

Ocean View School District

Board of Trustees

Modernization / Construction Update #5

January 10, 2017

Presented by:

Carol Hansen, Ed.D. Superintendent

Michael Conroy, Ed.D., Deputy Superintendent

Jim Choate, Director, Facilities, Maintenance & Operations



Purpose

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- Provide an update on the Asphalt Project
- Provide an update of the Oak Gym Timelines
- Provide an outline of the Measure R Bond Priority Process



Asphalt Project



Asphalt Project

- Asphalt throughout all of the District is approximately 40-50 years old and has significantly exceeded its normal lifespan.
- Two safety concerns had been identified and quantified at Mesa View and Pleasant View.
- Mesa View campus has a large basketball court area with considerable degradation and had deteriorated to the point that it was a valid safety concern.
- Pleasant View campus has a preschool age play area that had deteriorated to the point of being unsafe.

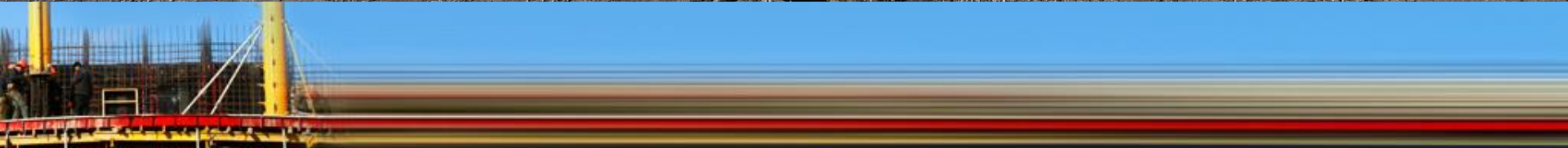


- The old asphalt and base material removed
- New base material, geogrid fabric, and new asphalt installed and compacted
- A concrete curb installed to separate the turf play area from the asphalt
- Due to the weather, slurry coats and striping are delayed.
- Students are able to utilize the play areas like always as the construction debris has been cleaned and removed from the site.



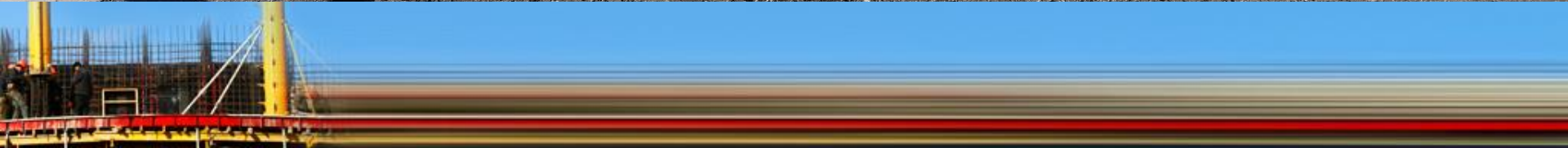
Mesa View Asphalt Project

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Mesa View Asphalt Project

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Mesa View Asphalt Project

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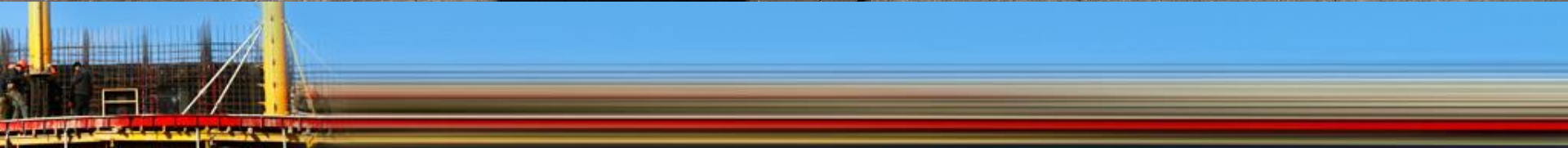
Mesa View Asphalt Project

