

Capital Improvement Program Monthly Status Report

January 2017

Oak Grove High School

Projects

Schedule

Budget

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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

- **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												
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		\$1.2 M	\$4.3 M	\$5.5 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	\$1.5 M	\$6.3 M	\$8.4 M

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

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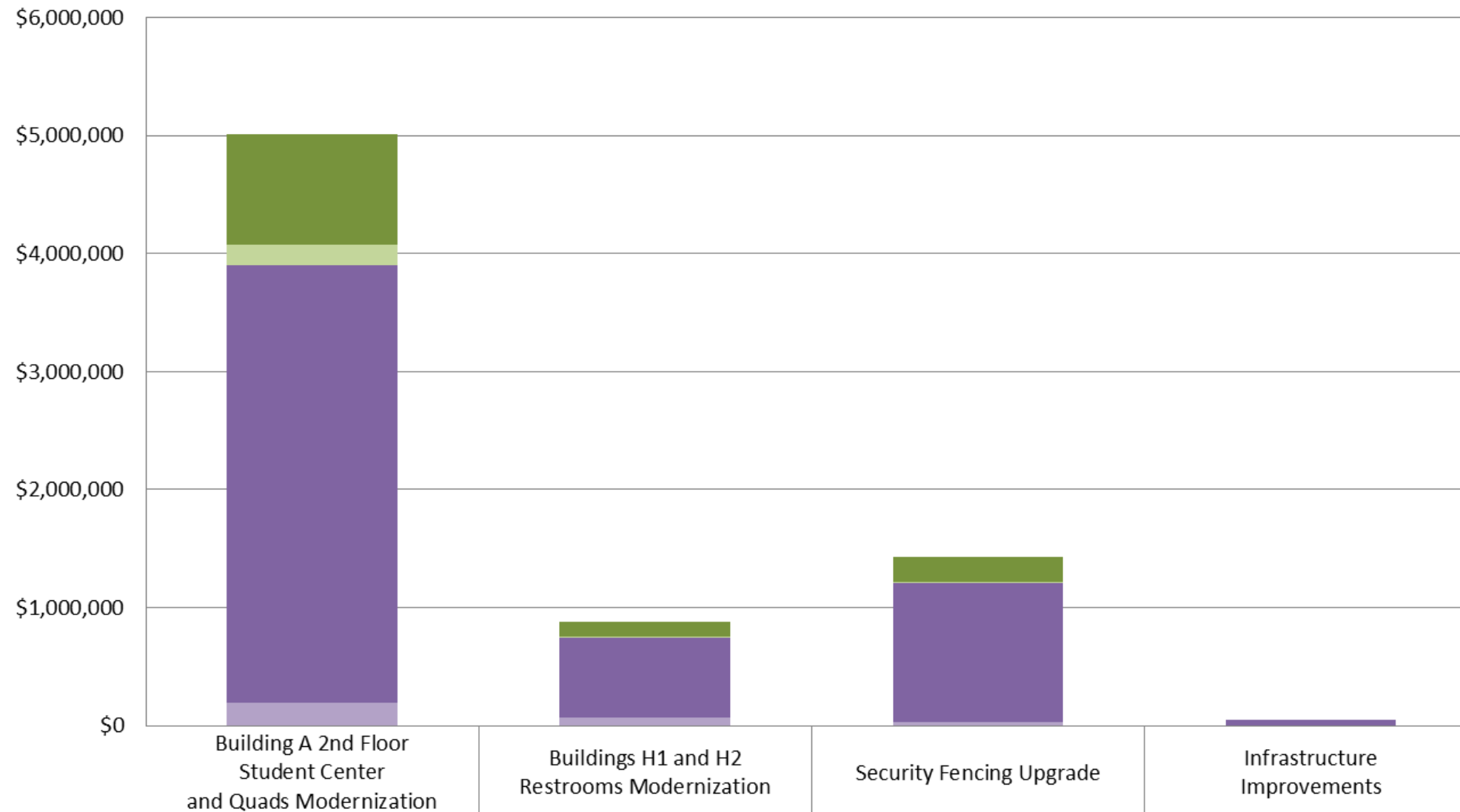
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Expenditures Snapshot as of December 31, 2016



- 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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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 Construction Testing Services
- 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 approval of plans and specifications is expected to be achieved during the first week of February.
- In late January, construction bid documents were issued for the project. A bid walk was conducted on January 31st and another will be conducted on February 8th. Proposals are due in early March.
- CM team continues to meet with school administration twice a month to discuss project activity.

- **Buildings H1 and H2 Restrooms Modernization**

- In late January, construction bid documents were issued for the project. A bid walk was conducted on January 31st and another will be conducted on February 8th. Proposals are due in early March.

