



BUILDING ON SUCCESS - SCHOOLS FOR THE NEXT GENERATION
MEASURE K BOND PROGRAM

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

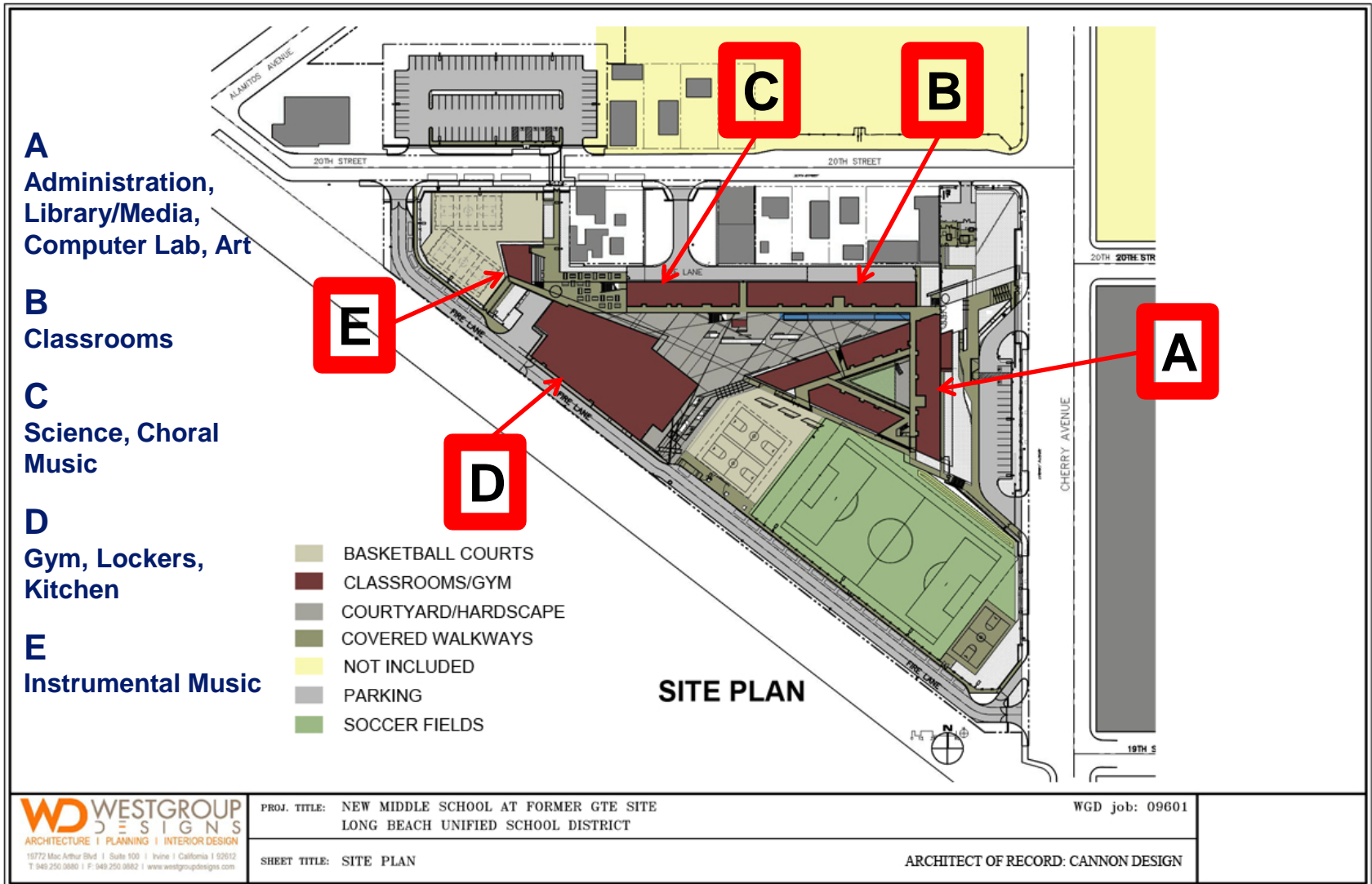
I. New 6-8 Middle School #1 (GTE Site)

- 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)



