



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

Measure K Bond Program Project Updates

COC Meeting - June 24, 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. Program Schedule
- VI. Facility Standards
- VII. Cost Savings Measures

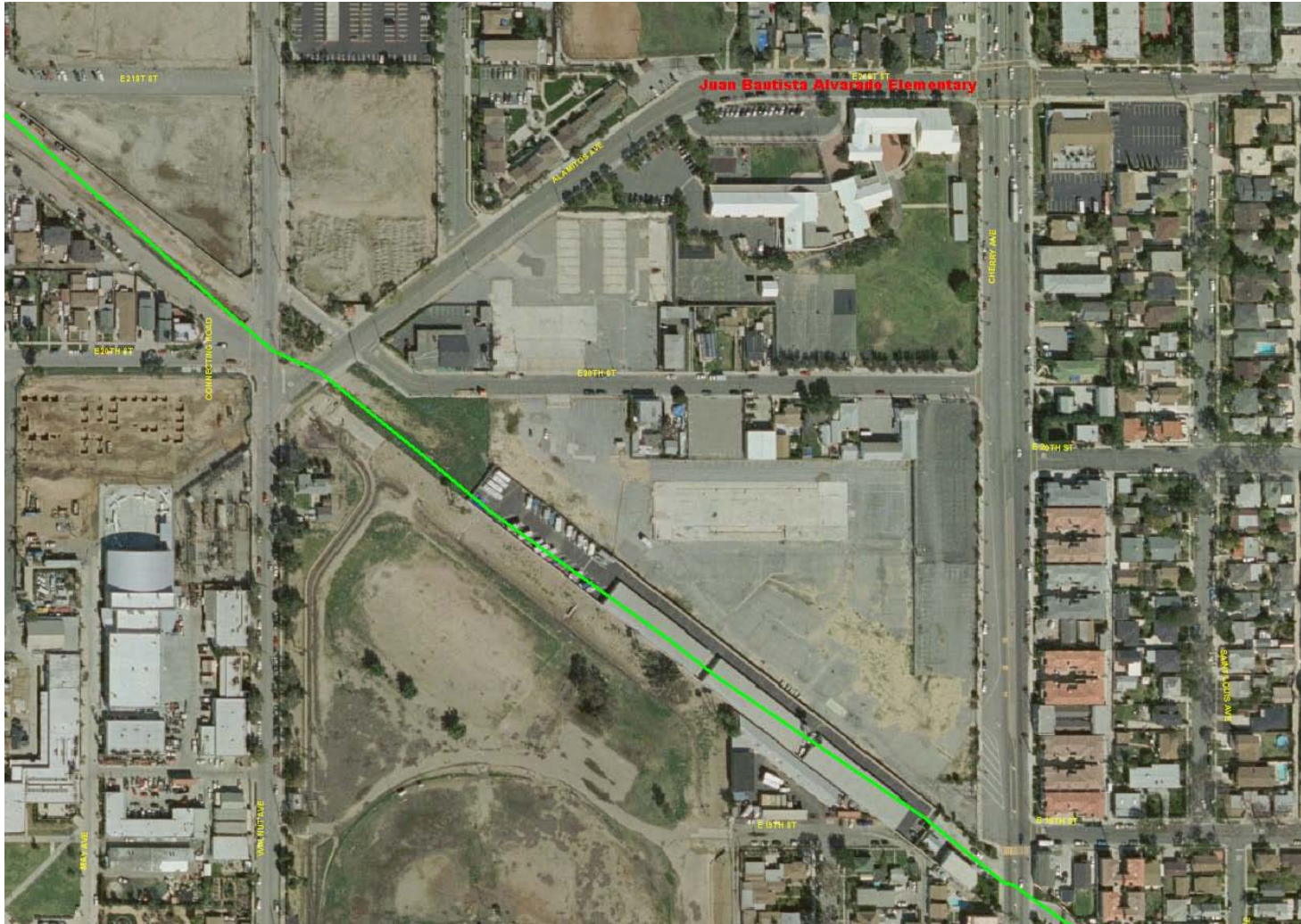
I. New 6-8 Middle School #1 (at GTE site)



