



FACILITY IMPROVEMENT PROJECTS UPDATE

Progress Report | July 24, 2020

Furniture, Fixtures and Equipment (FF&E) Projects

Child Development Services Project

The Board approved the purchase and installation of new FF&E for 12 Pre-K and three Special Ed Pre-K classrooms during the July 16, 2020 meeting for the following school sites: Washington West, Will Rogers Learning Community, John Adams Middle School, McKinley Elementary School, John Muir Elementary School & Lincoln Child Development Center. The plan calls for material to be installed in August.

Districtwide: 21st Century Learning Environment Project

The district completed the pilot FF&E project in March. It aligned the classroom furnishings with the district's Educational Specifications. The thoughts of staff that participated were compiled into a report dated April 22, 2020. The District is now working to prepare the orders from the results for the first two schools. The plan calls for Will Rogers Learning Community and McKinley Elementary to have new FF&E installed over winter break of 2020.

Below is the schedule for the remaining school sites:

- **Spring break 2021:** John Adams Middle School & Lincoln Middle School
- **Summer break 2021:** Franklin Elementary School, Roosevelt Elementary School & Grant Elementary School
- **Winter break 2021:** SMASH, John Muir Elementary School, Webster Elementary & Malibu Elementary School

JAMS Performing Arts Center

FF&E is being planned. The schedule calls for it to be installed upon substantial completion in January.

Samohi Discovery Building

FF&E is being planned. The schedule calls for it to be installed upon substantial completion in summer of 2021.

Malibu Middle and High School

The new Library, Classroom and Administration Building will not be ready to open for the fall of 2020. We have encountered delays related to approval of the roofing system, street work and availability of certain materials. They are now on track to be complete during the fall of 2020 and ready for building occupancy during the 2021 spring semester.

Architects are designing 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.

Building E

- Punchlist items are 96% complete to date
- Retaining wall with burrito drain in place ready for back fill (Building E side of wall)
- Over excavation for ADA ramp on Parking Lot side of wall continuing
- Placement of underground chiller lines preparing to start work

Building A (New Building)

- Placement of mechanical, electrical, plumbing & fire sprinklers on continuing
- Exterior and interior doors are being installed in various areas on all levels
- Suspended ceiling system work continuing on Lower & Courtyard Levels with ceiling grilles & light fixtures being installed
 - Lower floor lighting has been activated
- Store front framing installation with glass placement on-going on all levels
- Pulling & terminating of data cabling ongoing on all levels
- Built-in furniture being installed in various locations on all Levels
- Floor covering efforts are ongoing with carpet tiles, linoleum floor covering on all levels
- Elevator(s) 1 & 2 finishes have been installed with final elevator adjustment continuing
- North elevation of building on Courtyard & Upper Levels the final color coat has been applied to include breeze ways both floors
- Sunshades horizontal support columns continued to be installed on West Elevation
- Restroom(s) tile work on walls & flooring with fixtures completed. Dispensers being installed on all levels
- Fire watch is in place 24/7 on the MHS campus while the Fire Alarm System is Down

Building D (Demolition)

- Abatement efforts are being completed on both floors

- Removal of Ardex floor covering (4 rooms – 1st floor) along with follow-up bead blasting is completed.
 - Saw cutting around exterior wall opening under containment is completed
- Interior building demolition of none structural walls & ceiling system is completed with debris being removed from the site (1st floor)
- Building demolition started on southwest elevation (facing new Building AB)

Chiller Plant

- Chiller Plant steel framing placement & welding is completion with minor cleanup of welds
- Chiller equipment pad form work is in place ready for rebar installation

Morning View Drive Roadwork Improvement

- Demolition work with street, curb & gutters, remaining street trees and concrete sidewalk completed
- Excavation and grading for student turn out area with curb & gutter prep work on-going
- Gas Company placed new gas line from street up to Building AB riser and install shut off valve

Abatement Building(s) F, H, I & J

- Abatement working starting this week in Buildings F & I

What to expect in the coming month(s)?

- Continue with build-out of interior & exterior spaces – all levels
- Continue working to powering-up various areas of Building
- Start & Complete the installation of Solar Panels on Roof
- Continue with elevator(s) build-out / Inspections (DSA & State Elevator)
- Construct Chilled Water Plant with supporting underground infrastructure systems
- Morning View Drive road improvements work with City Inspections along with underground utility connections on-going
- District to start FF&E installation in Building
- Start Detention sewer system excavation / installation work
- Complete Build-out of new Parking Lot D
- Complete demolition of Building D
- Complete Middle School Fire Lane and Quad area build-out
- Complete new campus perimeter security fencing
- Complete abatement work in various areas on Buildings F, H, I, & J

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.



The upper play area in progress.

Our contractors:

- Installed café tables in a new layout at the upper play area.
- Applied a stucco finish to the CMU walls in the lower play area.
- Placed the base for the decomposed granite path at the lower play area.

Samohi

Discovery

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, an Olympic-size swimming pool, and a full-service kitchen that will serve the entire district.



The west elevation of the building with scaffolding in place for the installation of the sheathing. The steel structure on the roof will support the solar arrays, which form the covering over what will be rooftop classrooms.