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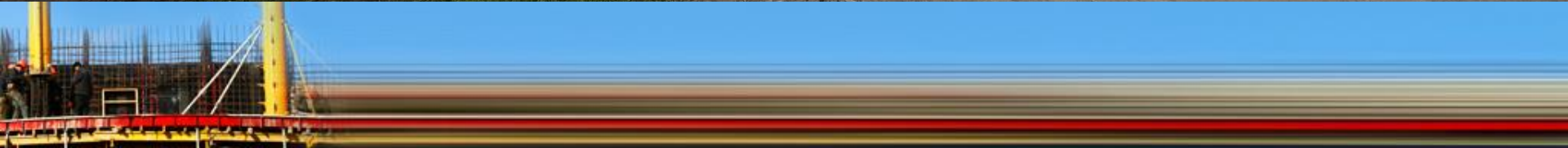
Mesa View Asphalt Project

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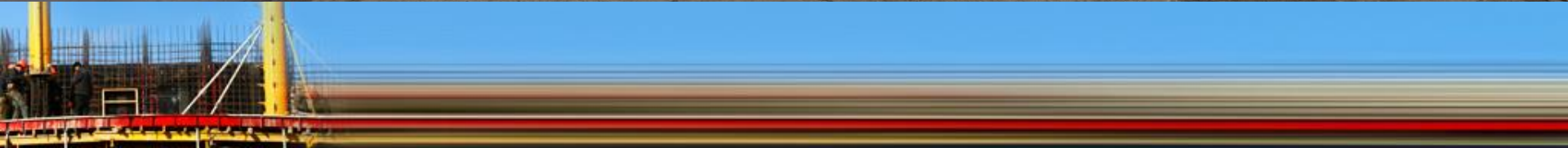
Mesa View Asphalt Project

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Mesa View Asphalt Project

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Pleasant View

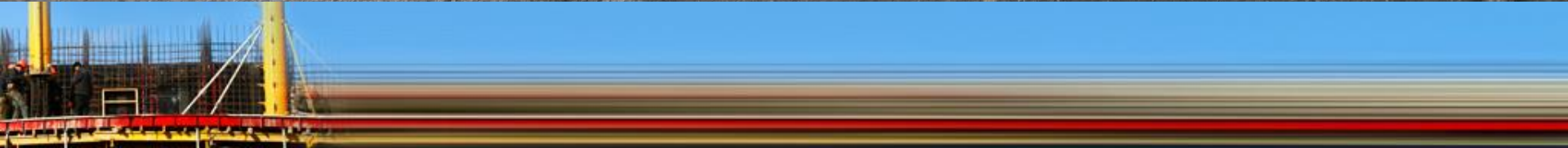
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- The old asphalt and base material removed
- New base material, geogrid fabric, and new asphalt installed and compacted
- A concrete curb installed to separate the woodchip play area from the asphalt
- Due to the weather, slurry coats and striping are delayed.
- Students are able to utilize the play areas like always as the construction debris has been cleaned and removed from the site.



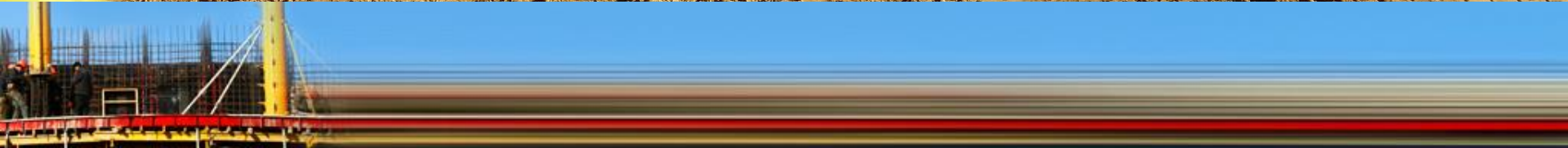
Pleasant View Asphalt Project

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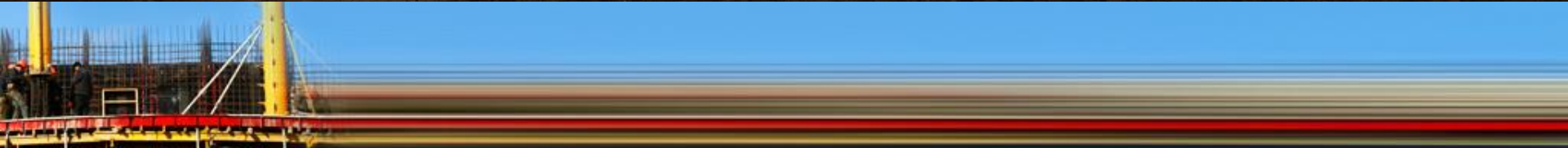
Pleasant View Asphalt Project