I. New 6-8 Middle School #1 (at 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

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



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

Building A Progress Photos



Early Steel Erection



Grade Beams and Retaining Walls



Elevator Pit



Electrical Sleeves through Retaining Wall



Electrical Room Methane System

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

Building B Progress Photos



Spread Footing Pour



Bathroom Plumbing

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

Building C and Athletic Fields Progress Photos



Building C Foundation Pour



Athletic Fields Backfill

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

Building D Progress Photos



Rock Under Bedding



Foundation Excavation



CMU First Lift Grout



Gymnasium Slab On Grade

I. New 6-8 Middle School #1 (at GTE site) Site Work Progress Photos



Courtyard Electrical Pull Boxes



Charter Work on 20th Street



North Parking Lot Drive Approach



North Storm Drain Line



Courtyard Sewer Manhole

II. New High School #1 (ECATS)



II. New High School #1 (ECATS)

- Proposed Conversion of DeMille Middle School into New High School
- 1080 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

II. New High School #1 (ECATS) Site Conversion

DeMille Middle School
(Current Site Lay-Out)



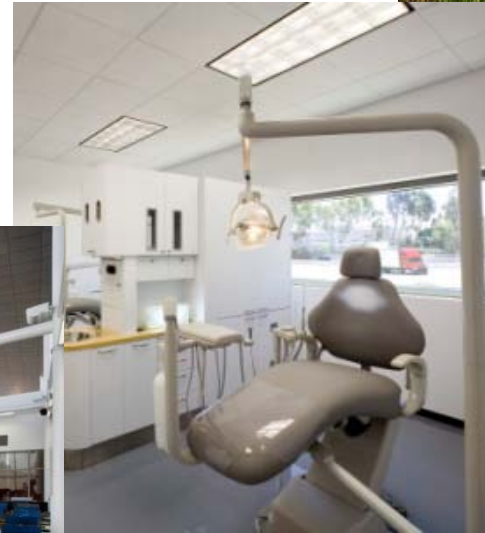
New High School #1 – ECATS
(Proposed Site Lay-Out)

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
- Three Separate Grant Applications Requesting State Matching Funds
 - \$1.5 M for Health/Medical
 - \$1.5 M for Engineering Design
 - \$3.0 M for Legal/Law Enforcement/Forensics

II. New High School #1 (ECATS)

- Approval of Drawings and Specifications from DSA Received
- No Further Action Letter Received from DTSC
- CDE Final Plan Approval Submittal Pending
- OPSC Submittal Pending
- Constructability Reviews by Third Party Complete
- Out to Bid



II. New High School #1 (ECATS)

Architectural Rendering



III. Other Major Projects

- Roosevelt Elementary School (*Area E*)
- Jordan High School (*Area A*)
- Cabrillo High School – Pool (*Area D*)
- New High School #2 at Browning School 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

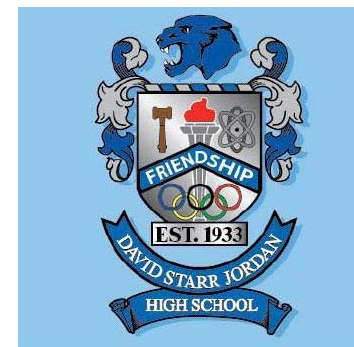
- Complete Rebuild of 3.8 Acre School Site (64,000 SF)
 - Current Enrollment – 1,040 students
 - Projected Enrollment in 2015 – same (per Facility Master Plan)
 - School Relocation During Construction Anticipated
-
- Architectural Design Team Selection In Process



III. Other Major Projects

Jordan High School

- Major Modernization of 26.89 Acre School Site (301,663 SF permanent buildings, 31,680 SF portable structures)
- Current Enrollment – Jordan High School (2,890 students), Jordan Academy (805 students)
- Projected Enrollment in 2015 – Jordan High School (2,200 students), Jordan Academy (700 students) – per Facility Master Plan
- Six AB 300 Buildings (gym, auditorium, bleacher building, industrial occupation center, music and auto shop)
- Interim Housing During Construction Likely
- Architectural Design Team Selection In Process



Cabrillo High School – Pool Addition

- Add Pool Facility and Associated Support Facilities at 62 Acre School Site (290,260 SF permanent buildings, 39,360 SF portable structures, 41,200 SF bungalow buildings)
- Current Enrollment – 3,340 students
- Projected Enrollment in 2015 – 3,000 students (per Facility Master Plan)
- Pool Location Needs to Address Access and Parking
- Programs to Remain On Site During Construction

