



FACILITY IMPROVEMENT PROJECTS Progress Report | May 22, 2020

CONSTRUCTION UPDATE

Samohi

Discovery: Two Chillers Lifted Into Place

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.



The chillers for the north building (shown) and the south building were installed on May 12. The chillers are the heaviest items that will be placed by crane during the entire project.



Most of the framing is complete on the south building, allowing workers to start closing up the building with sheathing.

- Much of the rough-in work on the two parking levels has been completed. This includes fire water, drainage, electrical and lighting, HVAC ducting and masonry walls.
- Work that is progressing floor by floor in the south building and progressing to the main structure of the north building includes fire-proofing, fire water, data, electrical, duct work and elevator and utility shafts.
- The framework for the external structure on the south building is largely complete and is being followed by the sheathing, with the goal of providing a waterproof envelope so interior work is unaffected by weather.
- Rooftop mechanical work began with the installation of both air-conditioning chillers this week. The two chillers stand out as the heaviest lifts the tower crane will make on the entire project.



The old traffic circle and half of Viking Way have been prepared for the installation of utilities and the construction of retaining walls

- Work continues on the bridge connecting the north and south buildings, the grand staircase and internal stairs.
- The permanent shoring to the utility building has been installed and the pool area has been graded.
- With school having been shut down due to the COVID-19 pandemic, we have been able begin work outside the fence. This work includes
 - * The relocation of the city water main;
 - * The relocation of other utilities including data, fire water and gas;
 - * The regrading of the area; and
 - * Construction of numerous retaining walls and ramps.

HVAC

Punchlist work is ongoing.

Michigan Gate

- The gate is fully installed, with the gate controller and signage still to come.
- Landscaping and handrails are to be installed.

Motorized 6th Street Gate

- This is scheduled to be completed and functional before school starts.

Music Building Water Intrusion

- Bids have been received and work is scheduled to begin in early June.

Barnum Acoustical Blinds

- This project to install adjustable sound dampers near the front of the auditorium will improve acoustics for a wider variety of performances.
- Work will begin by the end of May.

Library Refresh

- Stakeholders have agreed on design concept and plans have been submitted to DSA for approval.
- Work is expected to begin nearer the end of the calendar year.

Business Building Reconfiguration

- The project, which will create dedicated space for the pilot programs of the new Capstone program, is in the design phase. Construction is expected to start in the summer of 2021.

Solar at Innovation

- Pending design approval by the DSA, installation should take place this summer.

Cameras

- 28 cameras have been installed and are operational, largely at the campus perimeter. This project is complete.

Salto locks

- The pilot project is now complete and working.
- Staff is developing protocols and standards etc. that can be used for other District Schools.

P/A and Clocks

- Work is progressing to replace the outdated public address / clocks / bell system. The project should be complete before school starts in the fall.

Fire alarm replacement

- The kickoff meeting took place, beginning the project. The project includes upgrading the existing system and replacing an obsolete system in Barnum Hall and the Music Building.

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 number of concepts have been developed and the project is beginning to move into the schematic design phase.
- We're working with numerous groups at the school to develop the programs that will use the spaces. There have been about 20 meetings so far.
- The topographic survey and abatement study have been completed.
- Demolition of the cafeteria and History Building is scheduled to start in June 2021. New construction is scheduled to begin in January 2022.

John Adams Middle School



Workers finish installing rebar for the lower seating area in the theater.

Performing Arts Center

When complete, the center will house a 750-seat state-of-the-art theater, dedicated rehearsal spaces and more.

Stage and Seating Area

- Rebar installation was completed in the lower seating area and the deck was poured. Work now moves to the upper seating area.
- The layout of the diffuser cans and seat light conduit is complete on the lower level.
- Vapor barrier and rebar installation were completed for the slab-on-grade corridors, and the pour was completed.
- The structural steel and metal deck for the lobby are complete. Welding of the deck continues. A lab of record inspector is observing the welding.
- Underground electrical and plumbing below the seating area and lobby are complete.

Rehearsal Building

- Welding and weld inspection of the structural steel columns is in progress.
- The installation of the roof metal deck will follow.

Back Of House

- Structural steel and concrete masonry units (CMUs) are complete on level 1.
- Plumbing rough-in is complete on level 1. Electrical and mechanical rough-in continues.
- Conduits, junction boxes and mechanical ducts and dampers are being installed.
- Level 2 CMU installation is ongoing. Door Frames are placed.

Other site items

- Contractor is working on a revised mock-up of the audience seats and folding chairs, and is providing samples of ornamental metal panels for the theater interior.
- Contractor is working with SoCal Gas on installation of new Gas Meter.

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



The following were installed in the Building T behind the attendance office:

- New Pelican remote-controllable thermostats in the art room;
- New rectangular ductwork in classroom 31 was painted (shown);
- New condenser units and cages installed and operational at Building "T" (exterior).

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.



Preparation being made for the pouring of a ramp footing.

New Library, Classroom & Administration Building

Segment A

- Metal framing nearing is completion on the courtyard and upper levels.
- Mechanical, electrical, plumbing and fire sprinkler work is in progress on the courtyard and upper levels.
- Scaffolding is in place and sheathing continues.
- Elevator material for both elevators is on-site.
- Installation of the acid waste infrastructure is nearly complete.



Exterior sheathing seen on the north side of the new administration and library building.

Segment B

- Tie-in of building electrical systems to underground infrastructure is complete.
- Courtyard level placement of mechanical & electrical equipment (air handlers and switchgear) is ongoing.
- Tile work in the lower level restrooms is nearly complete.
- Primer and the first coat of paint have been applied on the lower level.

Exterior Work

- Main electrical feeder (power) cables are being pulled into place from power source to the new building.
- Concrete placement is complete for stairs & the sun-shade wall adjacent to Morning View Drive.
- Additional excavation and re-compaction have been completed on the site of the new chiller plant.

Demolition of Junior High Building (D)

- Utility connections are being cut and capped in preparation for demolition.
- Cleanup of interior spaces and ceiling demolition are on-going.
- Preparations are being made for abatement work.
- Temporary power is in place.
- Area surrounding Building D is fenced off for safety.

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.
- The DSA statement of final actual project cost has been signed, allowing final invoicing to take place.

McKinley Elementary

We are working to finish the modernization effort for McKinley.

- There are 5 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 will be complete in June.

Webster Elementary

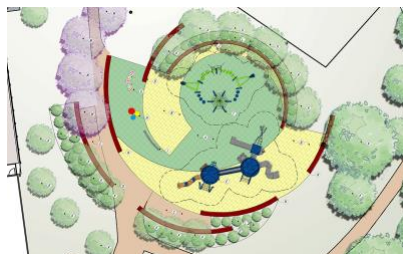
This is an example of work the teams have been able to accelerate due to schools being empty because of the pandemic. Installation of air conditioning was scheduled to take place from June through December, but is now on track to be complete when students return to campus in late August.



- All underground electrical conduit is in place. The distribution conduit to each building is 50% complete.
- Interior HVAC units are stored on site.
- Demolition and abatement are complete.
- The refrigeration lines & condensation drainage pipe for the HVAC units are 75% complete.
- Duct work is 50% complete.
- The infrastructure for electrical panel upgrade work awaits the main switchgear and panel boards.

Malibu Elementary

A new playground is being 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.



A rendering of the new playground.



- Demolition of the playground equipment and concrete masonry unit wall/benches is completed.
- Over excavation is completed on the kindergarten play area, while the lower play area is 50% complete.
- Trenching for the new CMU wall/benches is 75% 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.

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.