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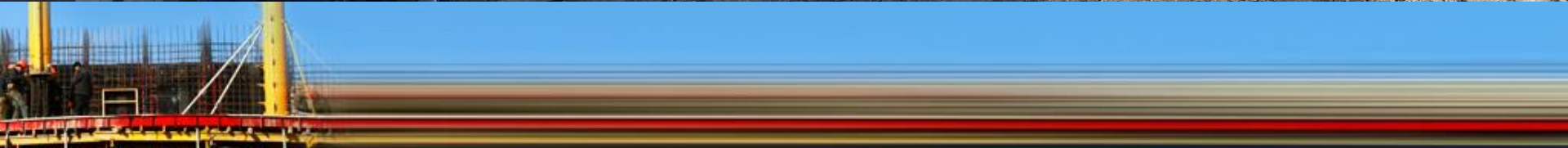
Pleasant View Asphalt Project

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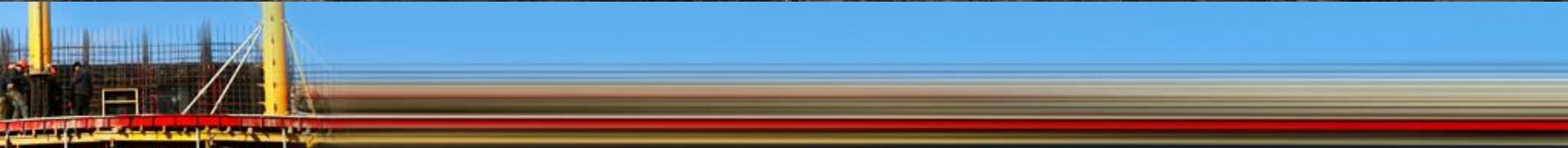
Pleasant View Asphalt Project

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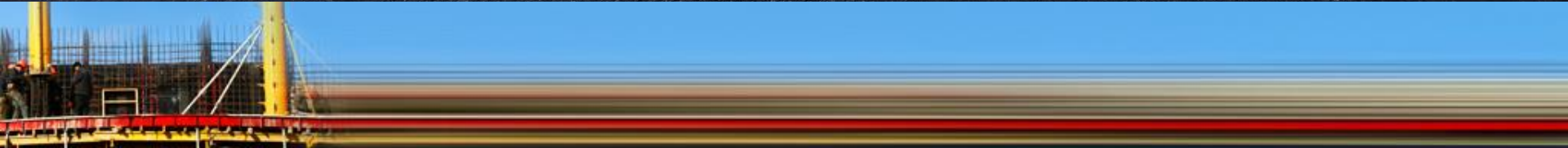
Pleasant View Asphalt Project

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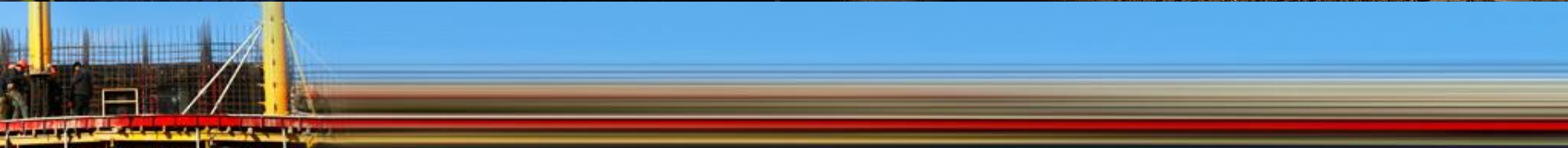
Pleasant View Asphalt Project

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Pleasant View Asphalt Project

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Pleasant View Asphalt Project

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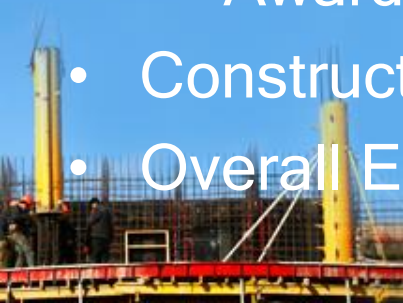
Oak Gym



