



FACILITY IMPROVEMENT PROJECTS Progress Report | May 8, 2020

CONSTRUCTION UPDATE

Samohi

Discovery: Final Layer of Concrete Roof Deck Installed, Interior Work Continues

The Discovery Building, part of a planned redesign of the entire Samohi campus, includes 288 parking spaces, 38 classrooms, the M- and O-House offices, seminar rooms, common areas, a rooftop STEAM classroom, indoor and outdoor eating areas, and a full-service kitchen that will serve the entire district.



- McCarthy completed the final deck pour of the building on April 7 (almost a year after construction began) with the completion of the concrete roof deck on the north building.



- Exterior wall framing (shown) is being installed on the south building.
- Subcontractors are installing the hangers that will hold piping for fire sprinklers, HVAC ducts, plumbing and electrical conduit.
- In the basement garage levels, HVAC ductwork, fire sprinkler piping, and electrical conduit are being installed.
- Rough plumbing is in progress. Masonry and metal studs for walls continue to be installed in the garage and first floor levels.
- Spray on fireproofing continues to be applied on the structural steel and is nearing completion. Acoustical material is being sprayed on the underside of metal decks to reduce sound transfer.
- Shoring for the utility building was installed and excavation completed. Underground utilities and a bank of ductwork for electrical were also installed.

The following items are examples of work the teams have been able to accelerate due to the Samohi campus being empty because of the COVID-19 pandemic.

- The 8-inch water line running through the Science Quad was installed and tested.
- Existing retaining walls, slabs and stairs were demolished and abandoned underground utilities were removed on the south side of the site, in the area of the science quad and the circle. During the excavation asbestos containing pipe was exposed and stockpiled on site. The pipe was tested to verify that it contained asbestos, and the proper steps are being followed to have the pipe removed safely.

That work will allow for excavation, building of forms and concrete placement for new sidewalks, retaining walls and stairs in the quad area and near the front of Barnum Hall.

The plan is to move the construction offices into the garage in May so work can begin on the exterior of the garage entrance and exit, drives, curbs and exterior parking. This will allow work to run concurrent with the building out of interior spaces without working around staff parking on an occupied campus.

Samohi Phase 3

Phase 3 will result in new buildings on the Pico Boulevard side of campus. Among the goals is the creation of space for special education, art and the new capstone program.

- A topographic survey has been done.
- An abatement report has been completed.
- A geotech consultant has been retained and will start work in July.
- Demolition of the cafeteria and History is scheduled to start in June 2021 and begin construction of the new buildings in January 2022.

John Adams Middle School

Performing Arts Center

*When complete, the center will house a 750-seat state-of-the-art theater, dedicated rehearsal spaces and more. **Check out [this impressive aerial video of the site!](#)***



Rehearsal Building

- The rebar and concrete for the foundation is complete.
- The installation of structural steel is complete (shown).
- Installation of the grade beam is complete.

Stage and Seating Area

- Installation of upper metal decking is complete. Lower decking lightweight concrete will be poured the week of May 12.
- Layout of lighting diffuser cans and conduit for seat lights is complete in the lower seating area and are being installed in upper seating area.
- The cast-in-place proscenium wall is complete and wall is braced.

- Theater walls were completed on April 17. Scaffolding has been removed.
- Structural steel in the lobby area is being erected.

Back Of House

- The first level of structural steel is complete. Deck pour takes place this week.
- Mechanical, electrical and plumbing openings and sleeves are installed on the level one deck.
- On level one, the electrical is being roughed-in. The rough-in of plumbing is complete.
- The slab on grade was poured on April 23.

Other site items

- A mock-up of audience seating is in review.
- Gas meter installation is being coordinated with SoCal Gas.

JAMS HVAC (Phase 2): All Equipment in Nine Buildings is Functional



- HVAC ductwork continues to be installed to classrooms, labs (shown) and office spaces in Building T (the first building behind the attendance office).
- New condensation lines were installed in mechanical rooms.
- All of the HVAC equipment in the remaining nine buildings (not including Building T) is operational.

Malibu Middle and High School

The new middle school building is complete. The new Library, Classroom and Administration Building are on track to be complete in the fall of 2020. The District has hired an architecture firm to design Phase 1 of the Board-approved campus plan, which will eventually bring a new high school building, a performing arts center to be shared by middle and high schools, improved traffic flow on Morning View Drive and more.