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
from Future
Soccer
Field

View of
Building A
Entrance
from Street



I. New 6-8 Middle School #1 (GTE Site)

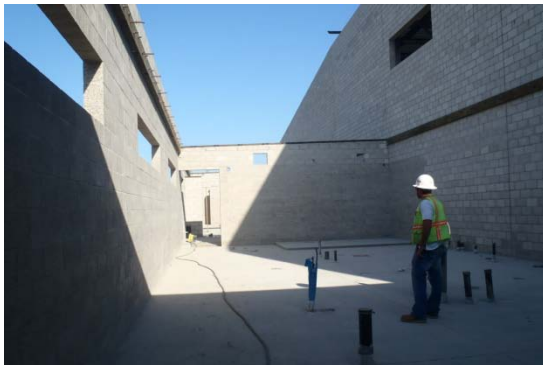
Progress Photos



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



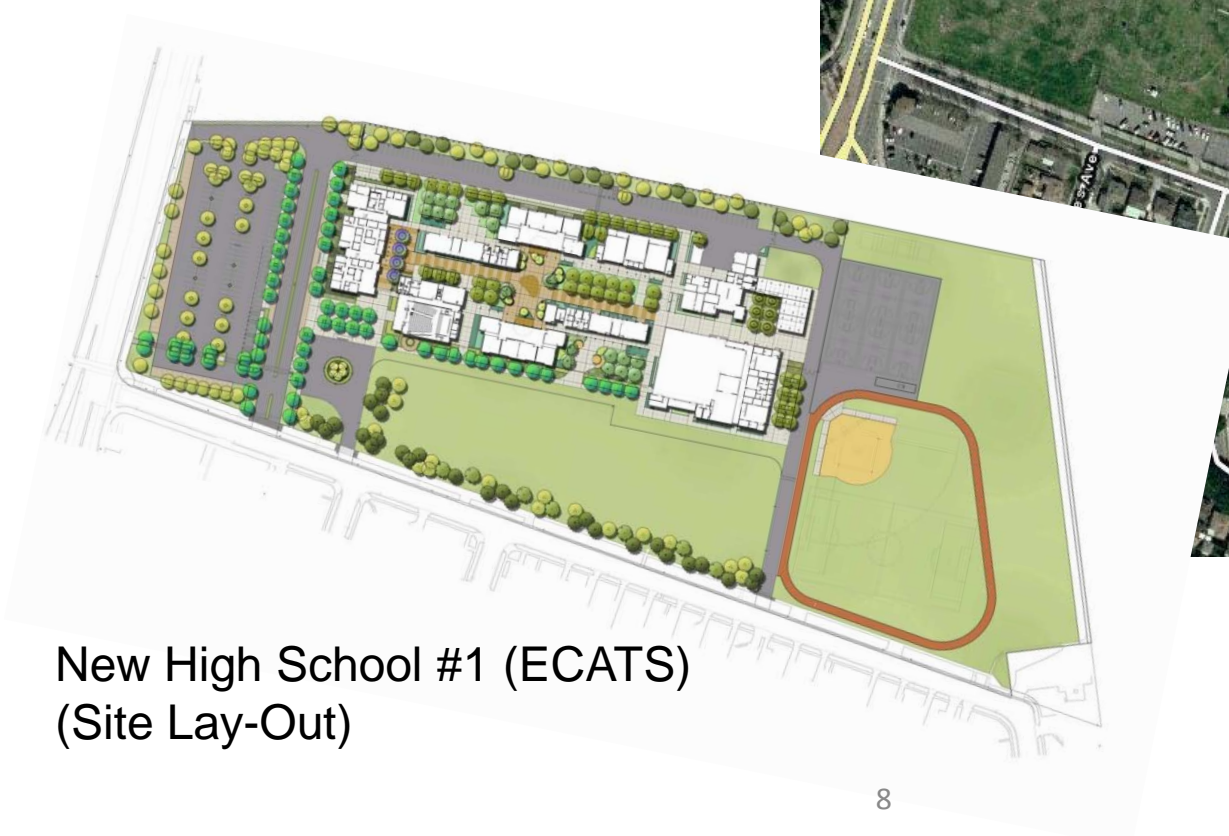
View from Gymnasium back to
Building E through Eating Shelter

