

Capital Improvement Program Monthly Status Report

December 2016

Oak Grove High School

Projects

Schedule

Budget

Business Partners

Highlights/Issues

Projects

- **Building A 2nd Floor Student Center and Quads Modernization**

- Conversion of the second floor of building A into a new Student Center with technology enabled places for students to meet, collaborate, study, and learn.
- Modernization of the Quads will improve stormwater runoff and provide an outdoor educational environment that facilitates curriculum for science programs such as biology, botany, geology, geography, art programs such as photography, 2D art, and liberal arts such as English composition. Through hands-on interpretative environmental opportunities, sustainable design principles, presentation galleries and outdoor learning studios, teachers and students will use the courtyard micro-ecosystem as an evolving laboratory for their academic disciplines and as a means of understanding the hydrological, geological, geographical and biological environment of their high school campus.
- Delivery Method: Design-Bid-Build

- **Buildings H1 and H2 Restrooms Modernization**

- The restroom renovations are designed to bring these areas into compliance with access guidelines, and to provide an opportunity to introduce new restroom fixture technology. The project will provide improved facilities that provide greater comfort, easier access for all, and lower operating costs.
- Delivery Method: Design-Bid-Build

- **Security Fencing Upgrade**

- This project will supplement the existing architectural fencing, which is both a site access management tool and an appealing formalization of the campus environment. The new fencing will be similar in design to the existing fence at the front of campus. The new fencing will provide manageable control points.
- Delivery Method: Design-Bid-Build

- **Infrastructure Improvements**

- Upgrade storm drain and inlets to resolve flooding near Boys' Locker Room, Administration Building A, Building H2, Building U, and at the north end of the Softball Complex.
- Replace underground infrastructure below pavements demolished as part of the Quad Modernization
- Delivery Method: Design-Bid-Build

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Projects

- **Mechanical, Electrical and Controls Equipment Upgrades (Districtwide Project)**

- This project replaces aged mechanical, electrical and controls equipment that have reached the end of their service lives with modern equipment that meets Title 24 energy efficiency code requirements. Replacements will improve environment comfort levels in the classrooms, enhancing the educational experience for students and working environment for teachers and staff. The project will be implemented in distinct construction packages providing maximum value to the District.
 - Package A is replacement of an existing 40 year old Multi-zone HVAC unit serving rooms 106 and 107 in Building 100 at Santa Teresa. This unit requires urgent replacement and is being handled separately in order to expedite the replacement.
 - Package B is replacement of Energy Management System (EMS) digital controls and cabling, fire smoke dampers campus wide, and HVAC units in Building G small and large gymnasiums at Evergreen Valley. The school's EMS monitors and manages the energy consumption of the building systems to create usage efficiencies. The gymnasiums in Building G are not receiving adequate heat. CW/HW Valves in Building F will be drained, cleaned, and will receive preventative maintenance to address the leaking control valves in the AHU's hydronic piping system.
 - Package C will cover mechanical and electrical equipment replacements at numerous sites, sites with the most aged equipment will have priority replacement status. This package will be completed in three phases, with replacements at each site completed by priority.
 - Phase 1 includes first priority replacements at Andrew P. Hill, Foothill, Independence, James Lick, Oak Grove, Piedmont Hills, Silver Creek, and W.C. Overfelt.
 - Phase 2 includes second priority replacements at Andrew P. Hill, Independence, James Lick, Oak Grove, Piedmont Hills, Santa Teresa, and Yerba Buena.
 - Package D is the replacement of the main electrical switchgear and 13 load centers/substations at Independence. Switchgear and load centers are large scale circuit breaker systems for regulating, metering and controlling the high voltage power supplying the entire Independence campus.
 - Package E is the installation of a supplemental condensing unit in the Main Kitchen at W.C. Overfelt. The installation of this unit is urgent. The supplemental condensing unit will supply cooling to the Main Kitchen thus lessening the burden on the Multi Zone Unit, which concurrently provides conditioning to other unrelated spaces adjoining the Main Kitchen.
- Delivery Method: Design-Bid-Build

