



FACILITY IMPROVEMENT PROJECTS

Progress Report | June 26, 2020

CONSTRUCTION UPDATE

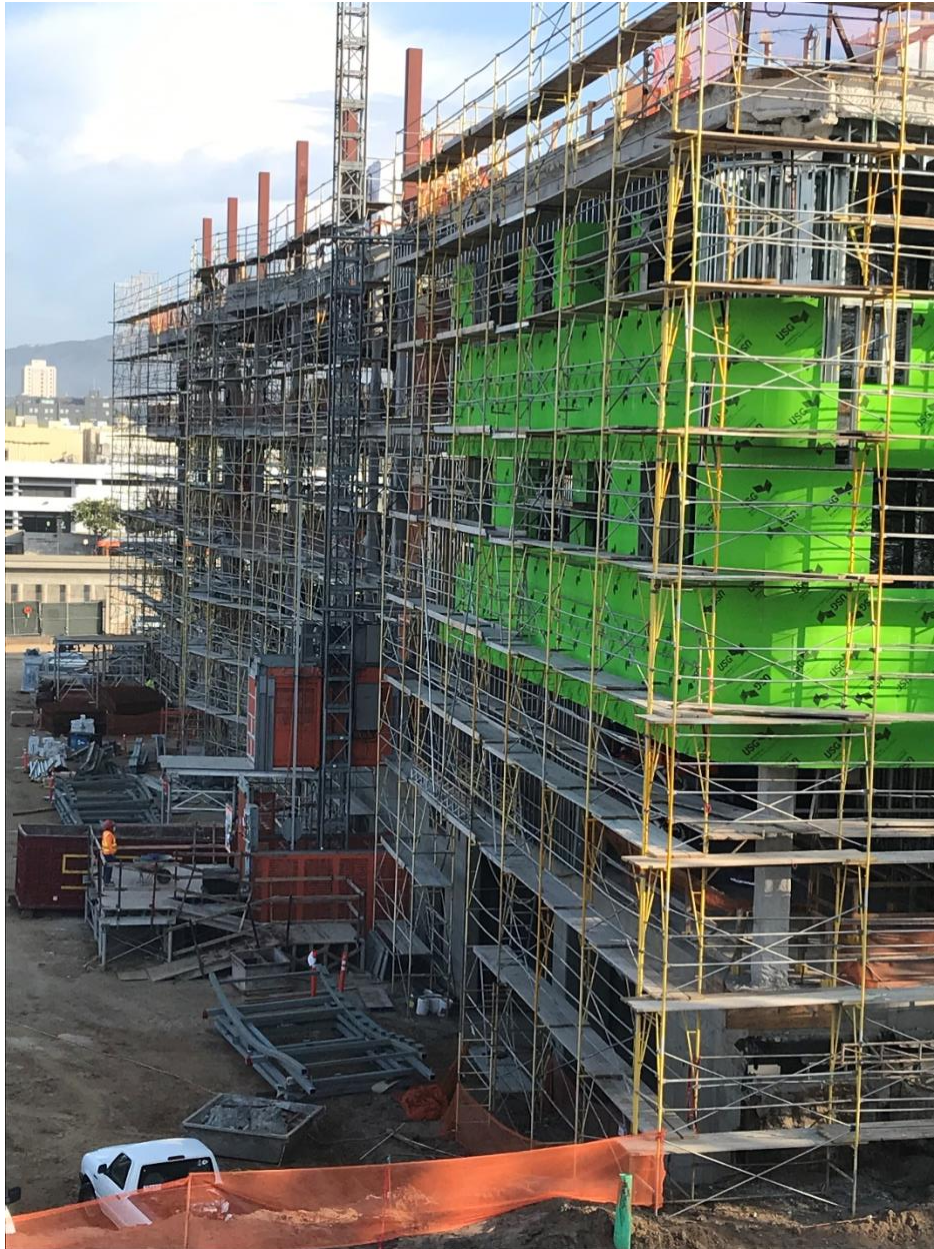
Samohi

Discovery: On Schedule

The Discovery Building, part of a planned redesign of the entire Samohi campus, includes 288 parking spaces, 38 classrooms, decentralized administrative offices, seminar rooms, common areas, a rooftop classroom, indoor and outdoor eating areas, solar panels, a swimming pool, and a full-service kitchen that will serve the entire district.



