



FACILITY IMPROVEMENT PROJECTS DEPARTMENT
Construction Update | August 21, 2020

Samohi

Discovery Building

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.



On the southern side of the buildings, you can see the completed scratch-coat plaster. Work is continuing on the western side.

Overall milestones: The project is still on track to be occupied in the summer of 2021. The tower crane is scheduled to be removed on Aug. 27 and 28. There will be no other work on site during those two days.

- Contractors have completed the final plaster coat on the east side of the south building and have moved to the south side. The scaffolding on the south side will be removed during the first week of September.

Contractors also:

- Finished the scratch coat on the south side. Scratch coat is now being applied on the west side.
- Are installing the green sheathing on the north building.
- Largely have completed the installation and caulking of windows on the south building. Work has moved to the north building.
- Are on track to complete the south building's roof by Aug. 21, allowing work to begin on the north building's roof on Aug. 24.
- Poured the concrete for the first-floor mezzanine and are now working on the 2nd floor.
- Have made good progress on all restrooms. The restrooms on the 2nd floor will be fully completed to serve as an example for approval.
- Completed the B-2 parking level. This allows the construction of temporary site offices so that site work can be completed in their original location.
- Are continuing to work on all floors and the roof to prevent multiple contractors needing to access a location simultaneously.



This view of Viking Way between Barnum and Admin, shows the removal of the stairs at that location to make way for a revised configuration, with one flight of steps instead of two, which will eliminate the need for the second ramp.

Site work

- The City owned water main has now been tied in and is fully operational in its new location. That will allow construction of the remaining retaining walls as soon as the scaffold on the south side has been removed.
- Contractors have largely completed the ramps connecting Administration through the Science Quad, now called Freedom Walk. The ramps will be available whenever students and faculty return to campus.
- Contractors have partially demolished the Viking Way stairs adjacent to Barnum Hall. New stairs will be installed in the area to improve access.
- This area of work has been able to move more quickly than it could have with students on campus.

Music Building Water Intrusion

- Contractors have completed the internal repairs to the band room and external waterproofing. They also repaired all internal and external areas and re-installed the floor in the choir room.
- The final punch list items were scheduled to be completed by Aug. 21.

Barnum Acoustical Blinds

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

P/A clocks

- Contractors have installed most of the new PA/clock system, that incorporates clocks with digital readouts, and are programming and testing the system. The project is on track to be complete by the end of August.

Fire alarm replacement

- The project to upgrade the campus fire alarm system and complete replace the systems in Barnum Hall and the Music Building is progressing well.
- This project is on track to be complete in early September.

Library Refresh

- The library refresh project has been bid and is scheduled to go to the BOE for award on Sept. 3. Work should start in late September and be completed in early November.
- Furniture has been selected and is being procured.
- The restocking of bookshelves and furnishing the library are scheduled to be completed by the end of 2020.

Phase 3



Planners envision a pitch space, where students would learn the skills necessary to become the entrepreneurial thought leaders of tomorrow.

- The District is currently working with the designers and the contractor to refine and rationalize the schematic design and expect to be able to have the Designers move into the design development phase of the project in the next couple of weeks.
- The award of the lease back contract to McCarthy was made at the Board meeting last week. The contractor has begun meeting with the team to help refine the design.
- Demolition of the cafeteria and History Building is scheduled to start in June 2021 and construction of the new building will begin in January 2022.

Innovation Building Solar Project



- The installation of the solar panels on the roof of Innovation is scheduled for completion this week.
- The remaining conduits and the pulling of the wiring will be completed next week.
- The only remaining week will be in the electrical room and in the battery storage yard
- There is a delay in the delivery of the battery storage system, with delivery anticipated by mid-October
- The testing and commissioning will continue for several weeks after the delivery of the battery storage system. The system is expected to be fully operational in November 2020

Business Building reconfiguration

- The Business building is currently being designed to repurpose 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

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.



When finished with glass and curtains, the admin, library and classroom building will be part of the signature look of the MMHS campus.

Building E

- Punchlist items are 96% complete.
- Contractors are excavating site of ADA ramp on parking-lot side of the retaining wall.
- Contractors completed the placement of underground lines to the chiller plant.

Admin, Library and Classroom Building



A glimpse of what is to come inside, as built-in cabinets and countertops are being installed.

Contractors:

- Continue to adjust plumbing and fire sprinkler equipment.
- Are installing exterior and interior doors on all levels.
- Are installing the ceiling system on the courtyard and upper levels and installing grilles and light fixtures.
- Are installing curtain wall framing and glass on the storefronts on all levels.
- Are installing data and low-voltage cabling ongoing on all levels.
- Are installing built-in furniture with counter tops in various locations on all levels.
- Are installing carpet tiles, and linoleum floor coverings on all levels.
- Completed installation of finishes in elevators 1 and 2.
- Are applying the plaster brown coat to the courtyard and upper levels.
- Are installing restroom dispensers on all levels.
- Poured concrete walkway and installed concrete benches on the north side of the building.

