

# Capital Improvement Program Monthly Status Report

April 2017

## Oak Grove High School

Projects

Schedule

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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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### Schedule

	2015				2016				2017				2018			
	Q1	Q2	Q3	Q4	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)*																

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.

#### LEGEND

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

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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		\$1.4 M	\$5.1 M	\$6.5 M
Buildings H1 and H2 Restrooms Modernization	\$548 K	\$132 K	\$745 K	\$1.4 M
Security Fencing Upgrade		\$14 K	\$412 K	\$426 K
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.*

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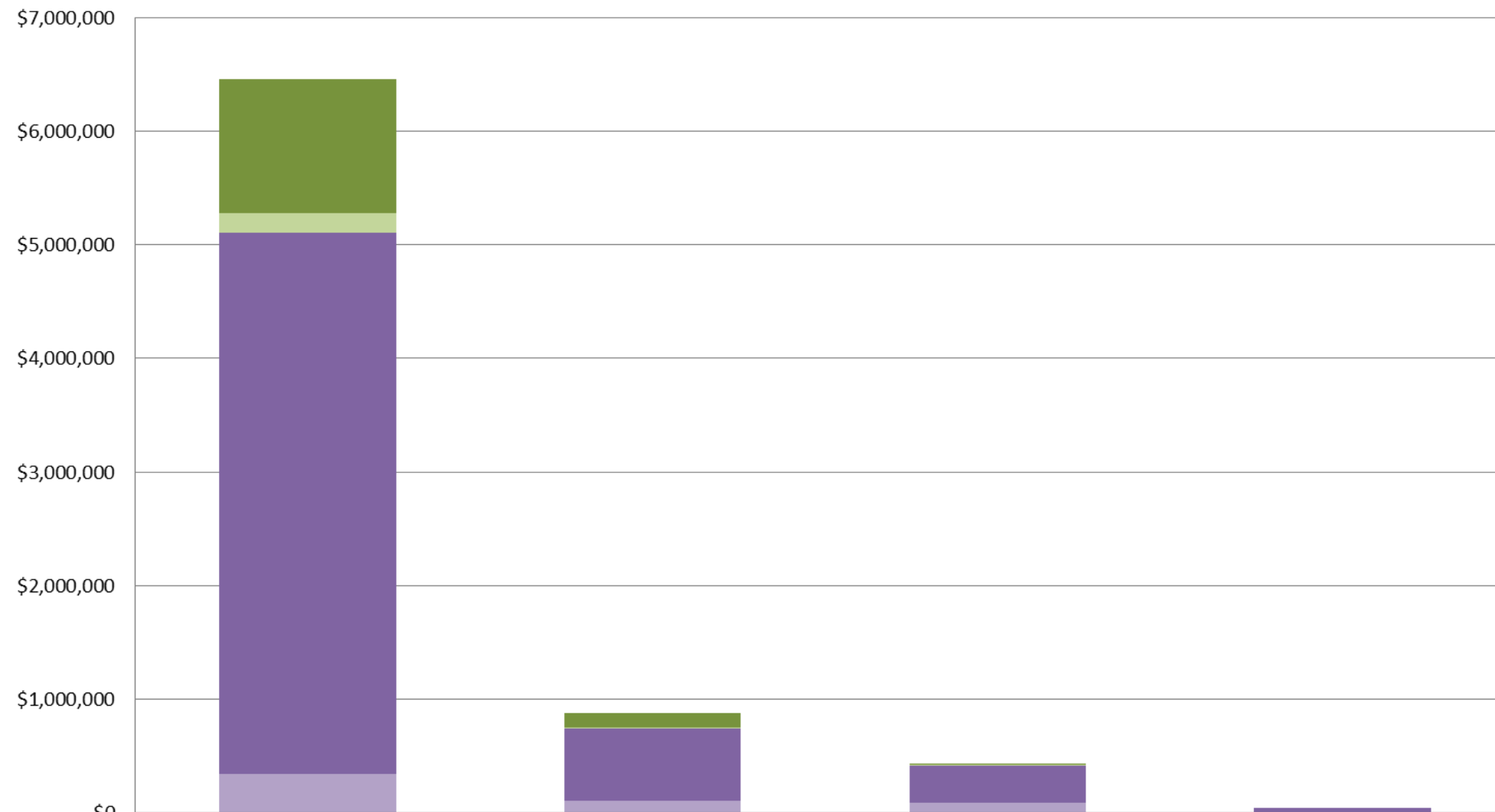
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### Expenditures Snapshot as of March 31, 2017



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

	Building A 2nd Floor Student Center and Quads Modernization	Buildings H1 and H2 Restrooms Modernization	Security Fencing Upgrade	Infrastructure Improvements
Measure E Budget Remaining	\$1,185,968	\$125,548	\$4,549	
Measure E Expenditures	\$169,348	\$6,087	\$9,784	
Measure I Budget Remaining	\$4,760,552	\$636,090	\$326,140	\$35,945
Measure I Expenditures	\$344,364	\$108,910	\$85,861	\$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 R.C. Benson & Sons, Inc.