The main exterior staircase is taking shape in the foreground. The bridges between the two buildings can also be seen.



All scaffolding is now in place for the completion of the framing and sheathing of the entire building.

Building

- The building shape is developing with the wrapping of the south building roof, which will enclose the mechanical equipment.
- The interior work is progressing from 1st to 3rd floor in the south building, then will be followed in the same sequence on the north building.
- The kitchen and cafeteria area on the 1st floor in the south building is the most complex and congested with all utilities located overhead and the additional HVAC systems in the area.

- Virtually all other areas have numerous under-floor utility services, including the HVAC distribution, with the spaces elevated by 18" access flooring. The installation of this flooring is anticipated to begin in mid-September.
- The sheathing and waterproofing activities are progressing rapidly with the goal of drying-in the complete structure by mid-September.
- Interior work on fire water lines, ducting, electrical, data and installation of walls is continuing, with as many as 150 workers on-site.
- The building on schedule is for occupation during the fall of 2021.

Site work



Viking way with retaining walls shown in the background

- The retaining walls on what was 6th Street (now Viking Way) are largely complete, which allows the grading of the entire area on the west side of the building, between the science quad and Olympic, to begin. This is in preparation for the reconstruction and paving of the area to make it available for parking and access at the start of school in August.
- Most of the retaining walls that wrap around the northwest corner of Business and extend along the southern edge of the Science Quad toward the Michigan gate have been poured.

- Current site work includes: grading; construction of retaining walls; the relocation of a city water main; relocation of gas line; the installation of fire water booster line; and the installation of an electrical feed that will supply power for Phase 3.
- Large areas of the Science Quad are scheduled to be completed in time to be used by students in the fall.

Music Building Water Intrusion

- The project is to repair leaks in the building that caused extensive damage.
- The goal is to complete repairs before the start of school.

Barnum Acoustical Blinds

- The project has been awarded and will be started shortly. Although the mechanical blinds have a long lead-time, the contractor intends to complete the work in time for the start of the fall semester.

Library Refresh

- Work on a revised design has progressed well and the scope has been approved.
- The District intends to solicit bids for the work in late summer and complete the refresh by spring 2021.

Business Building Reconfiguration

- The Business building is currently being designed to repurpose it for the new programs that will be implemented in Phase 3 and provide dedicated classrooms for each program.
- Work cannot start on the buildings until Discovery is occupied next summer. The plan is to have Business ready for students by the end of 2021.

Solar at Innovation Building

- Work is scheduled to begin in late July and be completed in December.

P/A clocks

- A new PA system that incorporates clocks with digital readouts is being installed to replace the antiquated system. It is necessary for the integration of Discovery and future phases.
- The project is scheduled to be complete before the start of the fall semester.

Fire alarm replacement

- The project is for the upgrade of the campus fire alarm system and total replacement of the system in Barnum Hall and the Music building.
- The work is scheduled to be complete before the start of the fall semester.

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. The programs that will be housed have been developed through numerous focus groups led by Brainspaces, a nationally recognized educational planning firm. The focus groups consisted of staff, teachers, coaches, and Samohi administration including Dr. Shelton and house principals. All will continue to be part of the design process.