- **Fire Alarm Modernization (Districtwide Project)**

- A comprehensive study and assessment of fire alarm systems at all school sites was done in 2013-2014. The scope of this project includes an existing system to a complete modernization of a fire alarm system. Every ESUHSD site including the Education Center is expected to receive some form of improvements or corrections through this project.
- Delivery Method: Design-Build

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	2015				2016				2017			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Building A 2nd Floor Student Center and Quads Modernization												
Buildings H1 and H2 Restrooms Modernization												
Security Fencing Upgrade												
Infrastructure Improvements												
Mechanical, Electrical and Controls Equipment Upgrades (Districtwide Project)*												
Fire Alarm Modernization (Districtwide Project)*												

LEGEND

-  Pre-Construction
-  Construction Procurement
-  DSA Review
-  Construction
-  Occupancy/Beneficial Use

Schedule subject to change due to factors beyond our control

*This Districtwide Project schedule only shows construction at this site. For more information about other phases of the project, please see the Districtwide CIP Monthly Report. Districtwide Project schedules are shown if available.

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Project Funding Sources & Uses

Project	Measure G (2002) Fund 21	Measure E (2008) Fund 23	Measure I (2012) Fund 24	Total
Building A 2nd Floor Student Center and Quads Modernization		\$1.1 M	\$3.9 M	\$5.0 M
Buildings H1 and H2 Restrooms Modernization	\$548 K	\$132 K	\$745 K	\$1.4 M
Security Fencing Upgrade		\$214 K	\$1.2 M	\$1.4 M
Infrastructure Improvements			\$45 K	\$45 K
Total	\$548 K	\$1.4 M	\$5.9 M	\$7.9 M

**The budgets for Districtwide Projects are shown on the Districtwide CIP Monthly Report.*

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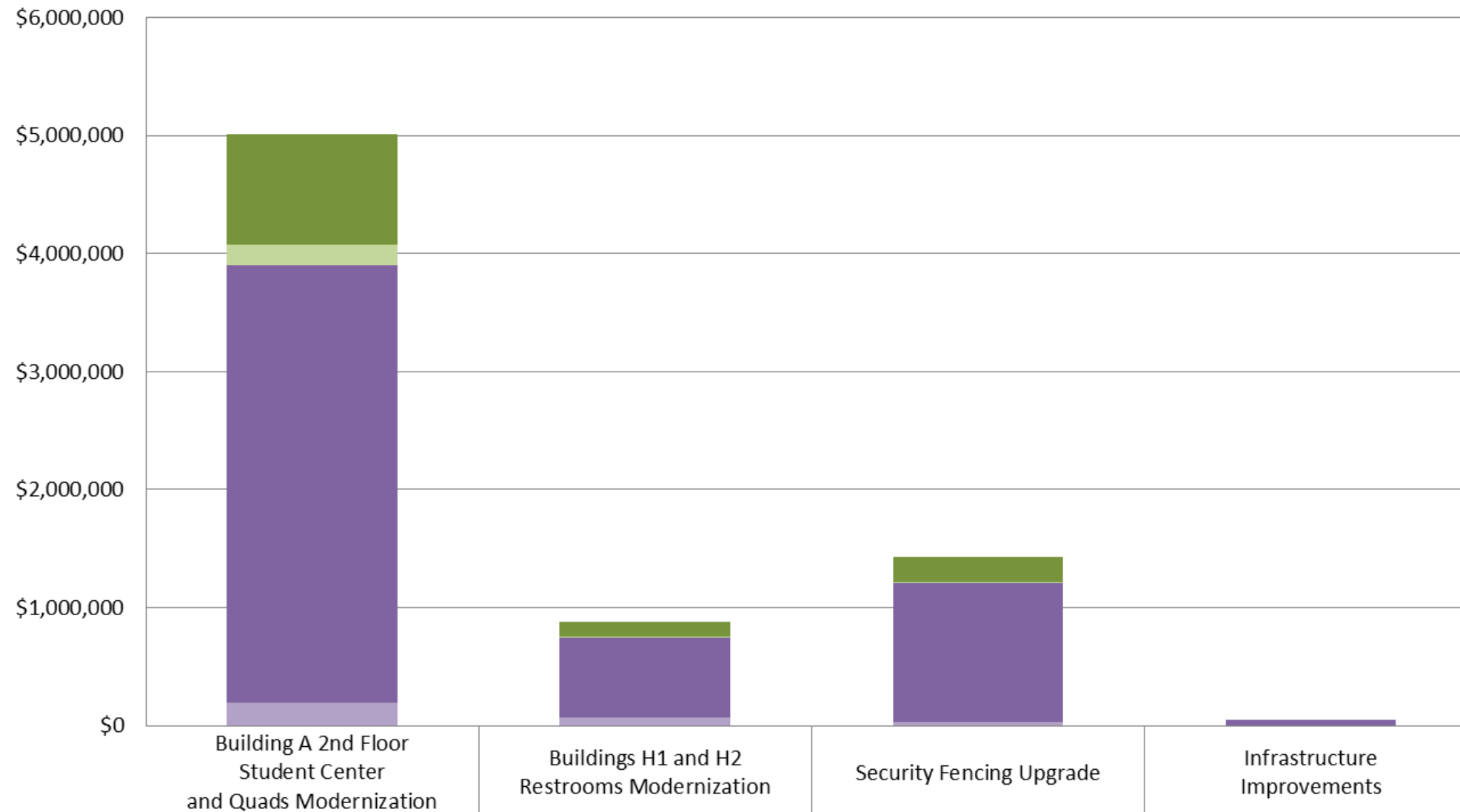
Budget