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

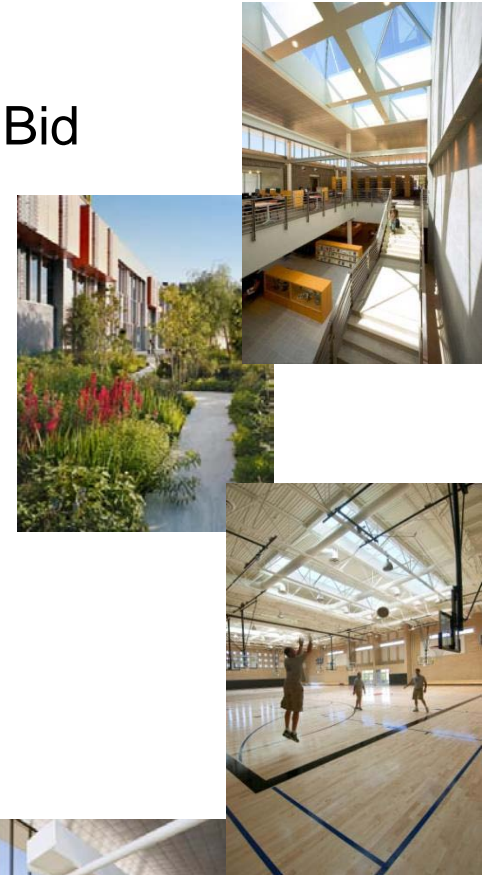
- 1,080 Students in Grades 9th – 12th
- 7 New Buildings (Administration, North Academy, Science, Food Service, Gym, South Academy, Lecture Hall)



- 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

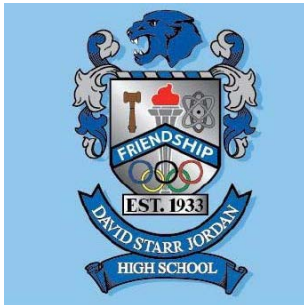
- Roosevelt Elementary School (*Area E*)
- Jordan High School Modernization (*Area A*)
- Cabrillo High School Pool (*Area D*)
- New High School #2 – Browning Site (*Area E*)
- New High School #3 – Jordan Academy (*Area A*)
- New High School #4
- Hill Middle School (*Area F*)
- Hamilton Middle School (*Area A*)
- Bancroft Middle School (*Area B*)
- Millikan High School (*Area C*)
- Avalon K-12 (*Area G*)





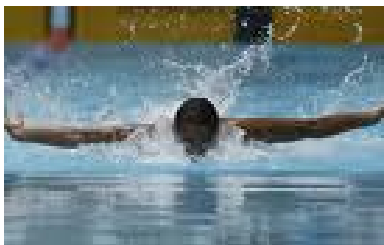
Roosevelt Elementary School

- 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

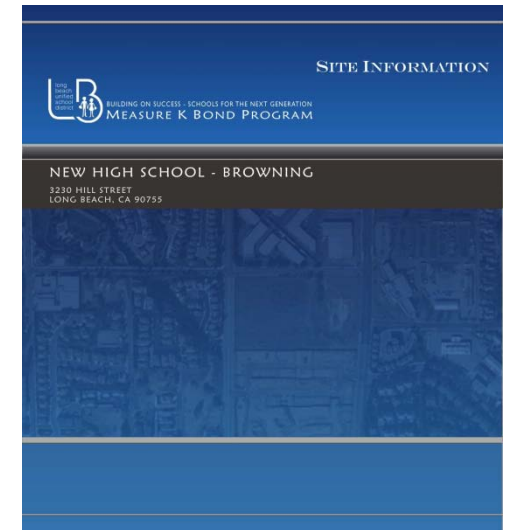


Cabrillo High School Pool

- 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





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

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:

- | | | |
|--------------------------------|-------------------------------|-----------------|
| • <i>Bancroft M.S.</i> | • <i>Jordan H.S.</i> | • Rogers M.S. |
| • Franklin Classical M.S. | • Lakewood H.S. | • Stephens M.S. |
| • <i>Hamilton M.S.</i> | • Los Cerritos E.S. | • Whittier E.S. |
| • <i>Hill M.S.</i> | • Lowell E.S. | • Willard E.S. |
| • Hoover M.S. | • <i>Millikan H.S.</i> | • Wilson H.S. |
| • Jefferson Leadership Academy | • Polytechnic H.S. | |
| | • Renaissance 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



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%)

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



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.
 - Emerson 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



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., Fremont 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**



