

# Capital Improvement Program Monthly Status Report

February 2017

## Oak Grove High School

Projects

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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

# Capital Improvement Program Monthly Status Report

February 2017

## Oak Grove High School

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### Schedule

	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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### Budget

#### 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		\$1.4 M	\$5.1 M	\$6.5 M <sup>1</sup>
Buildings H1 and H2 Restrooms Modernization	\$548 K	\$132 K	\$745 K	\$1.4 M
Security Fencing Upgrade		\$14 K	\$412 K	\$426 K <sup>1</sup>
Infrastructure Improvements			\$45 K	\$45 K
<b>Total</b>	<b>\$548 K</b>	<b>\$1.5 M</b>	<b>\$6.3 M</b>	<b>\$8.4 M</b>

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

#### Budget Notes

1. Surplus funds were deducted from the Security Fencing Upgrade project budget and added to the Building A 2nd Floor Student Center and Quads Modernization budget. Additional funds were needed due to some changes to the scope of work. All changes were requested by the school and approved by the Oak Grove School Site Council.

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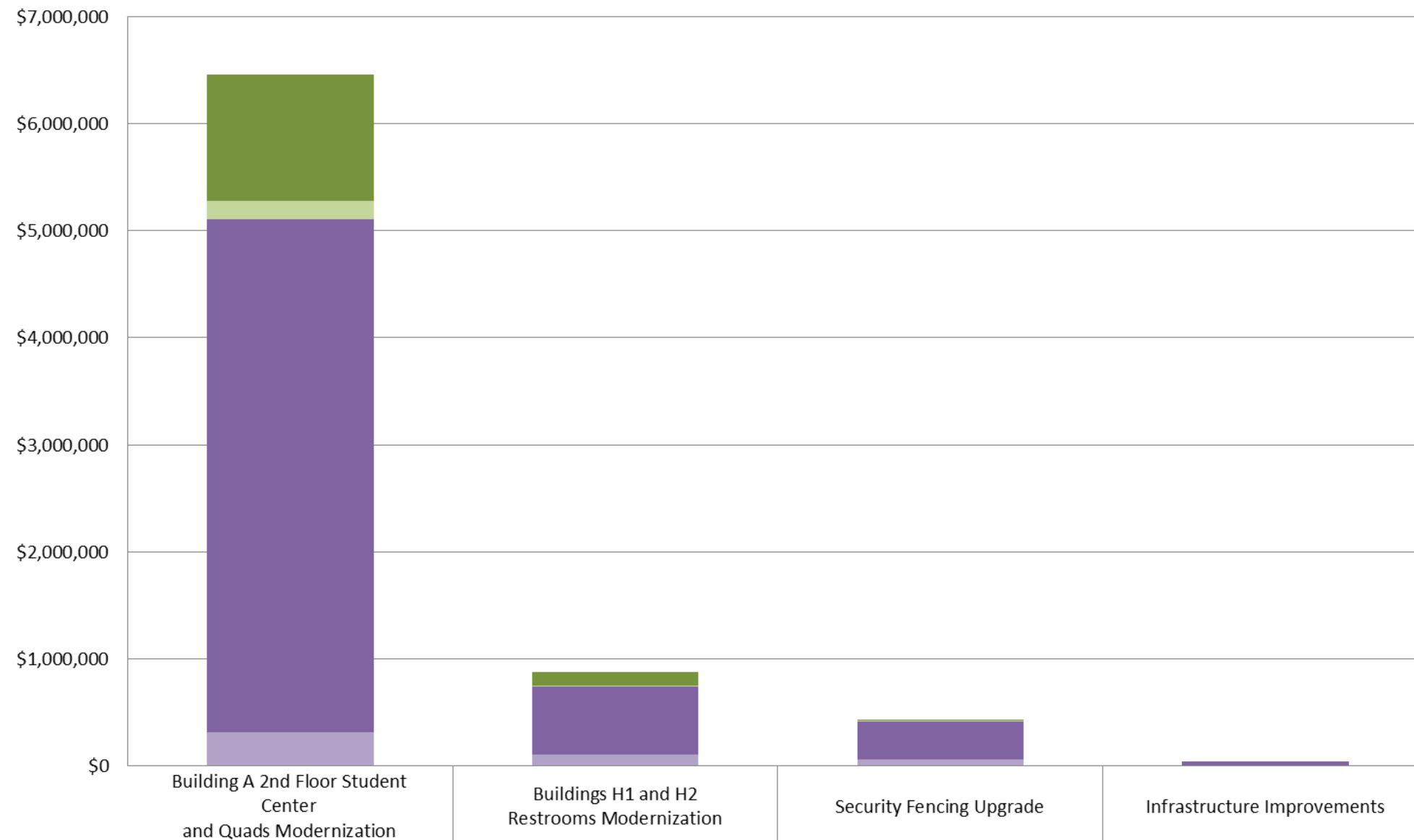
Budget