Business Partners

Highlights/Issues

Budget

Expenditures Snapshot as of November 30, 2016



- Measure E Budget Remaining
- Measure E Expenditures
- Measure I Budget Remaining
- Measure I Expenditures

Measure E Budget Remaining	\$936,151	\$125,548	\$204,366	
Measure E Expenditures	\$169,348	\$6,087	\$9,784	
Measure I Budget Remaining	\$3,711,642	\$674,618	\$1,183,451	\$41,945
Measure I Expenditures	\$193,275	\$70,382	\$28,550	\$3,055

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Highlights/Issues

Business Partners

- **Building A 2nd Floor Student Center and Quads Modernization**

- Construction Manager Kitchell CEM
- Architect LPA, Inc.
- Contractor TBD

- **Buildings H1 and H2 Restrooms Modernization**

- Construction Manager Kitchell CEM
- Architect LPA, Inc.
- Contractor TBD

- **Security Fencing Upgrade**

- Construction Manager Kitchell CEM
- Architect LPA, Inc.
- Contractor Golden Bay Fence Plus Iron Works, Inc.

- **Infrastructure Improvements**

- Construction Manager Kitchell CEM
- Architect LPA, Inc.
- Contractor TBD

- Inspector TBD

- Special Testing & Inspection TBD

- Furniture, Fixtures & Equipment (FF&E) TBD

- Inspector TBD

- Special Testing & Inspection TBD

- Furniture, Fixtures & Equipment (FF&E) TBD

- Inspector Construction Testing Services

- Special Testing & Inspection TBD

- Furniture, Fixtures & Equipment (FF&E) TBD

- Inspector TBD

- Special Testing & Inspection TBD

- Furniture, Fixtures & Equipment (FF&E) TBD

**Business Partners for Districtwide Projects are shown on the Districtwide CIP Monthly Report.*

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Highlights/Issues

Highlights/Issues

- **Building A 2nd Floor Student Center and Quads Modernization**

- Division of State Architect sent review comments on plans and specifications to CM team, who forwarded them to the Design Team. Approval is expected to be achieved in early February.
- Construction bid documents are in preparation and will be issued in late January.
- CM team continues to meet with school administration twice a month to discuss project activity.