- **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 N/A

- Furniture, Fixtures & Equipment (FF&E) N/A

- 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**

- Construction bid documents were repackaged and reissued in April. Bids are due on May 10th. Contract award is expected to be recommended to the Board of Trustees for approval at the June Board meeting. The additional time needed for the rebid is expected to result in a 2-3 month delay in the project schedule.

- **Buildings H1 and H2 Restrooms Modernization**

- Contract documents with contract were negotiated in April. Construction is scheduled to start in July.

- **Security Fencing Upgrade**

- Post hole digging, placement of posts, and fence panel installations were completed in April. The new gate latch systems were installed. Security gates arrived in April and were installed upon arrival. Final completion is expected in May.

- **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.*

# Capital Improvement Program Monthly Status 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

- **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

- **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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## Districtwide Projects

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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	DSA Review	Construction	Construction	Construction	Occupancy/Beneficial Use	Construction	Occupancy/Beneficial Use		
Mechanical, Electrical and Controls Equipment Upgrades						Pre-Construction	Pre-Construction	Construction Procurement	Pre-Construction	Construction Procurement	Construction Procurement	Construction	Occupancy/Beneficial Use	Construction Procurement	Construction	Occupancy/Beneficial Use
Roof Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction	Construction Procurement	Construction	Occupancy/Beneficial Use	Construction Procurement	Construction	Occupancy/Beneficial Use
Door Replacements						Pre-Construction	Pre-Construction	Pre-Construction	Pre-Construction							
Fire Alarm Modernization					Pre-Construction	Pre-Construction	Construction Procurement	Construction Procurement	Construction Procurement	Construction Procurement	Pre-Construction	DSA Review	DSA Review	Construction	Occupancy/Beneficial Use	Occupancy/Beneficial Use

**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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### 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
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>\$29.6 M</b>	<b>\$1.1 M</b>	<b>\$62.0 M</b>

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## Districtwide Projects

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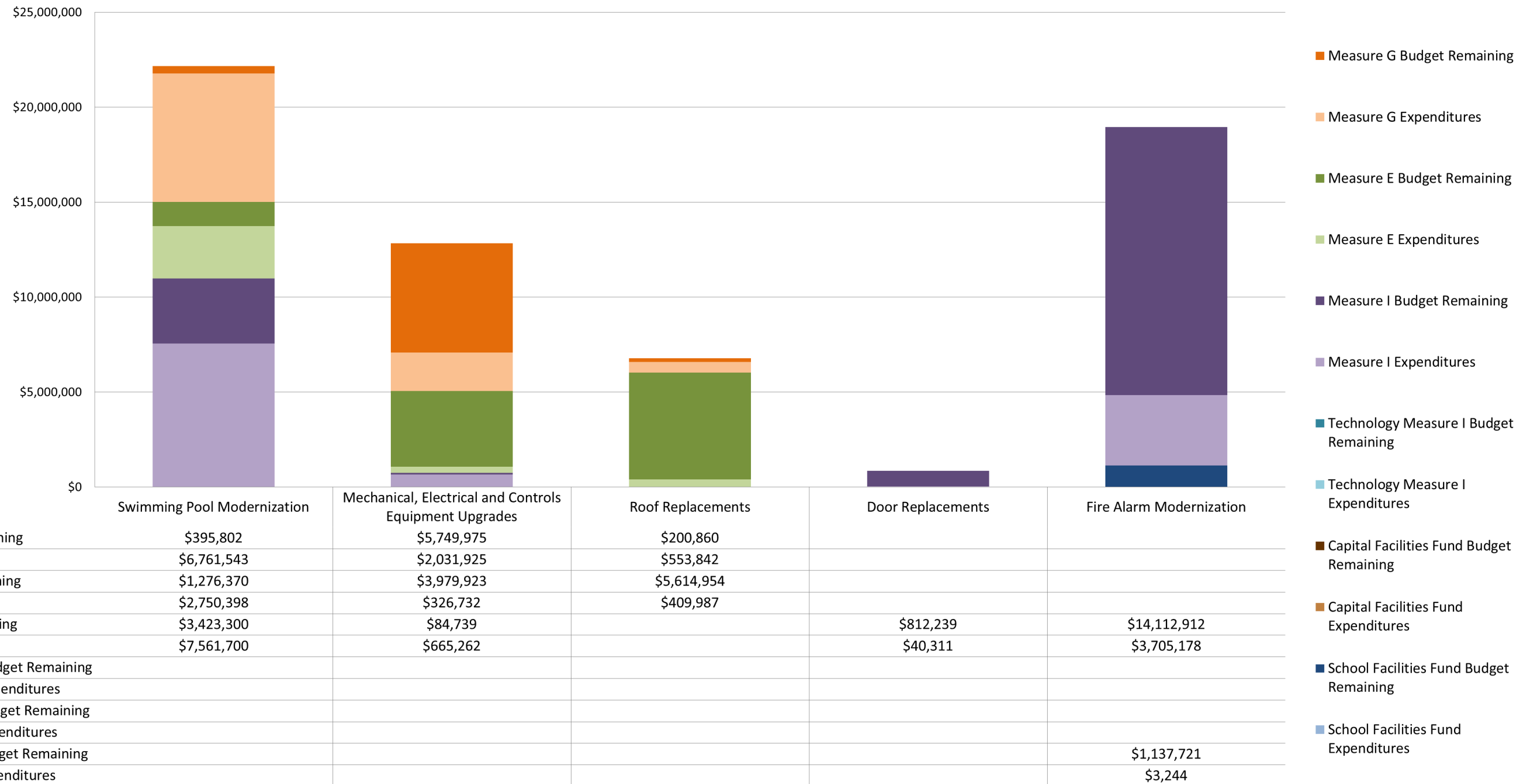
Budget