- Architectural Design Team Selection In Process





- AB 300 Buildings
- Access Compliance
- Deferred Maintenance
- Deportablization
- DSA Certification and Close-Out
- Pilot Projects
- Technology Upgrades

AB 300 Buildings – Newcomb K-8 Academy

- Major Modernization of 13.5 Acre School Site (69,000SF – 4 permanent buildings and 12 relocatable structures)
- All Permanent Buildings on AB 300 Category 1 Building List
- Current Enrollment – 515 students
- Projected Enrollment in 2015 – 740 students (per Facility Master Plan)
- Architectural Design Team Selection In Process



AB 300 Buildings – Other Sites

Other School Sites with AB 300 Buildings:

- Bancroft M.S.
- Franklin M.S.
- Hamilton M.S.
- Hill M.S.
- Hoover M.S.
- Jefferson M.S.
- Jordan H.S.
- Lakewood H.S.
- Los Cerritos E.S.
- Lowell E.S.
- Millikan H.S.
- Polytechnic H. S.
- Renaissance H.S.
- Rogers M.S.
- Stephens M.S.
- Whittier E.S.
- Willard E.S.
- Wilson H.S.

Access Compliance



- 2010 ADA On-Call Professional Architectural Services (for as needed access compliance projects)
 - Selection In Process
- Access Compliance Consultant Services
 - Request for Proposal Pending Release

Deferred Maintenance – Boiler Replacement Project

- 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.
- Architect Selection Underway



Deferred Maintenance – Other 2010 Projects

- Scope and Requests for Proposal (RFPs) Being Developed
 - Lighting and Ceiling Replacement Project
 - Window Replacement Project
 - Door and Door Hardware Repair and Replacement Project



Deportablization – 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 E.S.
 - Signal Hill E.S.
 - Stephens M.S.
 - Webster E.S.
 - Willard E.S.
 - Wilson H.S.



