E.S.
- Willard E.S.

Measure K and E-Rate Funding

Total Project Cost = $1,152,612

E-Rate = $413,024 (36%)
Measure K = $739,588 (64%)
IV. District-Wide Projects

Facility Component Improvements
2010 Boiler Replacement

- 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.

- Ruhnau Ruhnau Clarke Completing Scope of Work Assessment
- Total Estimated Project Cost = $3.2M
- Anticipated Bidding – December 2011
- Anticipated Replacement – May through September 2013
IV. District-Wide Projects

Facility Component Improvements
2010 Phase 1 Lighting and Ceiling Replacement

- **42 Sites Being Assessed During Phase 1 Scope of Work Definition**
  - Barton E.S.
  - Birney E.S.
  - Butler M.S.
  - Bryant E.S.
  - Burcham K-8
  - Burroughs E.S.
  - Cleveland E.S.
  - Colin Powell M.S.
  - Cubberly
  - Edison E.S.
  - Emmerson E.S.
  - Franklin Classical M.S.
  - Fremont E.S.
  - Gant E.S.
  - Grant E.S.
  - Gompers E.S.
  - Hoover M.S.
  - Hughes M.S.
  - Jefferson Leadership Academy
  - Kettering E.S.
  - Lafayette E.S.
  - Lakewood H.S.
  - Lincoln E.S.
  - Lindberg M.S.
  - Longfellow E.S.
  - Los Cerritos E.S.
  - Lowell E.S.
  - Madison E.S.
  - Mann E.S.
  - McKinley E.S.
  - Monroe K-8
  - Naples E.S.
  - Patrick Henry E.S.
  - Polytechnic H.S.
  - Robert E. Lee E.S.
  - Rogers M.S.
  - Signal Hill E.S.
  - Stanford M.S.
  - Tincher Preparatory School
  - Washington M.S.
  - Whittier E.S.
  - Wilson H.S.

- **Architectural Design Team Selection in Process**
IV. District-Wide Projects

Facility Component Improvements
Other 2010 Projects

- Scope and Requests for Proposals (RFPs) Being Developed
  - Window Replacement Project
  - Door and Door Hardware Replacement Project
IV. District-Wide Projects

DSA Certification and Close-Out

- Summary Status – Total of 366 Applications Identified
  - 132 Certified (Complete)
  - 29 at DSA for Certification
  - 198 Remaining
    - 42 Being Finalized for DSA Submission
    - 125 Require Major Corrective Work (overlap with / portion of require post inspection)
    - 160 Require Post Inspection Work
    - 4 Still Being Investigated
- 8 District Sites “Clear” – Addams E.S., Bancroft M.S., Freemont E.S., Jordan Academy, Longfellow E.S., Los Cerritos E.S., Naples E.S. and Twain E.S.
- Three Solicitations in Development
  - Materials Testing and Inspection RFP
  - DSA Project Inspector (PI) RFQ/RFP
  - Architectural and Engineering Services RFP
- Meeting with DSA Planned for Fall
IV. District-Wide Projects

Pilot Projects

Underway:

Grass and Irrigation Projects at New 6-8 Middle School #1 (GTE Site)

Photovoltaics at New High School #1 (ECATS)
V. Master Program Schedule

Major Projects – Five Year Look Ahead Schedule

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

**MAJOR PROJECTS**
- New 6-8 Middle School #1 GTE Site ($54.4 Million)
- New High School #1 – ECATS ($100.6 Million)
- Jordan High School ($157.6 Million)
- Roosevelt Elementary School ($44.9 Million)
- New High School #2 – Browning ($83.2 Million)
- Cabrillo High School Pool ($16.4 Million)

Legend:
- Planning
- Design Phase
- Agency Approval
- Blending/Cost Negotiations
- Construction Phase
- School Opening
- Opening
V. Master Program Schedule
District-Wide Projects – Five Year Look Ahead Schedule

FUNDING / CASHFLOW
- 1st Issuance ($250 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 ( $10.4 Million)
  - Phase 1 Project – DOH Removal
  - Phase 2 Projects
  - Phase 3 Projects
- FACILITY COMPONENT IMPROVEMENTS ( $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 ( $8.5 Million)
- ACCESS COMPLIANCE ( $5.2 Million)
- TEST PILOT PROJECTS (TBD)

Legend
- Planning
- Design Phase
- Agency Approval
- Cost Negotiations
- Construction Phase
VI. Facility Standards

• 2010 District-Wide Small Projects Now Underway
  • Replacement Ceilings
  • Windows (retrofit)
  • Boilers
  • Interior Lighting
  • Others, as needed
• Classroom Technology Standards Still in Development
• Educational Design Standards Nearly Complete
• Architect Selected – Dougherty + Dougherty
VII. Program Successes

(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

(as reviewed during June 24, 2010 COC meeting)

- Program and Project Accounting Protocols and Procedures
- Routine and Regular Staff Training (continued)
- 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
VII. Program Successes

June – September 2010

- Efficiencies and Best Practices
  - Protocols and Procedures Development – Budget, Accounting and Project Management
  - Development and Implementation of Program Management Tools
    (such as Design Team Bond Program Orientation Materials)
  - Project Managers Added to Team
  - Routine and Regular Staff Training (continued)

- Measure K Bond Program Savings
  - Funds Received from E-Rate Program = $413,024