



FACILITY IMPROVEMENT PROJECTS DEPARTMENT
Construction Update | September 4, 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.



No more crane: The project reached a major milestone last week. Since it is no longer needed, the tower crane was removed.

Contractors:

- Finished the final plaster coat on the east side of the south building. Work continues on the west side and scaffolding that is no longer needed is being removed.
- Have completed the scratch coat on the south side and are working on the west side. The work will progress northwards and will continue to include the north building.



- Are installing green sheathing on the north building, seen above. After the north face, work will continue on the east side.
- Are nearly finished with the caulking of windows on the south building.
- Are pouring concrete on the second floor.
- Are completing the restrooms on the second floor. After the finished rooms are approved, work on the pool restrooms will begin.
- Are completely moved into temporary site offices on the B-2 parking level. The office trailers have been removed, allowing room for more work.
- Continue to coordinate floor and roof work to minimize conflicts between various trades.
- The tower crane was removed.
- Work is on schedule for the building to be occupied during the summer of 2021.



This view of Viking Way between Barnum Hall and the Business Building shows the removal of the stairs at that location to make way for a revised configuration with one flight of steps instead of two. That eliminates the need for a second ramp.

Site work

- The city-owned water main has now been tied in and is fully operational in its new location. That will open up the remaining retaining walls for construction as soon as the scaffolding on the south side has been removed.
- The ramps connecting Admin through the Science Quad, now called Freedom Walk, are largely complete and will be available for use when students return to campus.
- The stairs on Viking Way and adjacent to Barnum Hall have been demolished. This allows for the installation of new stairs that will mean better access.
- Contractors have been able to work quickly on the above three items due to distance learning being in place.

Music Building Water Intrusion Repair and Prevention

- Punch list items are being completed.

Barnum Hall Acoustical Blinds

- Electrical wiring and controls are complete. We still await the delivery of the blinds, but we plan to be able to finish this month.

P/A and Clocks

This project installed 400 new network-controlled speakers across campus and replaced 300 clocks or speakers with units that feature both. Some dual-sided hallway clock/speakers can display text showing emergency messaging.

- Programming and testing have begun and the project is scheduled to be complete by the end of August, ahead of schedule.
- We continue to receive good feedback from educators and staff.



Fire Alarm Replacement

This project, which is upgrading the campus fire alarm system and completely replacing the system in Barnum Hall and the Music Building, includes 155 pull stations, 318 smoke detectors, 155 speaker-and-strobe units and seven control panels across campus.

- This project is also on track to be completed soon.

Library Refresh

- The construction contract for the project was approved by the BOE on Sept. 3.
- The furniture has been selected and is being procured.
- The restocking of the bookshelves and furnishing of the library are scheduled to be completed by January 2021.



Sketches of furniture for the renovated library.

Solar at Innovation



Our contractors:

- Installed the solar panels on the roof of the Innovation Building.
- Installed conduit and wiring for the panels.
- Await the delivery of the battery system, scheduled to arrive in mid-October.
- Will test the system for several weeks after the battery system is installed. The panels and batteries are on track to be fully operational in November.

Phase 3



In one imagining of a new gym, the main court, practice court and dance studio can all be seen from one another.

- The District is currently working with the designers and the contractor to refine the schematic design and expect that designers will be able to move into the design development phase of the project in the next few weeks. The contractor was brought in early to help find efficiencies in engineering and construction.
- A focus group with students is scheduled for mid-September.
- Demolition of the cafeteria and the History Building is scheduled to start in June 2021. Construction of the new building is planned to begin in January 2022.

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. These Academies will include engineering; law, justice, and policy; sports medicine, health and wellness; and digital media.
- Work cannot start on the buildings until the Discovery Building is occupied next summer.

Branching Out Nursery and Garden

- The first trees from the Samohi Branching Out student nursery and garden that began in 2018 are now planted along Freedom Walk.



Malibu Middle and High School

The new Administration, Library and Classroom Building is now on track to be complete during the fall of 2020 and ready for building occupancy during the 2021 spring semester.

Architects are designing the new high school as 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, a new aquatics complex, a new middle school multipurpose room, improved traffic flow on Morning View Drive and more.