This plan view of the Discovery Building shows the progress of work as seen from directly above, with the crane boom clearly seen as the diagonal yellow structure across the buildings. Some specific highlights are as follows:

- The air handling units on the north building (left side) are installed
- The framework to support the perimeter screen/façade of the building above the roof level
- The bridge connecting the north and south building can be seen as well as the mezzanine level and grand stair below it
- The area to the north (left side) has been cleared in preparation of the excavation of the pool
- The area to the east has been graded in to the required elevations for the extension of the Centinneal Quad
- Most of the retaining walls in the area to the south have been constructed and being prepared for the installation of the replacement walkway through the old science quad

Building

- The sheathing on the south building is largely complete and being prepared for plaster.
- Most of the windows on the east side of the building have been installed

- The stairs on the south elevation are being installed to allow for the sheathing and plaster to wrap into the area to complete sheathing work in the area
- All internal building work is progressing in a sequence from the first floor to the roof on the south building, followed by the same sequence on the north building
- The “wrapping of the building is progressing from the east side of the south building, followed by south, then west, north and then courtyard
- The crane is scheduled to be removed from the project site during the first week of August, so the lifting all large and heavy items is being scheduled for the next few weeks, before the removal
- Work is being completed on the lower parking level, which will allow for the construction of temporary site offices to make way for site work in their current location
- The new transformer, which will provide sufficient power for Discovery and the full development of the whole campus is currently being installed and is scheduled for completion this weekend. The campus has been without power for a week, while this was done.
- In general building work is on schedule for occupation during the summer of 2021



Site work

- The installation of the high pressure firewater line from Innovation and the installation of the upgraded gas line will be completed this weekend. The connection of the relocated water main is scheduled to be done during the first week of August, which will complete all main utility lines on the project.
- The completion of the utilities will allow for the construction of the remaining retaining walls
- Paving of the Viking Way from Olympic to the olive tree has been completed
- Paving of the walkways and the area in front of Barnum will commence next week
- A considerable amount of paving is scheduled to be completed and made available for student use by the start of the Fall semester

Music Building Water Intrusion

- The internal repairs to the band room have been completed and waterproofing work will be done by the end of July
- All internal repairs have been done in the Choir room, the drainage completed and the walls painted.
- The installation of the new flooring is scheduled to start next week, followed by the reconstruction of the amphitheater seating
- The work is ahead of schedule and currently is on track to be completed by the first week of August

Barnum Acoustical Blinds

- The installation of the electrical infrastructure is complete.
- The delivery of the mechanical blinds are still several weeks out, however we anticipate the completion of the work by the end of August

P/A clocks

- The majority of the new PA/clock system, that incorporates clocks, with digital readouts is complete.
- Programming has begun and the project is scheduled to be complete in August, ahead of schedule

Fire alarm replacement

- The project, which is upgrading the campus fire alarm system and total replacement of Barnum and Music is progressing well, despite a number of issues which have arisen, but quickly resolved
- This project is also on track to be complete before the start of the Fall semester

Solar at Innovation

- The installation of the solar on Innovation will begin on Monday 7/20/20

- The installation work is scheduled for completion at the end of August, however testing and commissioning will continue for several weeks. The system is expected to be fully operational in November 2020

Library Refresh

- A contract for the refresh of the library is scheduled to be awarded at the first Board meeting in September.
- The work is scheduled to be completed by the end of 2020