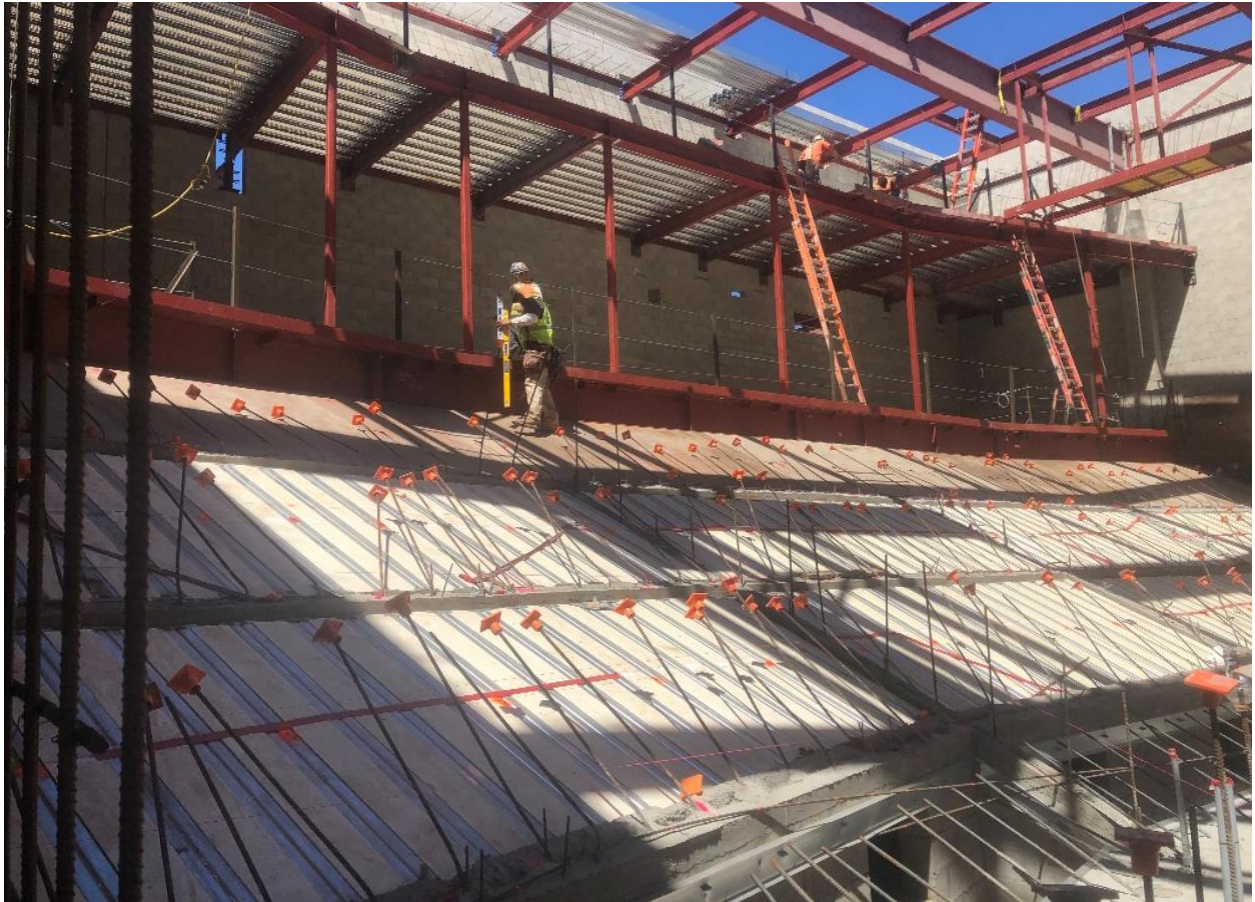
The geotechnical investigation of the site is being done to provide information for the design.

- The conceptual design phase is complete and the schematic design phase, which addresses structural and infrastructure needs, has begun.
- Demolition of the cafeteria and History is scheduled to start in summer 2021, with construction of the new building to start in early 2022.