The ground-to-ceiling glass on “Building A,” which will hold a new library, administration offices and classrooms, takes advantage of the site’s view of the Pacific Ocean.

Admin, Library and Classroom Building

Contractors are:

- Adjusting mechanical, electrical, plumbing and sprinkler installations.
- Installing exterior and interior doors throughout the building.
- Installing grilles and light fixtures on the courtyard and upper-level ceilings. They are also painting ceilings.

- Framing storefront and curtain walls and installing glass on all levels.
- Installing and testing low-voltage and data cabling on all levels.
- Installing built-in furniture and countertops.
- Installing carpet tiles and linoleum on all levels.

Contractors also:

- Installed finishes in and are testing and adjusting both elevators.
- Finished the final plaster color coat on the south elevation (along Morning View Drive).

Building E

- Punchlist items are 96% complete.
- Contractors are excavating site of ADA ramp on parking-lot side of the retaining wall.

Building D Demolition

- Soil where building used to stand has been tested. District is waiting on test results.

Chiller Plant

- Underground infrastructure is being tested.
- Chiller equipment and pumps have been placed and are being tested.

Morning View Drive Roadwork Improvement



The long exposure of the building along Morning View Drive.

Our contractors:

- Are in the process of installing the concrete drop off pad, curbs and gutters.
- Are waiting on water meter relocation before student turnout area can be finished.
- Continue to compact soil and place concrete form work for new sidewalk placement adjacent to the 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 stormwater runoff on Morning View Drive.

Abatement in Buildings F, H, I and J

- Abatement work continues on Buildings H and J regarding the existing exterior vents.
- Interior modification work continues in Buildings H and 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

- Substantial completion was declared Aug. 14.
- Punch list items are on track to be addressed by Sept. 14.

John Adams Middle School

Performing Arts Center

When complete, the center, a joint project with Santa Monica College, will house a 750-seat theater, dedicated rehearsal spaces and more.



More progress has been made on the seating area. The catwalks going back to the control room are above.

Stage and Seating Area

Contractors:

- Installed scaffolding along the north side exterior.
- Will start installing sheathing soon.
- Continue to weld guardrails on the catwalk.
- Are installing electrical and A/V cabling pathways between the stage and the mixing booth.
- Are installing overhead equipment in the control booth and on the catwalk level.
- Installed the emergency smoke vents in the roof above the stage.
- Installed roof access hatches.



These emergency smoke vents on the roof above the stage can evacuate smoke quickly.

- Are roughing-in electrical and overhead items.
- Finished installing metal stud framing and are placing drywall.

Lobby



Contractors on the roof building the forms that will hold poured concrete to form a pad for an air handler unit.

Workers:

- Are roughing-in electrical and overhead items.
- Finished installing metal stud framing and are placing drywall.
- Finished installing and welding metal decking.
- Finished installing metal door frames.
- Poured the equipment pad for air handler unit No. 1 on level 2.
- Installed ships ladder No. 1 to the roof.

Back of House

Contractors:

- Finished installation of level 1 in-wall and overhead MEP and fire suppression systems.
- Continue to install mechanical, electrical and plumbing and fire suppression equipment.
- Are installing metal stud framing and MEP.
- Are installing the stairway leading to the second-floor choir classroom.

Rehearsal Building

Workers:

- Finished installing metal stud framing.
- Are installing drywall and interior shear boards.
- Continue to install overhead mechanical ducts, equipment and fire suppression components.
- Have completed all site utilities, including the underground natural gas line.

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.

- Punch list work has been completed.
- Acceptance of work as complete is being reviewed before it is presented to the BOE.

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.

- Punch list work continues.
- Removal of components of previous fire alarm system continues.
- Contractor is working to resolve all stop notices.
- Contractor and District are discussing final negotiations for pending claims.

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.



The contractors have cleaned up and made the full parking lot available for use again.

- All work is complete.
- The new HVAC units are being commissioned and adjusted.
- Substantial completion was declared on Sept. 3.
- Punch list walk is scheduled for Sept. 10.

Furniture, Fixtures and Equipment (FF&E) Projects



Some of the furniture testing during the pilot. Small chairs and stools have to be easily movable 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 who 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 of the building 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.