New Library, Classroom & Administration Building

Segment A

- Drywall installation / finishes on all levels continuing.
- Continue with mechanical, electrical, plumbing and fire sprinkler line placement & tie-ins.
- Installation of curtain wall / soffits continues on courtyard and upper levels.
- An acid / waste / vent line being installed in the science classroom.
- Data cabling is being installed on all levels.

Segment B



- Continue with drywall finishing & painting of interior walls / ceilings.
- Mechanical & Electrical equipment placement and tie-ins ongoing – all areas.
- Restroom waterproofing completed, ceramic tile being installed on floors & walls.
- Suspended ceiling systems being installed lower level.
- Data cabling being pulled into place all levels.

Exterior Work

- Main electrical feeder (power) cables being pulled into place from power source to new building.
- Continue with underground infrastructure utility tie-ins various areas.
- Concrete placement for stairs & sunshade wall adjacent to Morning View Drive completed.
- Chiller plant building site: Additional excavation & re-compaction work completed.

Work to Expect in Coming Months

- Complete build-out of interior spaces with final finishes.
- Complete build-out of exterior building finishes.
- Construct chilled water plant with supporting underground infrastructure. The chilled water plant cools a building's HVAC equipment.
- Continue with site hardscape work adjacent to the new admin building and the middle school building.

Middle School Building

- Punchlist items are 95% complete.
- Adjacent site work has started with excavation for new foundation work around a column that supports the elevator tower roof.

Franklin Elementary

We are nearing completion of the modernization effort for Franklin, which meant new windows, paint, floors and doors, air conditioning and a new fire alarm system.

- The punchlist work is ongoing and is pending the delivery of thresholds and signage. The window water test will be conducted.
- DSA Closeout process has been initiated.

McKinley Elementary

We are working to finish the modernization effort for McKinley.



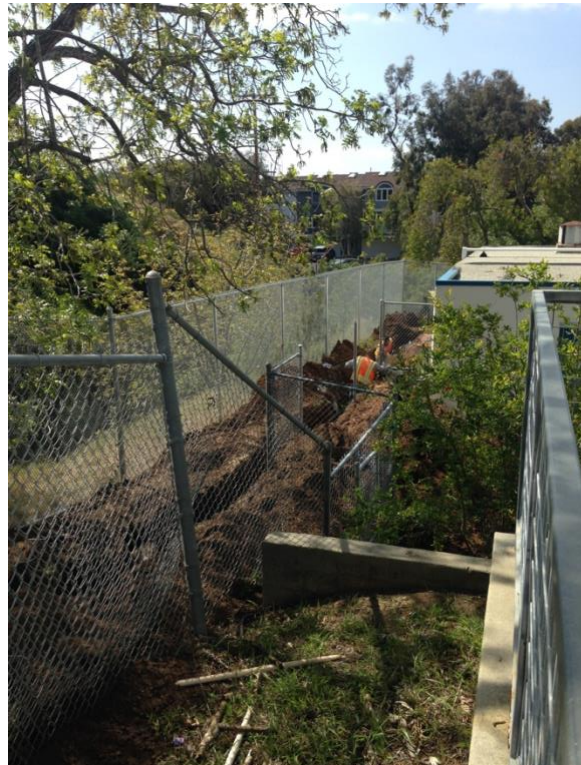
- There are 14 windows left to replace in the main building. Replacements are expected to arrive and be installed in June. (Shown are new windows on the south side of the main building.)
- The reglazing work on the cafeteria building is expected to be complete in June.
- The fencing, gates and condenser cages are being fabricated and should be complete this month.
- The new door for Room 107 is ordered and is expected to be installed in June.
- The new fire alarm will include an attic heat detector, which will be complete in June.
- The punchlist work is ongoing and will be complete in June.

Webster Elementary

This is another example of work the teams have been able to accelerate due to schools being empty because of the pandemic. Installation of air conditioning was scheduled to take place from June through December, but is now on track to be complete when students return to campus in late August.



- Internal HVAC units (shown above) have arrived and are stored on-site. Installation will begin the week of May 11.
- Exterior trenching (shown at right) for underground electrical conduits is 45% complete.
- Demolition and abatement are 90% complete.
- The refrigeration lines & condensation drainage pipe for the HVAC units are 15% complete.
- Electrical upgrade work is 60% complete.