Oak Gym Estimated Timelines

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- Award of Architectural & Construction Management Contracts 6 Weeks
 - Needs Board Approval
- Architectural Plan Design 2-3 Months
 - Needs Board Approval
- DSA Submittal & Approval 4-6 Months
 - Bid Package Preparation
- Notice Inviting Bids thru Notice to Start 2 Months
(Concurrent with the last 2 months of DSA Approval)
 - Pre-Construction Mtgs.
 - Award of Packages w/Board Approval
- Construction Duration 6-8 Months
- Overall Estimated Time 14-18 Months



Oak Gym Timelines

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- Projecting a starting point and award February 2017, we could anticipate the project being completed in the Spring of 2018.
- DSA processing time remains the “wild card”, along with the types of submissions we receive from the architects, and Board direction on the building components.
- Estimated readiness of facility being ready for the start of the 2018/19 School Year.



Architectural & Construction Management

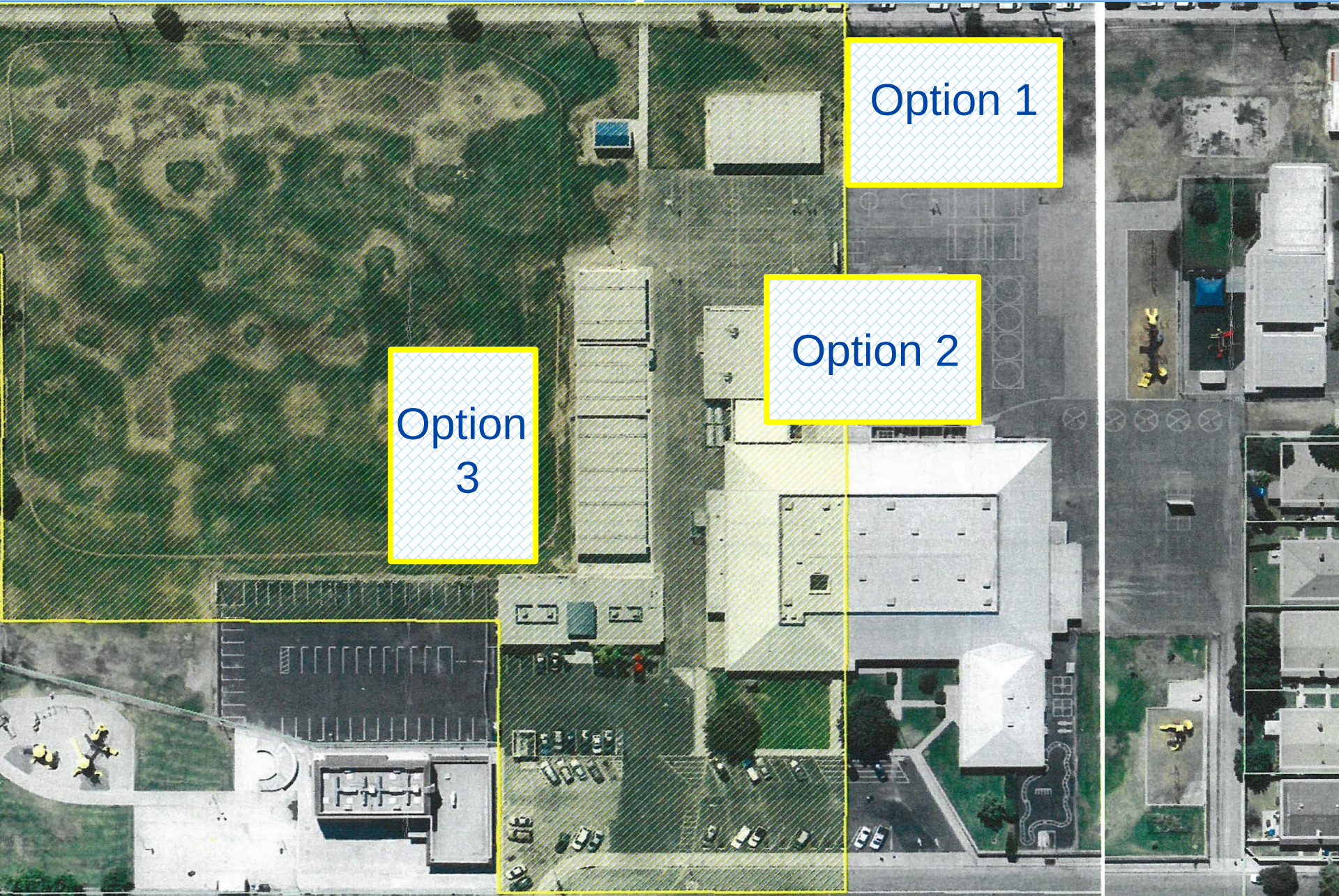
Oak Gym Projected Timeframe

- A&E / CM Requests for Qualifications released 12/08/16
- Mandatory Pre-proposal Mtg & Project walk 12/19/16
 - Architects (24) CMs (22) attended
- Statement of Qualifications due
 - Architects 01/19/17
 - CMs 01/20/17
- Selection Process 01/23-27/17
 - Initial Screening
 - Oral Interviews
- Board Presentation 02/07/17
- Board Approval 02/21/17