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Highlights/Issues

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### Expenditures Snapshot as of February 28, 2017



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

Measure E Budget Remaining	\$1,185,968	\$125,548	\$4,549	
Measure E Expenditures	\$169,348	\$6,087	\$9,784	
Measure I Budget Remaining	\$4,791,167	\$640,561	\$354,152	\$35,945
Measure I Expenditures	\$313,750	\$104,439	\$57,849	\$9,055

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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.*

# Capital Improvement Program Monthly Status Report

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## Oak Grove High School

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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 was achieved in February.
- Bidding for construction is ongoing. A second bid walk was conducted on February 8th. Proposals are due on March 1st.
- CM team continues to meet with school administration twice a month to discuss project activity.

- **Buildings H1 and H2 Restrooms Modernization**

- Bidding for construction is ongoing. A second bid walk was conducted on February 8th. Proposals are due on March 1st.

- **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 took place during the winter break in February, when students and staff were present on campus. Construction crews cleaned site before students returned to school.
- Post hole digging and placement of posts will continue through March and will be followed by fence panel installations. Due to a variety of unforeseen underground obstructions, the Design team and CM team have had to come up with changes to the design to meet the circumstances.

- **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. 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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## Districtwide Projects

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### Projects

- **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



# Capital Improvement Program Monthly Status Report

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## Districtwide Projects

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Business Partners

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*

# Capital Improvement Program Monthly Status Report

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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 <sup>1</sup>	\$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
<b>Total</b>	<b>\$16.6 M</b>	<b>\$14.7 M</b>	<b>\$29.9 M</b>	<b>\$6.3 M</b>	<b>\$67.5 M</b>

#### Budget Notes

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

# Capital Improvement Program Monthly Status Report

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## Districtwide Projects

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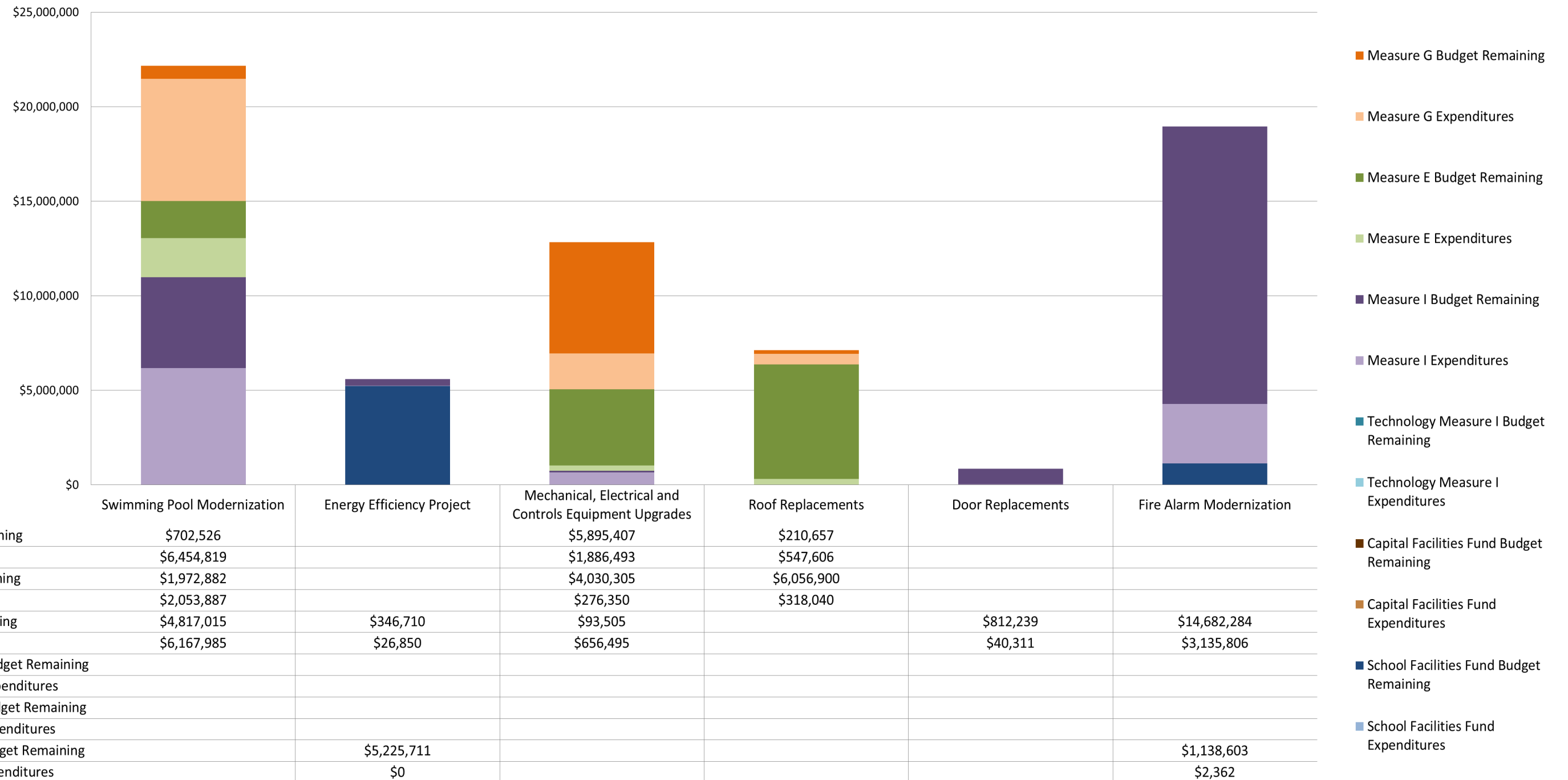
Budget