John Adams Middle School

Performing Arts Center

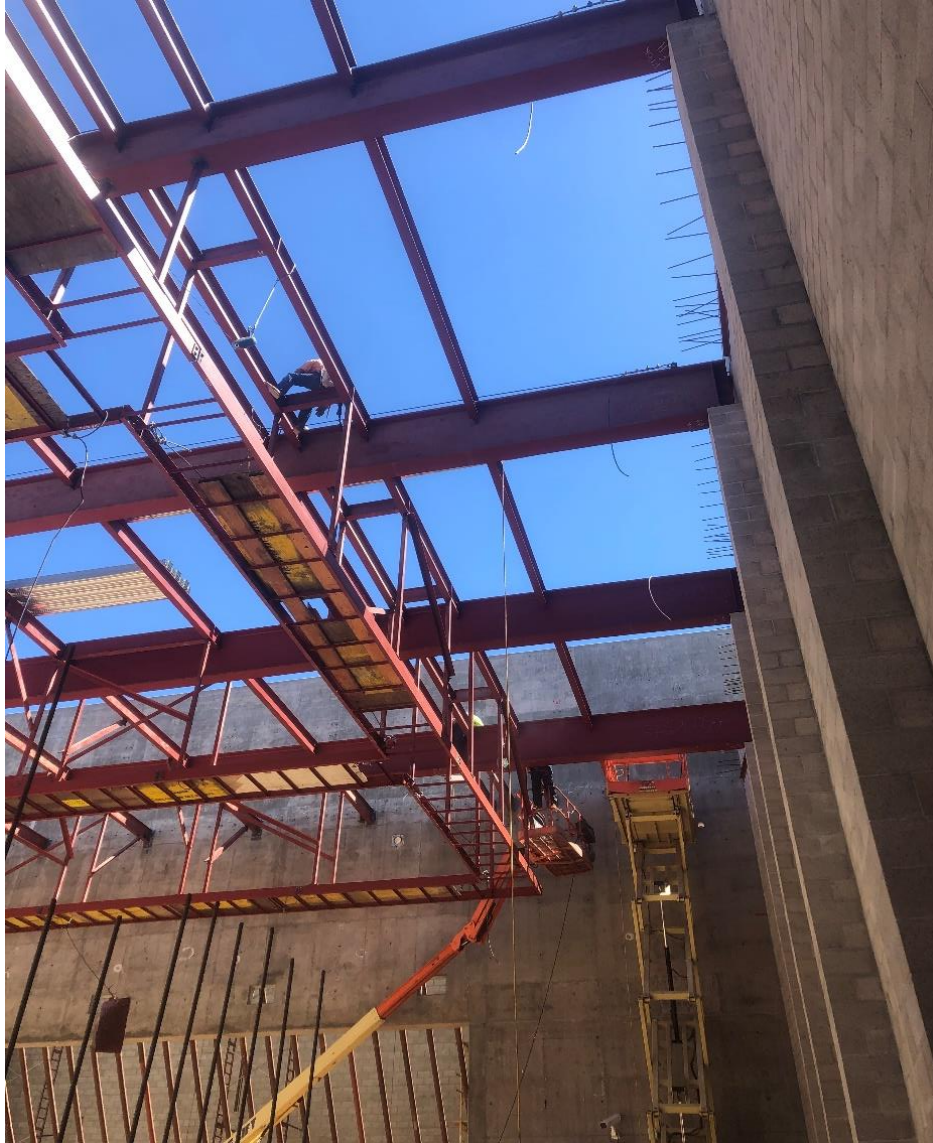
When complete, the center will house a 750-seat theater, dedicated rehearsal spaces and more.



Work continues on the seating and control-room areas of the theater.

Stage and Seating Area

- The contractor has completed the theater structural steel erection and beam welding is now underway.
- Catwalk installation continues. The catwalk is partially welded to the spanned roof beams.
- Infrastructure, including the HVAC diffusers for the upper seating area, is installed and that slab is scheduled to be poured near the end of the month.
- Metal stud framing along the exterior of the building continues.



The catwalk above the stage area is installed.

Lobby

- Placement of the 1st- and 2nd-level structural steel and metal deck is complete. Welding continues.
- On the 2nd level, mechanical, electrical and plumbing (MEP) are started, rebar installation for the concrete deck follows.
- Installation of 3rd level structural steel and metal deck is ongoing.

Back Of House

- Level 1 MEP and fire suppression equipment are being installed.
- Metal stud framing continues to be installed.

- Placement of 2nd level concrete masonry unit (CMU) blocks is complete. This completes CMU work for the entire project.
- Scaffolding has been removed from the entire project, and the masonry subcontractor is in the process of demobilizing.

Rehearsal Building

- The metal deck for the roof has been placed and is being welded.
- Electricians are installing underground infrastructure.
- Placement of rebar for the slab on grade will begin soon.
- The Maxwell drywell system was installed on 06/12 on the east side of the Rehearsal Building.

Upcoming Work

- As planned, the contractor has resumed lobby and theater structural steel installation, which is scheduled to be completed by the end of the month.”
- The exterior lobby and interior level 1 slab on grade are scheduled to be poured in the next week.
- Rebar for the slab on grade in the rehearsal building is expected to begin in early July.

Malibu Middle and High School

The new middle school building is complete. The new Library, Classroom and Administration Building has encountered some delays related to approval of the roofing system and availability of certain materials. They are now on track to be complete in the fall of 2020 and ready for building occupancy during the Spring 2021 semester.