Building D Demolition



The area where the former junior high building (Building D) once stood.

- Demolition completed.
- Debris removal continues

Chiller Plant



- Concrete work is complete.
- Chiller equipment and pumps have been placed on the new equipment pad.
- Contractors are making the mechanical and electrical tie-ins.
- Contractors applied a noise-reducing coating to interior walls.

Morning View Drive Roadwork Improvement

Our contractors:

- Are nearly finished with concrete roadway, curb and gutter.
- Are waiting on water meter relocation before student turn out area can be finished.
- Are waiting on asphalt roadway patch work adjacent to new student turn out.
- Continue to compact soil and place concrete form work for new sidewalk placement adjacent to new curb.
- Are working within city requirements to revise ADA pathway around new fire hydrant, which will be installed later.
- Continued to construct sidewalk, curb and gutter paths to accommodate new storm water runoff on the east side of Morning View Drive.

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

- Abatement work continuing with Buildings H & J regarding the existing exterior vents.
- Continue with interior modification work in Buildings H & J.

Malibu Elementary

A new playground has been installed, including two-color turf, curved seat walls, a climbing net and a balance beam. The kindergarten play area was updated with soft bench seating and is shaded by a new sail structure. It is closed due to the pandemic, but we can't wait to share it with students and the surrounding community.



The upper play area

The district:

- Received the final safety inspection report for the playground.
- Declared substantial completion was declared for Aug. 14.
- Conducted a punch list walk on Aug. 17.

John Adams Middle School

Performing Arts Center

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



The seating area taking shape, with catwalks above.

Stage and Seating Area

Contractors:

- Poured the roof on the main building
- Are erecting scaffolding for drywall and plaster application on the northern end of the PAC building. Sheathing will follow.
- Are installing the duct from the underground plenum to the lobby.
- Are installing guardrails on the catwalk.
- Are installing conduit and boxes for electrical and AV cabling in the mixing booth.
- Are installing mechanical ducts and equipment in the control booth.
- Continue to install metal stud framing on the catwalk level.
- Are working on a full-size mock-up of the audience seating for review.



Scaffolding is up for exterior work on the main building's northern side.

Lobby

Workers:

- Have completed rough-in of plumbing and overhead ducts in restrooms 106 and 107.
- Continue to rough-in the electrical.
- Continue to install metal stud framing. Drywall work will begin next week.
- Finished installing metal door frames.
- Are nearing the installation of structural steel.
- Are on track to install the exterior lobby's metal decking by the end of the month.

Back of House

Contractors:

- Poured concrete for Level 2 and the roof.
- Continue to install mechanical, electrical and plumbing and fire suppression equipment.
- Are installing metal stud framing on Level 2.
- Received the switchgear for electrical room 217. It is stored on-site.
- Finished installing and welding structural steel on Level 2 and the roof.
- Continue to install refrigerant pipes from the mechanical yard to mechanical space 157.

Rehearsal Building

Workers:

- Are installing metal stud framing on the exterior.
- Are placing in-wall plumbing and electrical in the restrooms.
- Continue to install overhead mechanical ducts and equipment.
- Have completed storm drain and sewer connections, and domestic and fire water plumbing.

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.



New windows and trim paint on the cafetorium building.

- Contractor has addressed all punch list items.
- Staff will request that BOE accept work as completed.

McKinley Elementary

We are in the process of closing out this modernization effort. It included new windows, paint, floors, doors, air conditioning and a new fire alarm system.



The main building has new windows and paint on the first floor, and new glazing and paint on the second floor.

- All work related to the HVAC system is complete.
- All windows have been installed.
- The work related to the new glass in the Cafeteria is 100% completed.
- All fencing and cages have been installed and painted.
- The new fire alarm has been certified and is in use.
- The work related to removing the old fire system devices is in progress.
- All work related to the 2nd Floor walkway is 100% completed.
- A punch list was provided with a completion date of August 31st.

Webster Elementary

The FIP Department was able to accelerate this HVAC project 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 nearing completion.

SCE prepared for the installation of the new transformer, which was delayed due to the extreme heat conditions. Switchover to upgraded power now scheduled for Aug. 24.



Preparations for the new transformer in the upper parking lot.

Also, our contractors:

- Have completed all HVAC wiring.
- Are ready to commission new HVAC units when new power comes online.
- Installed all necessary fencing with the exception of around the transformer area.
- Will complete the installation of the Pelican remote-control-ready thermostats this week.
- Are repairing the upper parking lot. This will also be completed this week.

Furniture, Fixtures and Equipment (FF&E) Projects



Some of the furniture testing during the pilot. Small chairs and stools have to be easily moveable by children in elementary schools.

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. Much of that has already been installed.

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. 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.

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.