- Architect Selection Underway

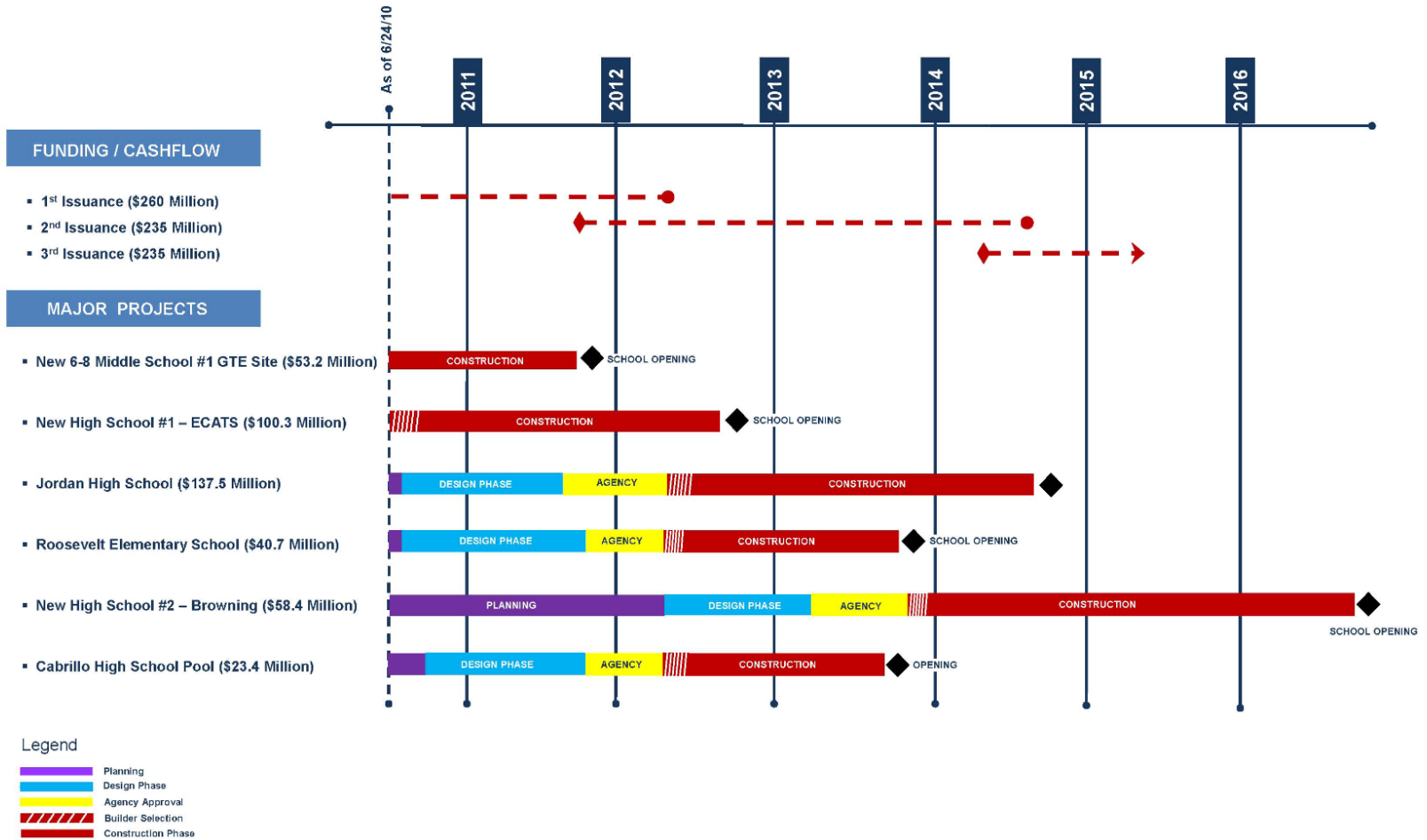
DSA Certification and Close-Out

197	8	106741	Site work		
			Req/Doc	Obtain From	Status/Notes
		1	dsa6ae-arch	blurock	
		2	dsa6ae-me	banerjee	
		3	noc	dist	
		4	dsa6 contr2	Modtech	Do waiver ltr & get District to sign
		5	dsa6 contr1	Wilson	Do DSA 6 & get Wilson to sign
		6	108-arch	blurock	Get from Blurock
		7	records set Portion	Blurock	Get from Blurock

- Focus on Priority Sites with Projects
- Develop Scope of Work
- Consultant Services Pending Selection
 - Testing and Inspection
 - Project Inspector
 - Architectural Design Team with Structural Engineer