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.



The future of education is data-intensive. This worker is pulling cabling into place in the new Administration and Library Building.

New Library, Classroom & Administration Building

Segment B

- On the courtyard level, work continues on electrical, plumbing and fire sprinklers.

On the lower level:

- Restroom fixtures are now installed.
- Installation of the suspended ceiling continues.
- Storefront framing continues.
- Data cable installation continues.



With more and more exterior sheathing up, the building is starting to take its final form.

Segment A

- Installation continues on both elevators
- Enclosure of exterior walls with sheathing continues.

On the courtyard and upper levels:

- Exterior metal framing is nearly complete.

- Mechanical, electrical, plumbing and fire sprinkler work is in progress.
- Installation of storefront framing continues.

Demolition of Junior High Building (D)

- Abatement efforts are on-going on both floors with containment along with air monitoring stations in place.
- A second pass of bead blasting is underway to ensure abatement to EPA standards.

Chiller Plant



**Rebar and forms being placed for a retaining wall
at the location of the new chiller plant.**

- Concrete has been poured for foundation of the plant.
- Rebar placement and form construction for retaining wall are underway.

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.

Middle School Building

- Punchlist items are 96% complete.
- A reinforced concrete retaining wall was built adjacent to a column supporting the roof of the elevator tower. The retaining wall was installed to support an ADA-compliant ramp to the parking lot.

Abatement Work (will begin soon)

Music building

- Floor removal and encapsulation in Orchestra Room 303 and Janitor's Closet 303A

Theater/Kitchen building

- Remove exterior vent in Storage Room 664 with no destruction to structure. Encapsulate and replace vent. This is one of the air vents that can be seen on the east side of the building near the standalone restroom building.
- In the kitchen, three sets of interior doors and side lights in areas 608 and 623 will be removed, abated and replaced

Art building

- Floor removal and encapsulation in darkroom and film storage room

Old Gym building

The following rooms will no longer be used. They will not be abated at this time, but will be vacated and locked:

- Old athletic director's office (704)
- Girls' coaches office (705), including changing room and restroom
- Team room/old independent study room (703)
- Boys' coaches office (722)

The following doors will be abated and removed:

- Exterior door and frames in vestibule 704A (near 704 and 705 near girls' locker room)
- Exterior double doors leading into Vestibule (700H) providing entrance to the Old Gym and Girls' Locker Room.

Franklin Elementary

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

- Punch list work continues and will include installing toilet signage and the window water test.

McKinley Elementary

We are working to finish the modernization effort for McKinley.

1. The five remaining windows are being installed. Final work, such as caulking is nearly completed for all windows. Air-circulating louvers need to be installed.
2. The new glass in the cafeteria has been installed and caulking continues.
3. The fencing, gates and condenser cages are being fabricated and are expected to be installed this month.
4. The new door in room 107 has been installed and the plaster and paint work are expected to be complete this week.
5. The attic heat detectors for the fire alarm system are being installed. The final test of the new fire alarm system is anticipated to be conducted the first week of July 2020. The removal of the old fire alarm system will begin as soon as the new system passes tests.
6. Work from the corrections list is ongoing and is expected to be complete before the end of the month.
7. The preparation for installing the ADA-compliant exterior walkway on the 2nd floor of the main building is complete. The new gates should be complete before July.