- **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.
- Design team is in the process of completing submittals.
- Contract award for Special Testing and Inspection Services was approved by the Board of Trustees at the January meeting.

- **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.*

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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. The replacement was completed in March 2016.
 - 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. The replacements were completed in December 2016.
- 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. Work will include demolition and environmental abatement of built-up roofs, repairs to roofing substrate, repair and/or replacement of roof gutters, and installation of walking pads, aluminum ladders, hatches, drains, and pipe supports.
- 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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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	Construction	Construction	Construction	Construction	Occupancy/Beneficial Use	Occupancy/Beneficial Use			
Energy Efficiency Project	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Construction Procurement	Construction			
Mechanical, Electrical and Controls Equipment Upgrades						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Construction Procurement	Construction Procurement	Construction	Occupancy/Beneficial Use		
Roof Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction	Construction	
Door Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction								
Fire Alarm Modernization					Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Construction Procurement	Pre-Construction	DSA Review	DSA Review	Construction	Construction	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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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	\$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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Districtwide Projects

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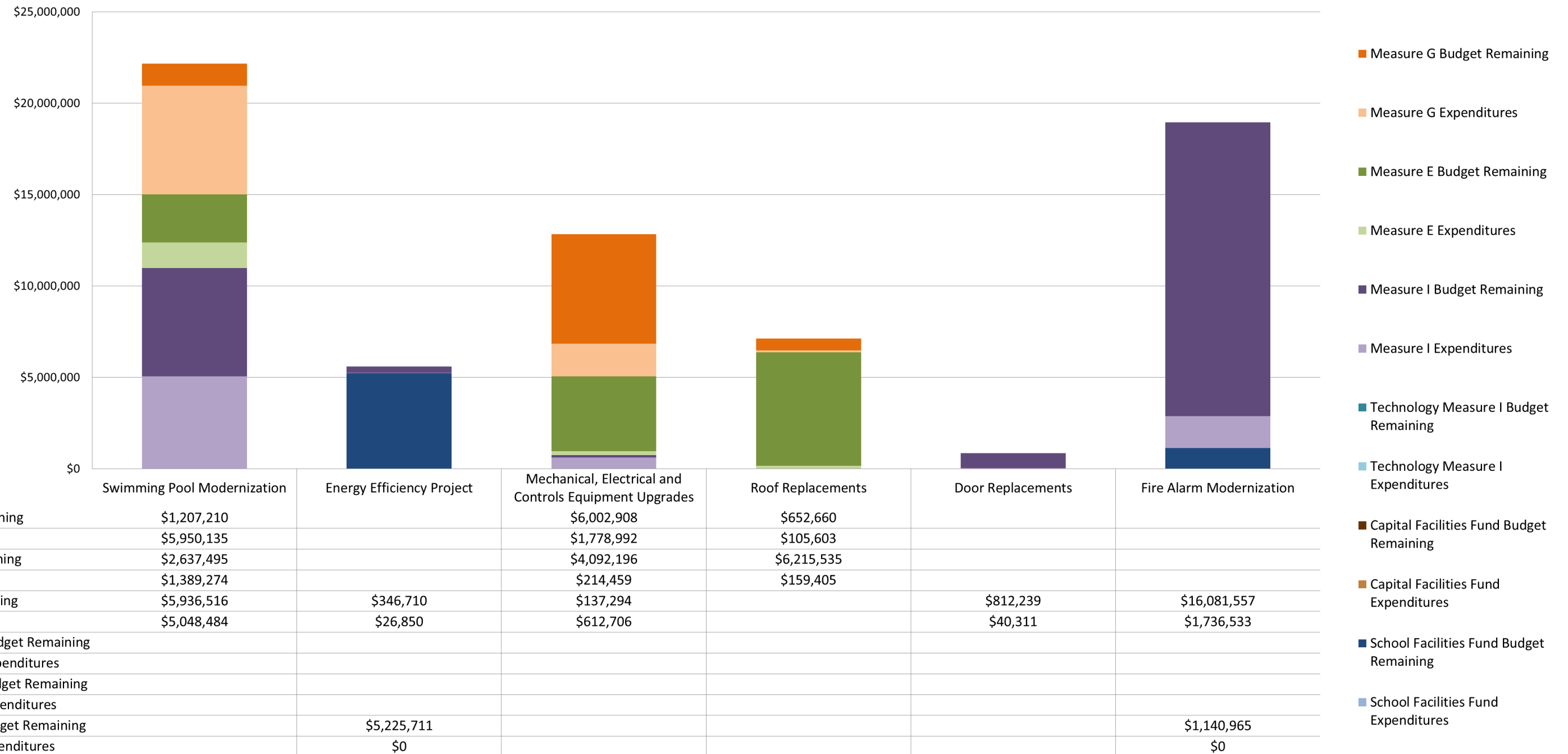
Budget