- **Buildings H1 and H2 Restrooms Modernization**

- Work for this project will be bid with the work for the Building A 2nd Floor Student Center and Quads Modernization project. Construction bid documents will be issued in late January.

- **Security Fencing Upgrade**

- Work will include removal of existing fencing and gates and installation of new decorative fencing, gates, signage and irrigation relocation work. Demolition and post placement is scheduled to occur during the winter break in February, when students and staff are not present on campus.

- **Infrastructure Improvements**

- Infrastructure improvements will occur in conjunction with Quads Modernization project.

**Highlights/Issues for Districtwide Projects are shown on the Districtwide CIP Monthly Report.*

Districtwide Projects

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Highlights/Issues

Projects

- **Swimming Pool Modernization**

- This project reconstructs the swimming pool complexes and infrastructure including pool pumps, motors, water heaters, filtration and disinfection systems. The new pools will be highly energy efficient and will be designed to enhance the high school aquatic programs to include physical education, recreation swimming, competitive swimming, water polo and diving at James Lick, Mt. Pleasant, W.C. Overfelt, Piedmont Hills, Silver Creek, Santa Teresa and Yerba Buena High Schools.
- Delivery Method: Design-Build

- **Energy Efficiency Project**

- Energy services contract to implement energy conservation measures whose cost will be outweighed by net savings. This project is being funded by Proposition 39 Clean Energy Jobs Act; funds are being dispersed in fiscal years 2013-14 through 2017-18. Utility incentives will be an additional minor funding source for this project. Energy conservation measures include:
 - Exterior lighting retrofits at 8 sites: Andrew P. Hill, Evergreen Valley, Foothill, Independence, Mt. Pleasant, Oak Grove, WC Overfelt, and Yerba Buena
 - Interior lighting retrofits at 3 sites: Andrew P. Hill, Evergreen Valley, and Foothill
 - Solar Photovoltaic facilities at 2 sites: Calero High School and Overfelt Adult Center
- Delivery Method: Energy Service Contract

- **Mechanical, Electrical and Controls Equipment Upgrades**

- This project replaces aged mechanical, electrical and controls equipment that have reached the end of their service lives with modern equipment that meets Title 24 energy efficiency code requirements. Replacements will improve environment comfort levels in the classrooms, enhancing the educational experience for students and working environment for teachers and staff. The project will be implemented in distinct construction packages providing maximum value to the District.
 - Package A is the replacement of an existing 40 year old Multi-zone HVAC unit serving rooms 106 and 107 in Building 100 at Santa Teresa. This unit requires urgent replacement and is being handled separately in order to expedite the replacement.
 - Package B is the replacement of Energy Management System (EMS) digital controls and cabling, fire smoke dampers campus wide, and HVAC units in Building G small and large gymnasiums at Evergreen Valley. The school's EMS monitors and manages the energy consumption of the building systems to create usage efficiency. The gymnasiums in Building G are not receiving adequate heat. 23 Chilled and Hot Water Control Valves in the Building F Theater will be removed and replaced to improve temperature control in the building. The Gas Supply Line in Building G Gymnasium will also be replaced.
 - Package C will cover mechanical and electrical equipment replacements at Andrew P. Hill and Piedmont Hills.
- Delivery Method: Design-Bid-Build

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- **Roof Replacements**

- This project replaces the roofs that have reached the end of their service lives at Andrew P. Hill, Education Center, Evergreen Valley, Foothill, Independence, James Lick, Mt. Pleasant, Piedmont Hills, Santa Teresa, W.C. Overfelt and Yerba Buena high schools.
- Delivery Method: Design-Bid-Build

- **Door Replacements**

- Replacement of exterior doors that have reached the end of their service lives, at Andrew P. Hill, Independence, James Lick, Mt. Pleasant, Piedmont Hills, Silver Creek, and W.C. Overfelt high schools.
- Delivery Method: Design-Bid-Build