Business Building reconfiguration

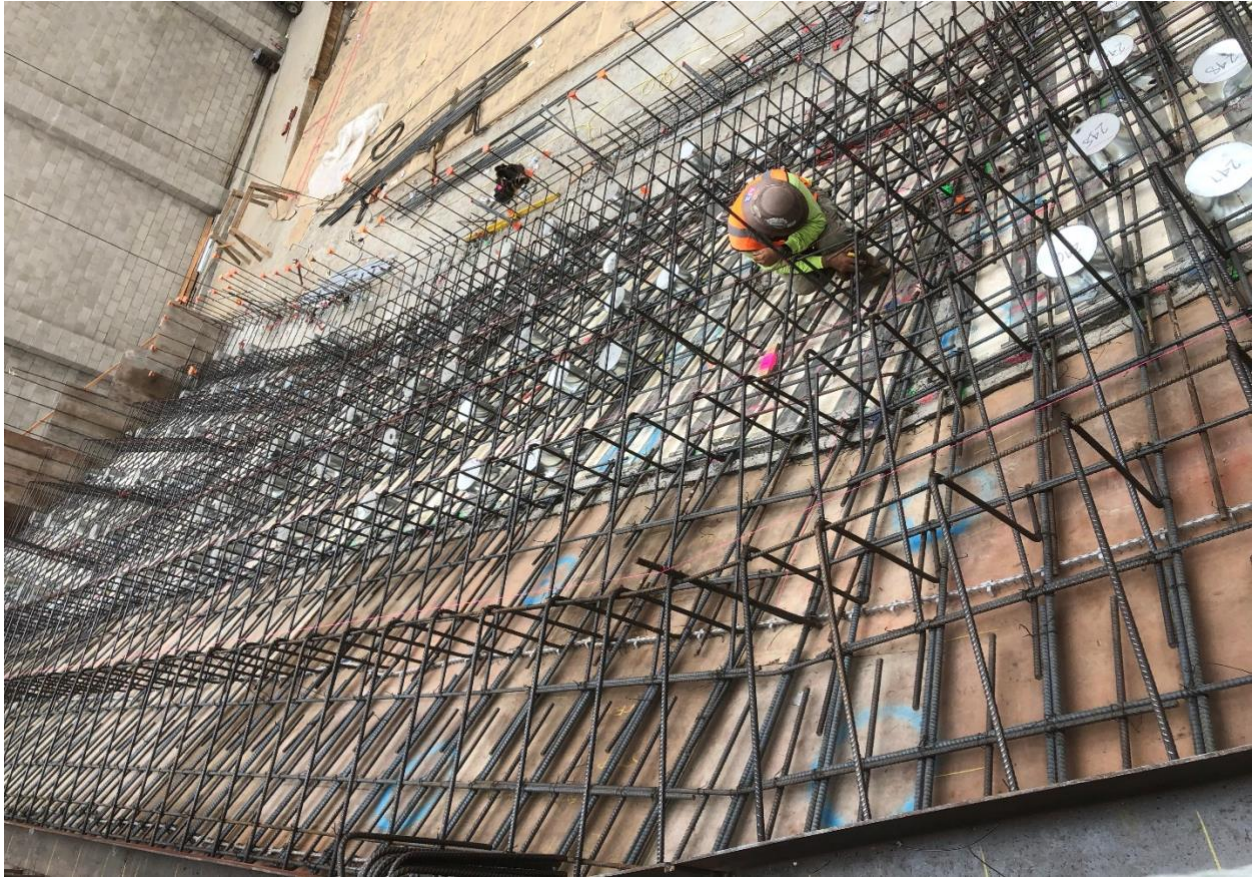
- The Business building is currently being designed to re-purpose it to be used to launch the new programs that will be implemented in Phase 3 and provide dedicated classrooms for each program
- Work cannot start on the buildings until Discovery is occupied next summer. The facilities are scheduled to be available for use by the end of 2021

Phase 3

- The Schematic Design Phase has been completed and currently being reviewed by the District and is expected to be released for the Design Development phase by the end of July
- The Lease Lease Back contract is currently being bid with an award expected in August. The successful contractor will be extensively involved in constructability reviews and value engineering while the design is being developed.
- Demolition of the cafeteria and History is scheduled to start in June 2021 and construction of the new building will begin in January 2022

John Adams Middle School

Rebar being installed at the upper seating area.



Performing Arts Center

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

Stage and Seating Area

Contractors:

- Have placed and are welding the structural steel beams and catwalk at the stage and seating area.
- Are pouring the slab-on-grade for the upper seating area.
- Are putting up the metal stud framing along the exterior of the building facing Pearl Street.

Lobby

- Contractors are welding the structural steel and metal deck on levels 1, 2 and 3.
- Workers poured the concrete deck for level 2.

Back of House

Contractors:

- Completed installation of metal stud framing in the restrooms and started putting up drywall.
- Installed the fire riser in fire riser room 136.
- Successfully connected the project to the existing campus electrical switchgear.

Rehearsal Building



The slab on grade at the rehearsal building has been poured.

Workers:

- Poured the slab-on-grade (SOG) using 105 cubic yards of concrete.
- Installed the fire riser.
- Compacted and regraded the ground above the drywell system.
- Installed underground storm drain pipes and telecommunication conduits on the east side of the theater building, and started excavation for sewer lines.
- Have started installing metal stud framing on the exterior.

Upcoming Work

- Structural steel for level 2 of the back-of-house, including the brace frames, will be installed soon.
- The exterior lobby and level 2 interior concrete slabs will be poured.

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.

- Contractor conducted window water test on June 23 in five locations and corrections are being made.

McKinley Elementary

We are working to finish the modernization effort for McKinley.



New windows on the administration area of the main building.

- All HVAC work will be complete once MERV-11 filters are installed and above-window louver handles are installed.
- The windows in Building B & C are complete.
- The fencing, gates and condenser cages have been installed.
- Guardrails will be installed next week at the doorway of Room 107.
- Contractors installed the new fire alarm heat detectors. The fire alarm system will be tested next week. We have been conducting fire watch due to troubled status of old alarm system. Watch will end when new system is fully operational.

- The work related to removing parts of the old fire system will begin next week.
- The installation of the new topping at the exterior walkway is complete.
- The corrections list work is expected to be complete by July 17.

Webster Elementary

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.



New electrical switchgear awaits power-up.

This HVAC project is 80% complete.
Contractors:

- Have installed all electrical conduit.
- Have installed 85% of electrical wiring to all HVAC units.
- Completed the low voltage wiring for the thermostats.

- Installed the boxes for the main electrical switchgear.
- Have poured all concrete pads.
- Have installed all but the wall-mounted interior units.

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.