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

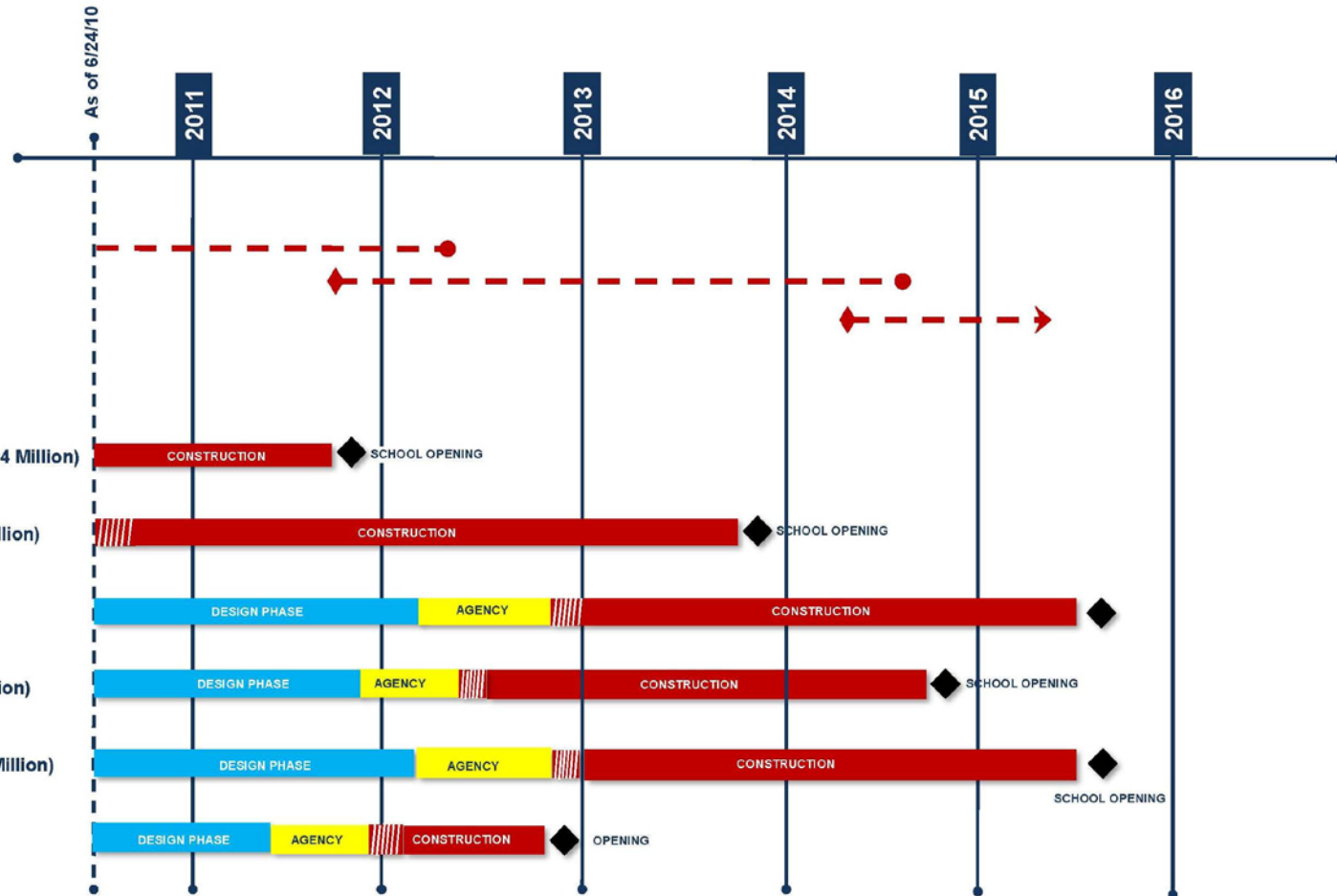
Major Projects – Five Year Look Ahead Schedule

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 (\$63.2 Million)
- Cabrillo High School Pool (\$16.4 Million)



Legend

- Planning
- Design Phase
- Agency Approval
- Bidding/Cost Negotiations
- Construction Phase