- **Fire Alarm Modernization**

- A comprehensive study and assessment of fire alarm systems at all school sites was done in 2013-2014. The scope of this project includes an existing system to a complete modernization of a fire alarm system. Every ESUHSD site including the Education Center is expected to receive some form of improvements or corrections through this project.
- Delivery Method: Design-Build

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Districtwide Projects

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Schedule






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Highlights/Issues

Schedule

	2014				2015				2016				2017			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Swimming Pool Modernization	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction
Energy Efficiency Project	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction
Mechanical, Electrical and Controls Equipment Upgrades						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction
Roof Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction
Door Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction
Fire Alarm Modernization					Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction

LEGEND	
	Pre-Construction
	Construction Procurement
	DSA Review
	Construction
	Occupancy/Beneficial Use

Schedule subject to change due to factors beyond our control

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December 2016

Districtwide Projects

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Highlights/Issues

Budget

Project Funding Sources & Uses

Project	Measure G (2003) Fund 21	Measure E (2008) Fund 23	Measure I (2012) Fund 24	School Facilities Fund 35	Total
Swimming Pool Modernizations	\$7.2 M	\$4.0 M	\$11.0 M		\$22.2 M
Energy Efficiency Project			\$374 K	\$5.2 M ¹	\$5.6 M
Mechanical, Electrical and Controls Equipment Upgrades	\$7.8 M ²	\$4.3 M	\$750 K		\$12.8 M
Roof Replacements	\$758 K	\$6.4 M			\$7.1 M
Door Replacements	\$853 K				\$853 K
Fire Alarm Modernization			\$17.8 M	\$1.1 M	\$18.9 M
Total	\$16.6 M	\$14.7 M	\$29.9 M	\$6.3 M	\$67.5 M

Budget Notes

- \$5.2M of School Facilities Fund 35 is being used to bridge the funding gap until the District receives Proposition 39 Clean Energy Jobs Creation and utility rebate proceeds.

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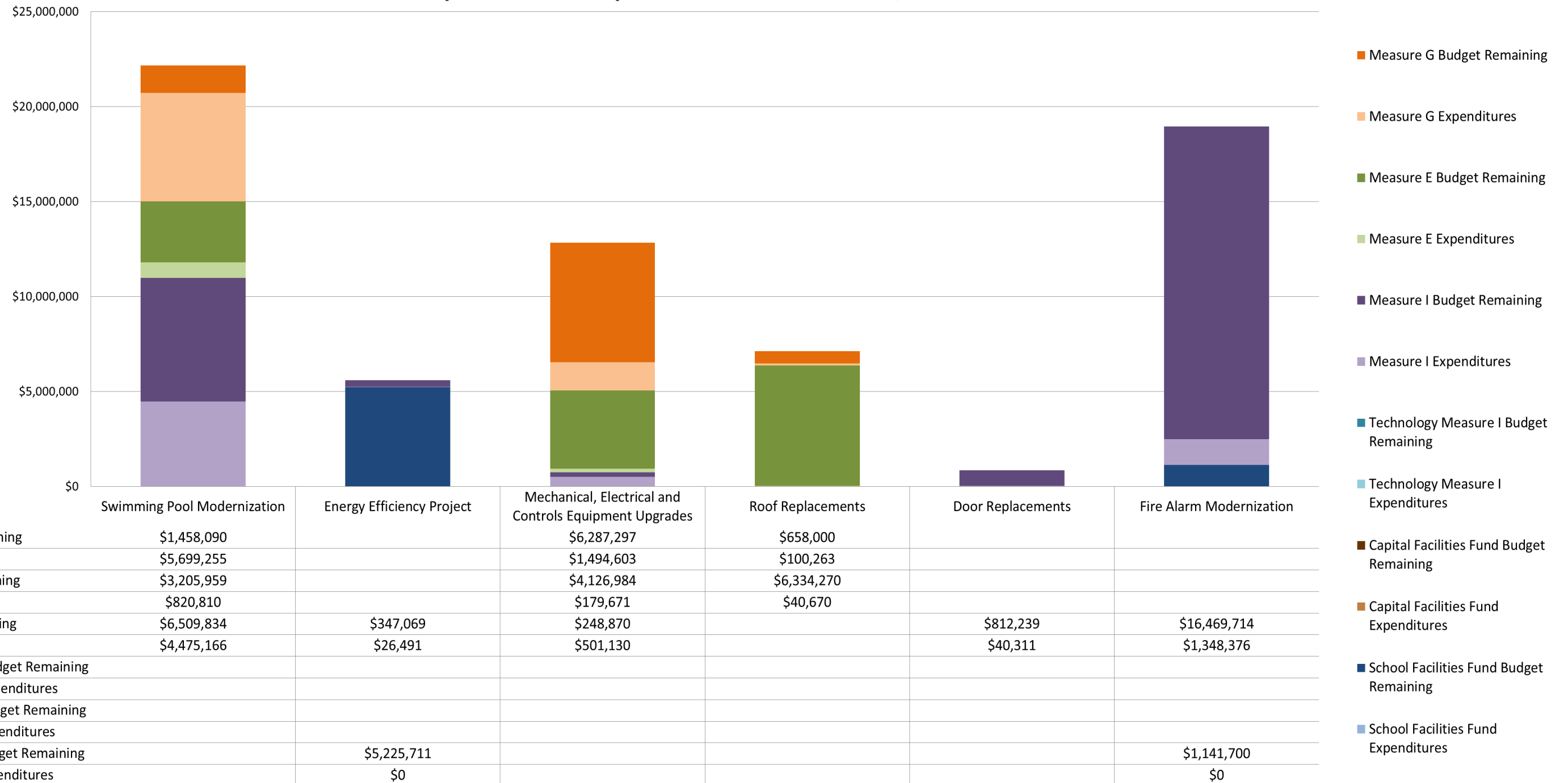
Budget