Business Partners

Highlights/Issues

Budget

Expenditures Snapshot as of December 31, 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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Highlights/Issues

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** SYNERCO
- **Contractor for Package C Increment 1** Aire Sheet Metal, Inc.
- **Contractor for Evergreen Valley CW/HW Valve Replacement** ACCO Engineered Systems
- **Contractor for Evergreen Valley Building F CW/HW System Preventative Maintenance** ACCO Engineered Systems / Environmental Systems 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**

- District Facilities, Bond Program Manager and CM team met with Design-Build Entity (DBE) on January 11, 2017 to discuss schedule progress and issues that may affect the critical path. DBE submitted a revised recovery schedule with revised expected "Completion Dates" for each site. The rainy weather and storms expected in the upcoming weeks may likely cause additional delays in the schedule.
- In January, construction progress at each site included:
 - ST: Work on pool mechanical equipment installation, fencing posts installation, and pool deck rebar for slot drains was completed in January. Work on Light pole foundations is near completion. Work on Mechanical Equipment Building curbs and Pool bottom clean up began in January. CM team started to coordinate with Health Department for a pre-deck pour inspection. Remaining construction is expected to be fully completed by the end of February. Project team has estimated that pool will be ready for use on March 2, 2017.
 - YB: Demolition of existing Mechanical Equipment Building was completed in January. Framing of new building will begin in early February. Project team has estimated that pool will be ready for use on April 3, 2017.
 - MP: Mechanical Equipment installation was completed in January. Construction on foundation for scoreboard and deck base placement was also completed. Deck rebar placement and slot drains continued in January. Project team has estimated that pool will be ready for use on March 6, 2017.
 - SC: Mechanical Equipment installation continued in January. Construction on deck rebar for slot drains, pool tiling, final water line connection, fence posts installations, and light pole foundations was also completed. Scoreboard foundation is near completion. Second pool deck pour will take place in February. Project team has estimated that pool will be ready for use on March 5, 2017.
 - WCO: Waterproofing of Pool Gutter was completed in January. Mechanical Equipment installation and construction on deck base continued in January. Project team has estimated that pool will be ready for use on March 30, 2017.
 - JL: Construction on light pole foundations, fence posts installation, and slot drains on pool deck was completed in January. Mechanical Equipment installation and pool deck rebar is near completion. Remaining construction is expected to be fully completed by the end of February. Project team has estimated that pool will be ready for use on March 3, 2017.
 - PH: Waterproofing of Pool Gutter is near completion. Construction on light pole foundations, mechanical equipment installation, retaining walls and deck base began continued in January. Project team has estimated that pool will be ready for use on April 11, 2017.

- **Energy Efficiency Project**

- Exterior light fixture upgrades at eight sites and Interior light fixture upgrades at three sites are substantially complete. Punch list corrections and additional trouble shooting items continued through January and are now expected to be completed by February 2017.

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Highlights/Issues

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

- Package B at Evergreen Valley: Fire Smoke Dampers Replacements and Building F CW/HW System Preventative Maintenance
 - Engineer is providing a proposed Phasing of the project that will be considered in developing the Bid Package. The Bid Package draft will be submitted for District review in early March. Construction on fire smoke damper replacements is expected to start in early June.
 - Contractor was hired to drain, clean, and conduct preventative maintenance to the existing CW/HW system in the AHU's hydroponic piping system in Building F. Another contractor was hired to perform necessary repairs to the CW/HW System before "Preventative Maintenance" scope can be executed. Expected construction start date is March 15, 2017 with completion by March 16, 2017.
- Package C: Replacement of AHU's at Independence and Piedmont Hills
 - Punch List has been compiled with recent additions and is now 90% complete. Contractor is expected to submit all required closeout documentation by March 10, 2017.

- **Roof Replacements**

- A total of 3 bid packages for Districtwide roof replacements will be issued in early February. Non-Mandatory pre-bid conferences and job-walks will be held by the CM team and Facilities staff throughout the month of February at the different school sites involved in the project.
- Construction will take place when school is out of session in Summer 2017.

- **Door Replacements**

- Construction bid documents are in development.

- **Fire Alarm Modernization**

- Division of State Architect approval of Foothill drawings was received in January. Notice to Proceed with abatement work and cabling and devices was issued on January 20, 2017.
- Device testing of retrofit work at WCO will be completed in late February. Retrofit work at ST and SC is underway.
- The Construction Drawings for CAL, OG, OAC and YB are undergoing review by DSA for approval, preliminary DSA comments were received in January.
- Construction Document level drawings were approved for Mt. Pleasant. The design drawings for other sites are progressing through DD and CD level drawings.
- Repairs to existing fiber network at Silver Creek and Santa Teresa are expected to be completed in February.