Webster Elementary

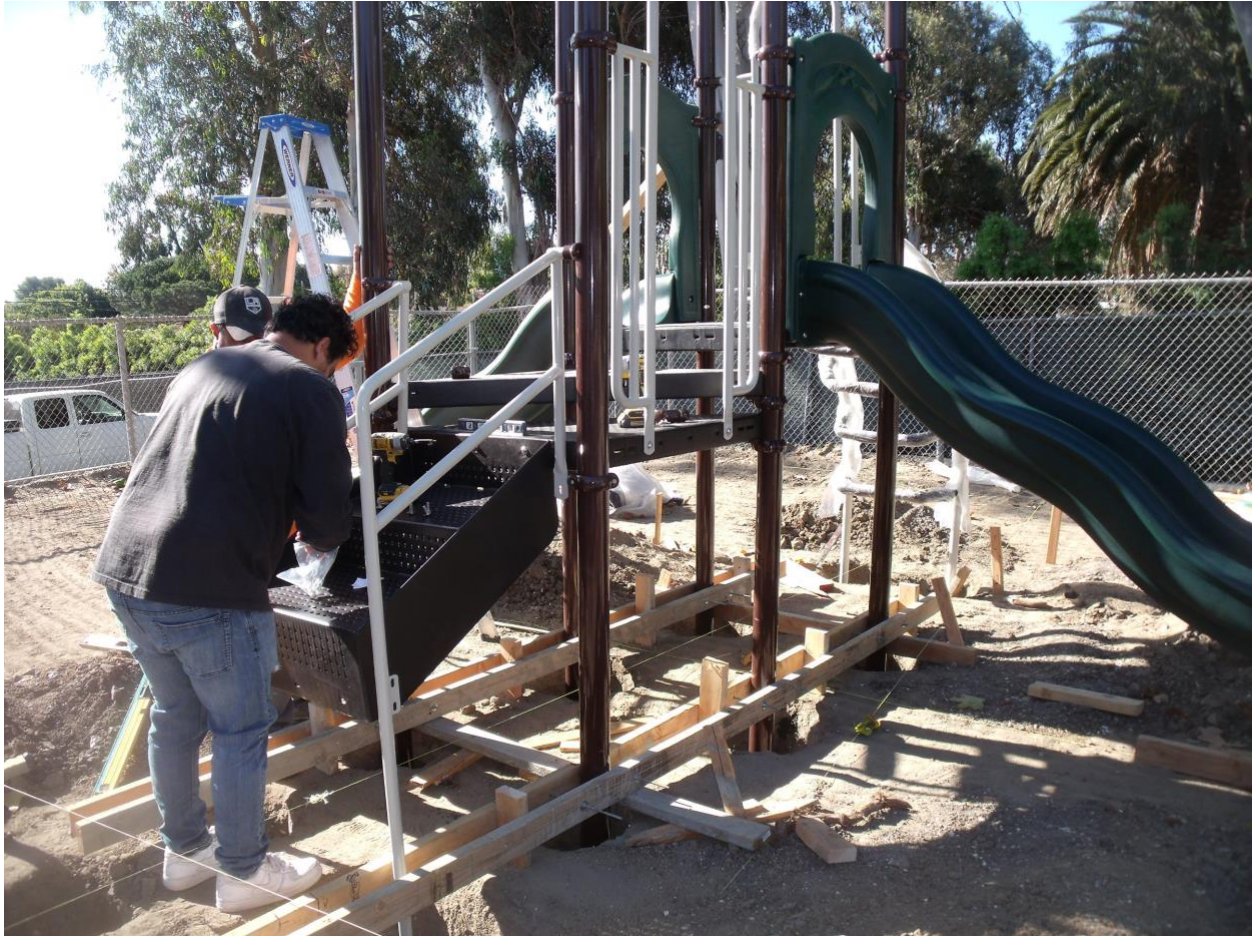
This is an example of work the FIP Department has been able to accelerate due to schools being empty because of the pandemic. Installation of air conditioning was scheduled to take place from June through December, but is now on track to be complete when students return to campus in late August.



- Above ground electrical conduit and boxes for electrical distribution to new HVAC units (shown above) is 90% complete.
- Interior HVAC units are 85% installed.
- Cooling and condensation lines and ductwork is 95% complete.
- The concrete mechanical pads are 75% complete.
- The concrete pads for the electrical transformer and switchgear are complete, as are the bollards surrounding the future transformer.

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.



New playground equipment in the kindergarten area.

- The playground equipment in the kindergarten play area has been placed.
- The layout for the playground equipment for the lower play area (the park) has been marked. Minor corrections were necessary to equipment locations.
- The new CMU wall work for the benches is completed.
- The area for the new decomposed granite track has been graded.
- Irrigation lines are 90% complete.

UPCOMING PROJECTS

Grant Elementary, Lincoln Middle School, John Muir Elementary / Santa Monica Alternative Schoolhouse

These Modernization Projects, originally slated to begin this summer, have been postponed because pricing came in well above what was expected and budgeted. The District is considering its options on how to proceed.

The projects were to include:

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