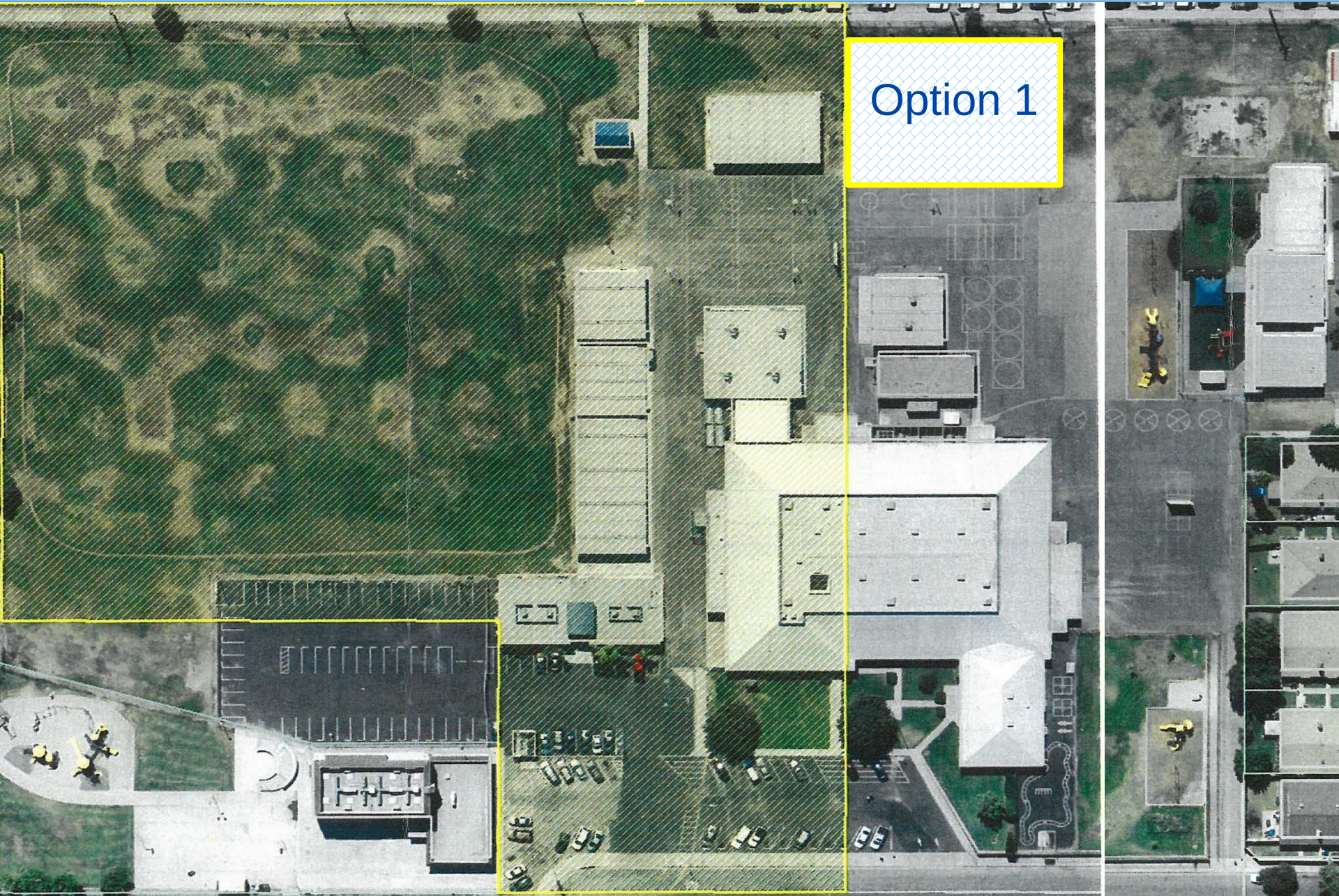
Potential Oak Gym Locations

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Potential Oak Gym Locations

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Option 1

Potential Oak Gym Locations

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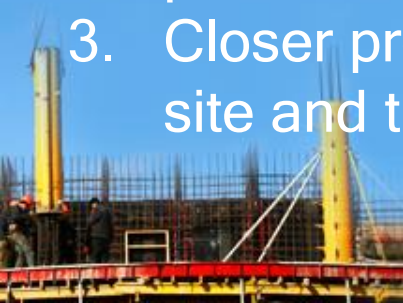
Option 1 -- Gymnasium located directly west of the existing permanent school building as close as possible to the west property line along Nichols Lane.

Pros

1. Construction would occur furthest away from the kids on campus.
2. Architecturally, western property line of existing campus may be better delineated by the westerly most wall of the gymnasium.

Cons

1. Buildings placed close to property lines tend to receive more graffiti.
2. Longest commute distance for students / staff from the existing permanent building with maximum exposure to the elements.
3. Closer proximity to the deleterious effects of Rainbow Disposal site and the noise from the traffic on Nichols Lane.



Potential Oak Gym Locations

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Potential Oak Gym Locations

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Option 2 -- Gymnasium located as close as structurally possible to the west of the existing permanent school building.

Pros

1. Simplified student / staff direct transitioning between the interior of the permanent school building to the interior of the gymnasium with minimum exposure to the elements.
2. A contiguous mass of both buildings may offer better security and lines of-site supervision for the student play areas as well as minimal transitional distances.
3. Since the new gym would be placed where some old portables are currently located, the existing playground areas would be minimally affected by the new completed facility.
4. The gymnasium at this location would be closest to the existing electrical power on campus.
5. Architecturally the new gymnasium may blend better with the existing permanent building and give the campus a more contiguous look and feel.

Potential Oak Gym Locations

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Option 2 -- Gymnasium located as close as structurally possible to the west of the existing permanent school building.