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Highlights/Issues

### Budget

### Expenditures Snapshot as of March 31, 2017



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### 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.

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

- **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.
- **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.
- **Contractor for Evergreen Valley Fire Smoke Damper Replacements** Foothill Air Conditioning and Heating, Inc.

- **Inspector** Construction Inspection Services (CIS, Inc.)
- **Special Testing & Inspection** Consolidated Engineering Laboratories (CEL)
- **Furniture, Fixtures & Equipment (FF&E)** N/A

- **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** Skyline Engineering
- **Contractor for Andrew Hill & Piedmont Hills Roof Replacement** Pioneer Contractors, Inc.
- **Contractor for Foothill, James Lick, Santa Teresa, Yerba Buena, Mt. Pleasant & W.C. Overfelt Roof Replacement** Andy's Roofing Company, Inc.

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

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### Business Partners

- **Door Replacements**

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

- **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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- **Swimming Pool Modernization**

- Painting of exterior walls and final punchlist items were completed in April for the pools at Mt. Pleasant, Silver Creek, Santa Teresa and James Lick. These pools were turned over to the school for student use in March.
- At W.C. Overfelt, concrete pool decks were poured in April. Inspection and turn over for student use is scheduled in early May.
- At Piedmont Hills, backfill of retaining wall completed in April. First concrete pour scheduled for May 1st. Inspection and turn over for student use is scheduled for mid- May.
- At Yerba Buena, first concrete will be poured first week of May. Inspection and turn over for student use is scheduled for mid- May 2017.

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

- Package B at Evergreen Valley: Fire Smoke Dampers Replacements and Building F CW/HW System Preventative Maintenance
  - Bids for construction were evaluated by CM team and Facilities staff. A contractor was selected for the work. Construction 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 will be drained, cleaned, and receive preventative maintenance. Work will be scheduled for upcoming months. The District will have their Technician accompany Contractor when working on the CW side for training purposes.

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- **Roof Replacements**

- Proposals for RFP for Project Inspection services were received in early April and were evaluated by Facilities staff and CM team.
- Construction is scheduled to take place when school is out of session, beginning on May 30, 2017. Substantial completion is expected in August before school starts. To minimize impact to the functioning school campuses during the summer session, the contractor may be required to start abatement work at select sites after students depart the school site at 1:30 pm and/or work on weekends.

- **Door Replacements**

- Construction bid documents are in development.

- **Fire Alarm Modernization**

- Abatement work and cabling and devices was completed at Foothill.
- Correction of Punch walk items at of WCO, SC and ST are in progress. Training for site staff at SC and ST sites was given in April.
- Work at Calero, Oak Grove, Overfelt Adult Center was completed and final device testing was performed in April.
- At Evergreen Valley, the Fire Alarm panel work was completed and the Fire Alarm/elevator life safety testing was performed successfully in April. EVHS is ready for final approval, upon DSA design approval.
- Construction at Yerba Buena is underway. Panels have been procured and programmed for installation in May.
- Construction Drawings for James Lick and Mt. Pleasant are under review at Division of State Architect.
- Construction Document Package for Piedmont Hills was reviewed at page-turner and approved with revisions for DSA submittal in April.
- The DD level drawings for Independence and Independence Adult Center were reviewed with comments.