Business Partners

Highlights/Issues

Budget

Expenditures Snapshot as of November 30, 2016



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Highlights/Issues

Business Partners

- **Swimming Pool Modernization**

- **Construction Manager** Swinerton Management & Consulting
- **Design Build Entity** Strawn Construction
 - Aquatics Design Group
 - McKim Design Group
 - Western Water Features, Inc.

- **Energy Efficiency Project**

- **Construction Manager** Swinerton Management & Consulting
- **Energy Services Provider** Opterra Energy Services

- **Roof Replacements**

- **Construction Manager** Swinerton Management & Consulting
- **Consulting Engineer for Independence Building F Roof Replacement** Skyline Engineering
- **Contractor for Independence Building F Roof Replacement** Andy's Roofing Company, Inc.
- **Engineer for DW Roof Replacements** TBD

- **Door Replacements**

- **Construction Manager** Facilities Project Management
- **Architect** Dreiling Terrones Architecture, Inc.
- **Contractor** TBD

- **Inspector** Structure Group
- **Special Testing & Inspection** Consolidated Engineering Laboratories (CEL)
- **Furniture, Fixtures & Equipment (FF&E)** TBD

- **Inspector** DFE & Associates, Inc.
- **Special Testing & Inspection** Construction Testing Services
- **Furniture, Fixtures & Equipment (FF&E)** N/A

- **Inspector** TBD
- **Special Testing & Inspection** TBD
- **Furniture, Fixtures & Equipment (FF&E)** N/A

- **Inspector** TBD
- **Special Testing & Inspection** TBD
- **Furniture, Fixtures & Equipment (FF&E)** N/A

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Business Partners

- **Mechanical, Electrical and Controls Equipment Upgrades**

- **Construction Manager** Swinerton Management & Consulting
- **Engineer** Salas O'Brien
- **Contractor for Santa Teresa Single HVAC unit Replacement** Environmental Systems, Inc.
- **Contractor for Evergreen Valley EMS Upgrade** SYSERCO
- **Contractor for Package C Increment 1** Aire Sheet Metal, Inc.