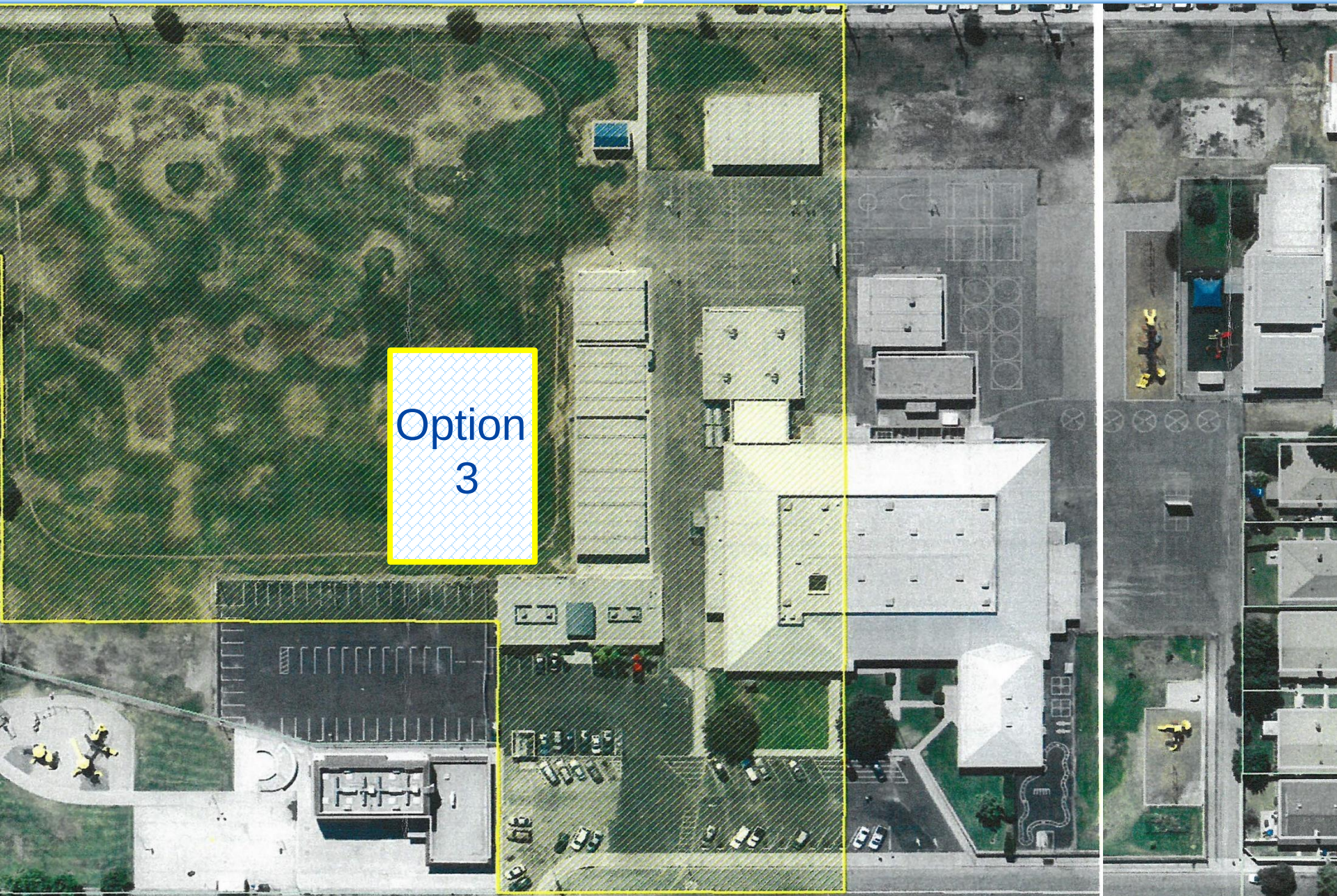
Cons

1. School would lose the use of at least one, and possibly all three, of the outdoor basketball courts during the construction phase.
2. Although we're currently unaware of any existing significant underground utilities in this area, they would more likely exist in this area



Potential Oak Gym Locations

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Option
3

Potential Oak Gym Locations

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Option 3 -- Gymnasium located south and slightly west of the existing permanent building in an area presently occupied by existing portable classrooms and the sports fields .

Pros

1. Gymnasium would be better noticed from the front of the school providing the school with a better identity.
2. Close proximity to the front of the school and the parking lot may permit the gym use with the least amount of disruption or incursion onto the school property.

Cons

1. Loss of heavily used soccer field space for school and community.
2. During construction access to / from the gymnasium would tend to partition the campus thereby making it more difficult for students to access the southerly portions of the playfield as well as making it difficult for staff to supervise.