Business Partners

Highlights/Issues

### Budget

### Expenditures Snapshot as of February 28, 2017



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## Districtwide Projects

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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** 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**

- Despite heavy rains in February, the following progress was made:
  - ST: Remaining construction and clean up was completed by the end of February. Pool will be available for use on March 1, 2017. Outstanding work including painting, light pole installation and concrete walkway outside fence line will be performed/ coordinated with the site to minimize disruptions.
  - YB: Framing of new Mechanical Equipment Building was completed in February and construction continues on the new building. Grade compaction has started and base rock material has been delivered to the site. Preparations for concrete deck pours, tile installations, electrical connections and mechanical equipment connections. Project team has estimated that pool will be ready for use on April 17, 2017.
  - MP: Pool has been filled and water circulation is ongoing. Boiler start-up will be performed in early March. Project team has estimated that pool will be ready for use in mid-March.
  - SC: Pool will be plastered and then filled with water in March. Mechanical Equipment installation is nearly complete. Boiler start-up will be performed in early March. Project team has estimated that pool will be ready for use in mid-March.
  - WCO: Mechanical Equipment installation and grade compaction continued in February. Preparations for concrete deck pours, tile installations, electrical connections and mechanical equipment connections are underway. Pool deck formwork installed in preparation of concrete pours in mid March. Project team has estimated that pool will be ready for use on April 13, 2017.
  - JL: Pool will be plastered and then filled with water in March. Mechanical Equipment installation is nearly complete. Boiler start-up will be performed in early March. Project team has estimated that pool will be ready for use in mid-March.
  - PH: Waterproofing of Pool Gutter, construction on light pole foundations, mechanical equipment installation, retaining walls and deck base was completed in February. Trenching for drain line and grading and compaction for new retaining wall is ongoing. Preparations for concrete retaining wall, concrete deck pours, tile installations, electrical connections and mechanical equipment connections are underway. Project team has estimated that pool will be ready for use on April 12, 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 were completed in February. The Energy Efficiency Project is now completed.

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

- Package B at Evergreen Valley: Fire Smoke Dampers Replacements and Building F CW/HW System Preventative Maintenance
  - Engineer completed the design and provided bid construction documents to the District for review. Bid phase is expected to begin at the end of March. Construction on fire smoke damper replacements is expected to start in early June. The work will progress in Phases so as to minimize impacts to summer and regular school year calendars; Summer 2017 work will be conducted during normal business hours; August through October work will begin at 3:00pm and conclude at 11:00pm.
  - The existing CW/HW system in the AHU's hydroponic piping system in Building F is scheduled to be drained, cleaned, and receive preventative maintenance at the end of March. The District will have their Technician accompany Contractor when working on the CW side for training purposes.
- Package C: Replacement of AHU's at Independence and Piedmont Hills
  - Punch List was completed in February. Package C is now completed.

- **Roof Replacements**

- A total of 3 bid packages for Districtwide roof replacements were issued in early February. Non-Mandatory pre-bid conferences and job-walks were 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**

- Abatement work and cabling and devices is underway at Foothill.
- Device testing of completed retrofit work at WCO was performed in late February. Repairs to existing fiber network at Silver Creek was completed in February. Work at Santa Teresa is underway and will be completed in early March.
- The Construction Drawings for Calero, Oak Grove, Overfelt Adult Center and Yerba Buena were approved by Division of State Architect (DSA) in February. Procurement is in progress for work at Calero, Oak Grove, Overfelt Adult Center. In February, construction began at Yerba Buena and continued at Evergreen Valley.
- Construction Drawings for James Lick and Mt. Pleasant were submitted to DSA for review and approval. The design drawings for Andrew Hill, Education Center, Independence, Independence Adult Center, and Piedmont Hills are progressing through DD and CD level drawings.