V. Master Program Schedule

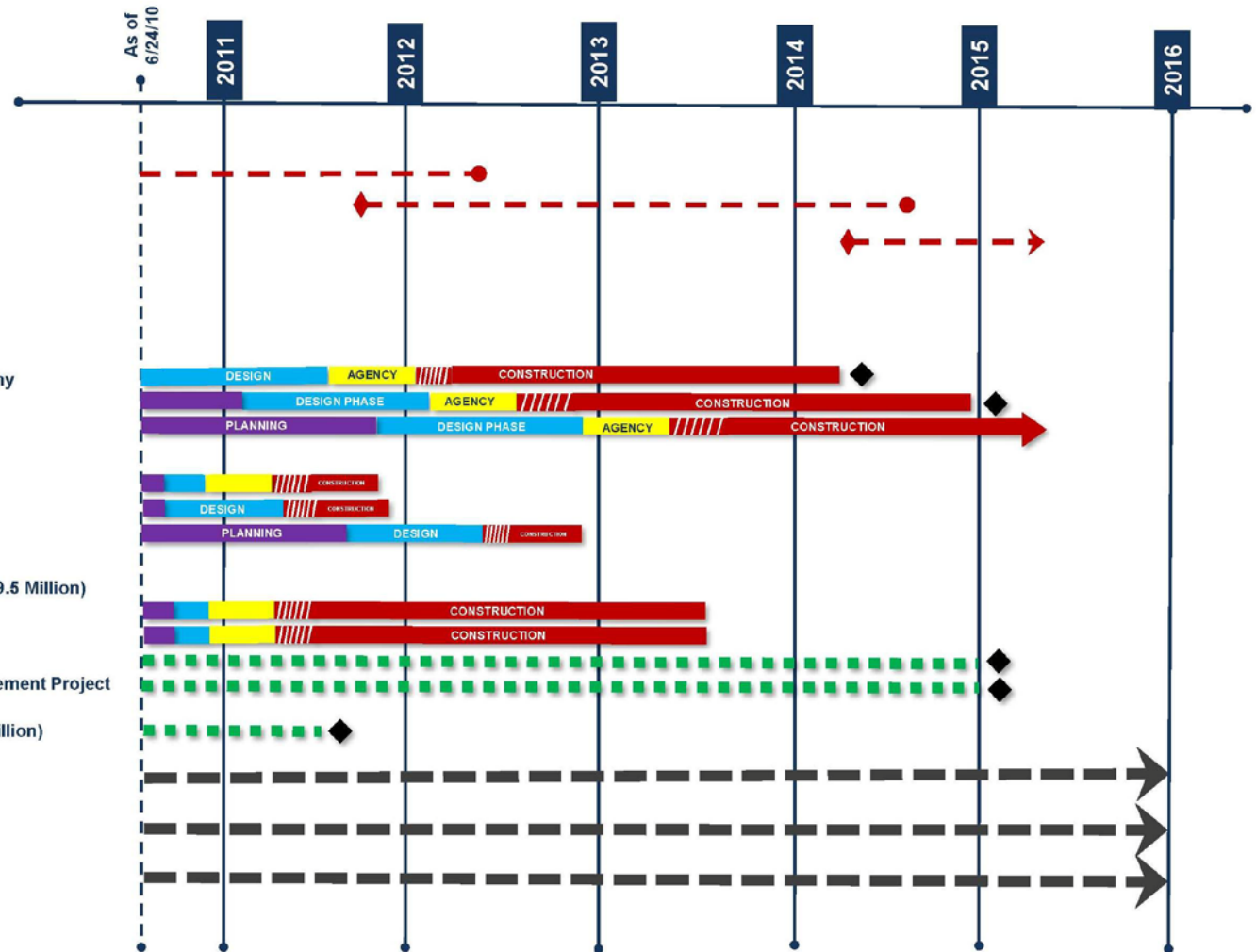
District-Wide Projects – Five Year Look Ahead Schedule

FUNDING / CASHFLOW

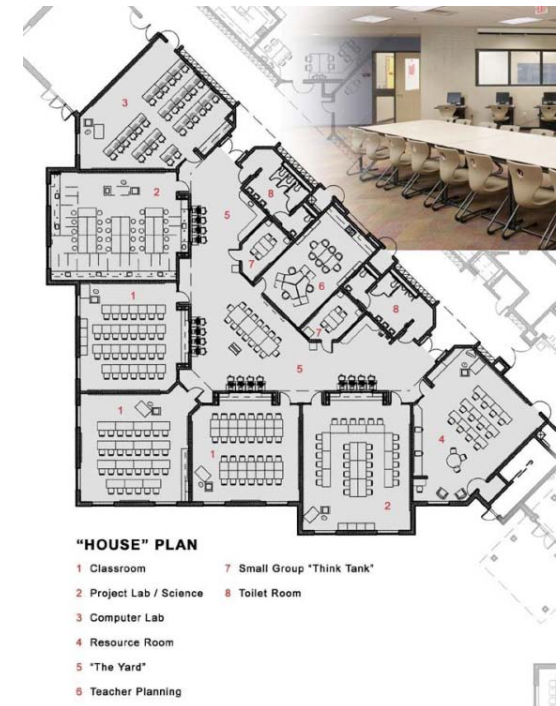
- 1st Issuance (\$260 Million)
- 2nd Issuance (\$235 Million)
- 3rd Issuance (\$235 Million)

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 (\$6.5 Million)
- ACCESS COMPLIANCE (\$5.2 Million)
- TEST PILOT PROJECTS (TBD)



- 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



(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



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