- **Inspector** TBD
- **Special Testing & Inspection** TBD
- **Furniture, Fixtures & Equipment (FF&E)** N/A

- **Fire Alarm Modernization**

- **Construction Manager** Swinerton Management & Consulting
- **Design-Build Criteria Documents** Interface Engineering, Inc.
- **Design Build Entity** Gonsalves & Stronck Construction Company, Inc.
- **Contractor for Independence Retrofit Panels** Intrepid Electronic Systems, Inc.

- **Inspector for Independence Retrofit Panels** Construction Inspection Services (CIS, Inc.)
- **Inspector** Construction Inspection Services (CIS) Inc.
- **Special Testing & Inspection** Gonsalves and Stronck Construction Company, Inc.
- **Furniture, Fixtures & Equipment (FF&E)** TBD

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Highlights/Issues

- **Swimming Pool Modernization**

- In December, construction progress at each site included:
 - ST: Work on pool mechanical equipment installation, Pool deck rebar for slot drains, and fencing posts installation continued. Work on Light pole foundations started.
 - YB: Demolition of existing Mechanical Equipment Building continued in December.
 - MP: Mechanical Equipment installation is near completion. Construction on foundation for scoreboard and deck base and rebar placement continued in December.
 - SC: Mechanical Equipment installation and construction on deck rebar for slot drain and scoreboard foundation continued in December. Pool tile is near completion. Light pole foundations and fence posts installations began in December.
 - WCO: Waterproofing of Pool Gutter is near completion. Mechanical Equipment installation and construction on deck base is underway.
 - JL: Construction on light pole foundations, fence posts installation, and slot drain bar continued in December. Mechanical Equipment installation began in December.
 - PH: Waterproofing of Pool Gutter and construction on light pole foundations continued in December. Mechanical Equipment installation and construction of retaining wall and deck base began in December.

- **Energy Efficiency Project**

- Exterior light fixture upgrades at eight sites were completed. Punch list corrections and trouble-shooting items for Interior and Exterior light fixture upgrades were completed in December. Additional trouble shooting items are also in progress, all to be completed along with punch list corrections by end of January 2017.
- Training by Opterra on Performance Guarantee and Utility Vision monitoring and Guarantee training is also expected by early January 2017.

- **Mechanical, Electrical and Controls Equipment Upgrades**

- Package B at Evergreen Valley: Fire Smoke Dampers Replacements
 - Engineer issued 100% Construction Development phase drawings to District and CM team, cost estimate is pending. Development of Bid Package Front Ends continued and is at 75% complete.
- Package C: Replacement of AHU's at Independence and Piedmont Hills
 - Contractor has demobilized from the Piedmont Hills Main Gymnasium and site as directed by the District. Punchlist walk was completed in December. AHU #2 has been delivered to the District for storage and future installation.

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- **Roof Replacements**

- A total of 3 bid packages for Districtwide roof replacements are in development and are scheduled to be issued in Spring 2017. Early bid advertisement will be required to obtain competitive bidding. Construction will take place when school is out of session in Summer 2017.

- **Door Replacements**

- Construction bid documents are in development.

- **Fire Alarm Modernization**

- Notice to Proceed with Construction of non-DSA work and Notice to proceed with DSA work at SC, ST and WCO were issued in December.
- Retrofit work at WCO was performed in December; device testing to be completed in January 2017. Work at ST and SC commenced in December 2016.
- The Construction Drawings for CAL, OG, FH, OAC and YB are undergoing review by DSA for approval. Design packages for other sites are expected to receive approval from DSA by end of January 2017 - CAL, OG, FH, OAC and YB. DDs and CDs for remaining sites are also expected to progress in January 2017.
- Existing fiber network at SC and ST were tested in November and repairs scheduled for January 2017. Original (baseline) schedule resubmittals were reviewed in November and December; further corrected version expected in January 2017 for final review.
- IOR commenced services at SC and ST in December 2016. Limited Geotech observations needed on this project are to be provided by IOR. Annual certification testing at various sites are in progress.