V. Program Schedule

Major Projects



V. Program Schedule

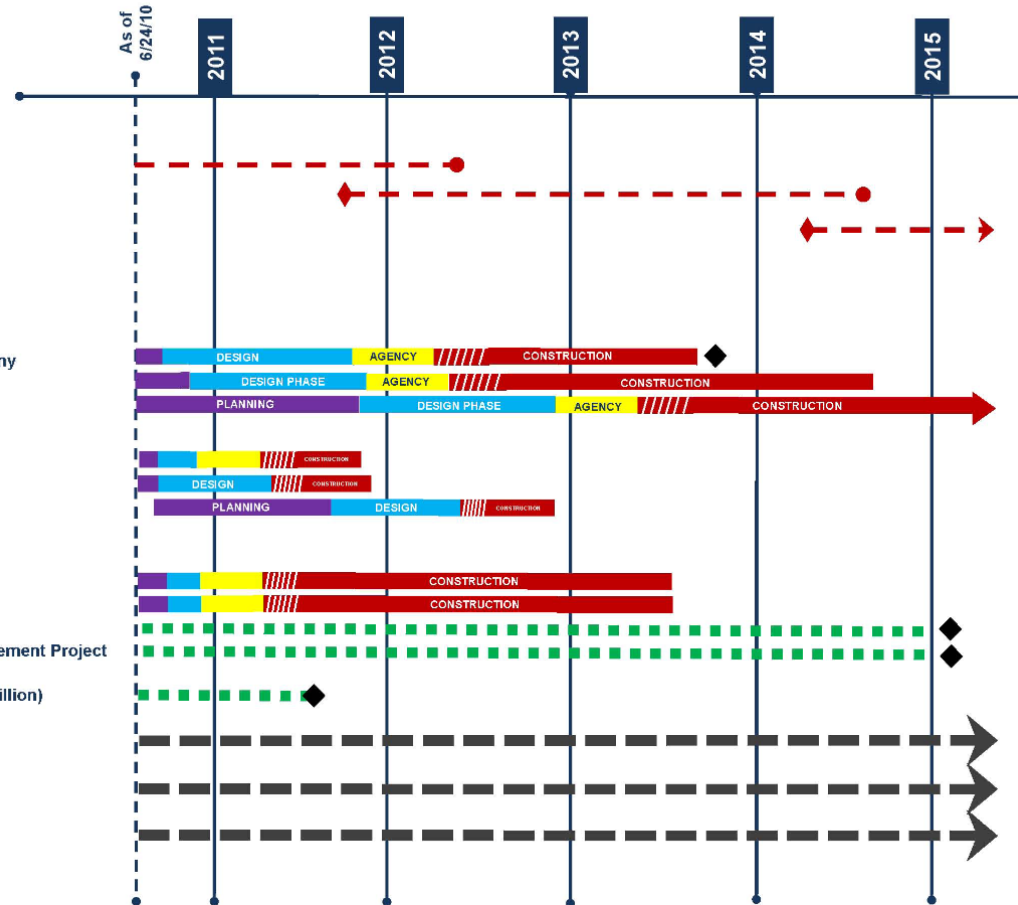
District-Wide Projects

FUNDING / CASHFLOW

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

DISTRICT WIDE PROJECTS

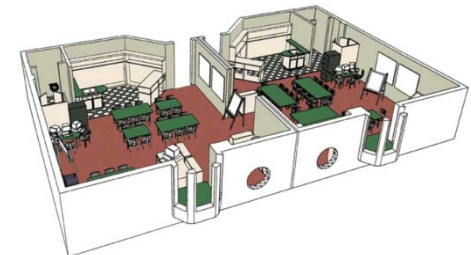
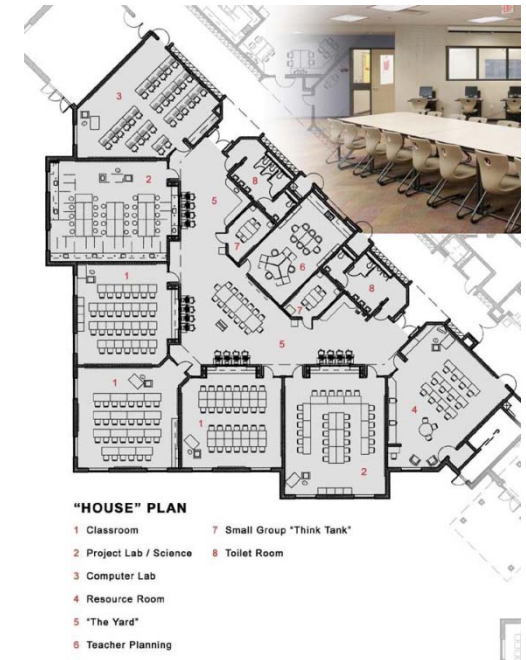
- AB300 BUILDINGS (\$117 Million)
 - Phase 1 Project – Newcomb K-8 Academy
 - Phase 2 Projects
 - Phase 3 Projects
- DEPORTABILIZATION (\$10.4 Million)
 - Phase 1 Project – DOH Removal
 - Phase 2 Projects
 - Phase 3 Projects
- DEFERRED MAINTENANCE (\$19.5 Million)
 - Boiler Replacement Project
 - Lighting & 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)



Legend

- Planning
- Design Phase
- Agency Approval
- Builder Selection
- Construction Phase

- **New High School #1 (ECATS)**
 - Technology (energy management systems, phone systems, structured cabling, security systems)
 - Roofing (low sloped and pitched)
 - Doors and Hardware (metal and wood doors and door hardware)
 - Flooring (gym wood, linoleum, rubber and carpeting)
 - Painting
 - Plumbing Fixtures
 - Landscaping and Irrigation
 - AC Paving
 - Marquee Signs
 - Windows (new construction)
- **2010 District-Wide Small Projects**
 - Replacement Ceilings
 - Windows (retrofit)
 - Boilers
 - Interior Lighting
 - Others, as needed
- Classroom Technology Standards In Development
- Educational Design Standards Being Completed
- Selection of Architectural Design Team to Complete In Process



(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

(new since December 2009)

- Program and Project Accounting Protocols and Procedures
- Routine and Regular Staff Training (cont.)
- 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