UPCOMING PROJECTS

Grant Elementary

Modernization Project, scheduled for this summer. It will include:

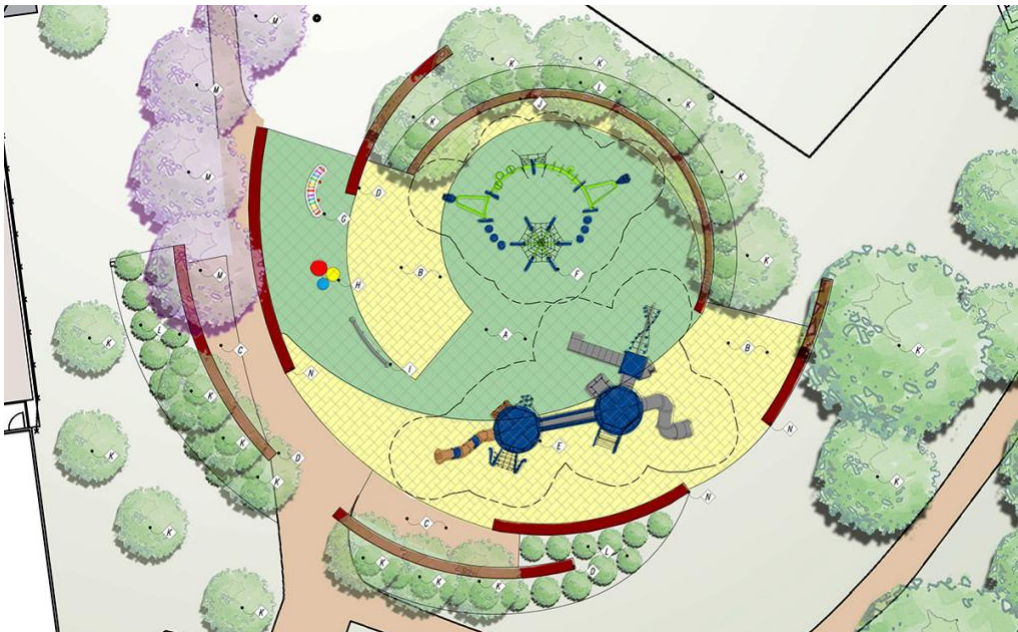
- Installing heating, ventilation, and air conditioning throughout the campus;
- Upgrading the fire alarm system;
- Upgrading accessibility; and
- Modifying the entrance to campus. This will improve safety & security for the campus while respecting the historic entrance.

John Muir Elementary/ Santa Monica Alternative School House

Modernization Project, scheduled for this summer. It will include:

- Installing heating, ventilation, and air conditioning throughout the campus;
- Upgrading the fire alarm system
- Replacing flooring, interior paint, and exterior paint trim;
- Adding shade structures; and
- Upgrading accessibility.

Malibu Elementary



A new playground (rendering above) will be installed, including two-color turf, curved seat walls, a climbing net and a balance beam. The kindergarten play area will get soft bench seating and be shaded by a new sail structure.

Edison Language Academy

Solar Power Project will occur around the summer. This will add photovoltaic canopies and shade structures to the campus. This is the last elementary school to receive solar power.

Lincoln Middle School

HVAC/Modernization Project, scheduled to begin this summer. This will be an 18-month project. It will include:

- Installing heating, ventilation, and air conditioning throughout the campus;
- Upgrading the fire alarm system;
- Modernizing the windows, paint, floors and doors of the 300s building, including new ADA accessible restrooms for the special education suite; and
- Upgrading accessibility, including adding an elevator to access the second floor of the 300s building.

Santa Monica High School

In addition to the main Discovery project, there will be a Solar Power Project to add photovoltaic panels and a battery backup system to the Innovation Building. The addition of the solar power will be the next step toward making the campus more energy sustainable and resilient. Demolition of the cafeteria and the History Building for Phase 3 is scheduled to begin in summer of 2021.

Malibu Middle & High School

Interim PCB Project will be scheduled for the summer. This will include:

- Replacing and encapsulating the floors in the orchestra room and darkroom;
- Replacing four doors in the kitchen; and
- Replacing one door in the Old Gym.