Measure R Bond Priority Process



Measure R Bond Priority Process 35

- Special Board Study Sessions
 - Wednesdays, February 1 & 15
- February 1
 - Discussion topics:
 - (1) Bond financing and sale,
 - (2) Facility Master Plan & pricing,
 - (3) Project priorities, and
 - (4) Staff recommendations.
- Attendance: Board; Cabinet; Jim Choate; Director of Facilities, Maintenance & Operations; Kris Meyer, Ledesma & Meyer (Construction Management); Kevin Fleming, DLR Architects (Facility Master Plan); Adam Bauer & Jason Chung, Fieldman, Rolapp & Associates (Financial Advisors)

Measure R Bond Priority Process 36

- Special Board Study Sessions
 - Wednesdays, February 1 & 15
- February 15
 - Discussion topics:
 - (1) Priorities, and
 - (2) Board direction which projects, priorities, and in what order based upon bond sales & funding.
- Attendance: Board; Cabinet; Jim Choate; Director of Facilities, Maintenance & Operations; Kris Meyer, Ledesma & Meyer (Construction Management); Kevin Fleming, DLR Architects (Facility Master Plan); Adam Bauer & Jason Chung, Fieldman, Rolapp & Associates (Financial Advisors); David G. Casnocha, Stradling Yocca Carlson & Rauth (Bond Counsel).

Questions ?

