



## FACILITY IMPROVEMENT PROJECTS Progress Report | January 23, 2020

### **CONSTRUCTION UPDATE**

#### **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 STEAM classroom, indoor and outdoor eating areas, solar panels, an Olympic-size swimming pool, and a full-service kitchen that will serve the entire district.*



**Steel going up for the Discovery Building. On Jan. 31, district officials and construction crews will have a “topping out” ceremony to celebrate the placement of the highest level of steel, a significant milestone for the project.**



**The completion of the South Building structure (on the far side of the crane) was completed on 1/10/20 and the North Building was then started.**

- The structural steel subcontractor began erecting the 16 towers of the South Building structure in early December. Completion took 15 days.
- The remaining 18 towers of the North Building including the structure connecting the two buildings began on Jan. 10 and is currently on schedule for completion by the end of the month.
- The first of the six deck pours is scheduled for Feb. 14.

#### **HVAC**

- The new HVAC systems in the Music, Admin, English, Business and Art buildings, and Barnum Hall, are fully functional.
- Screens are being installed around the mechanical equipment, and punch list items are being addressed.
- All areas of the campus, with the exception of the buildings scheduled for demolition next year, now have air conditioning/ventilation.

## OTHER PROJECTS

### Barnum Lobby Improvements

- The new restroom partitions have arrived and are being installed.

### Electronic Locks – Pilot Project

- The majority of work is now complete.
- The system is working well, and we continue to optimize procedures and protocols as we learn.

### Michigan Fence and Gate



- The concrete retaining wall and gate motor base are being built.
- The fence panels are being welded into place. The gate itself is scheduled to be installed in early February
- When the fence between the pedestrian entrance at Michigan and English is complete, Samohi's decorative fencing will extend the school's identity from Fifth Street near the DoubleTree all the way around to Pico and the English Building.

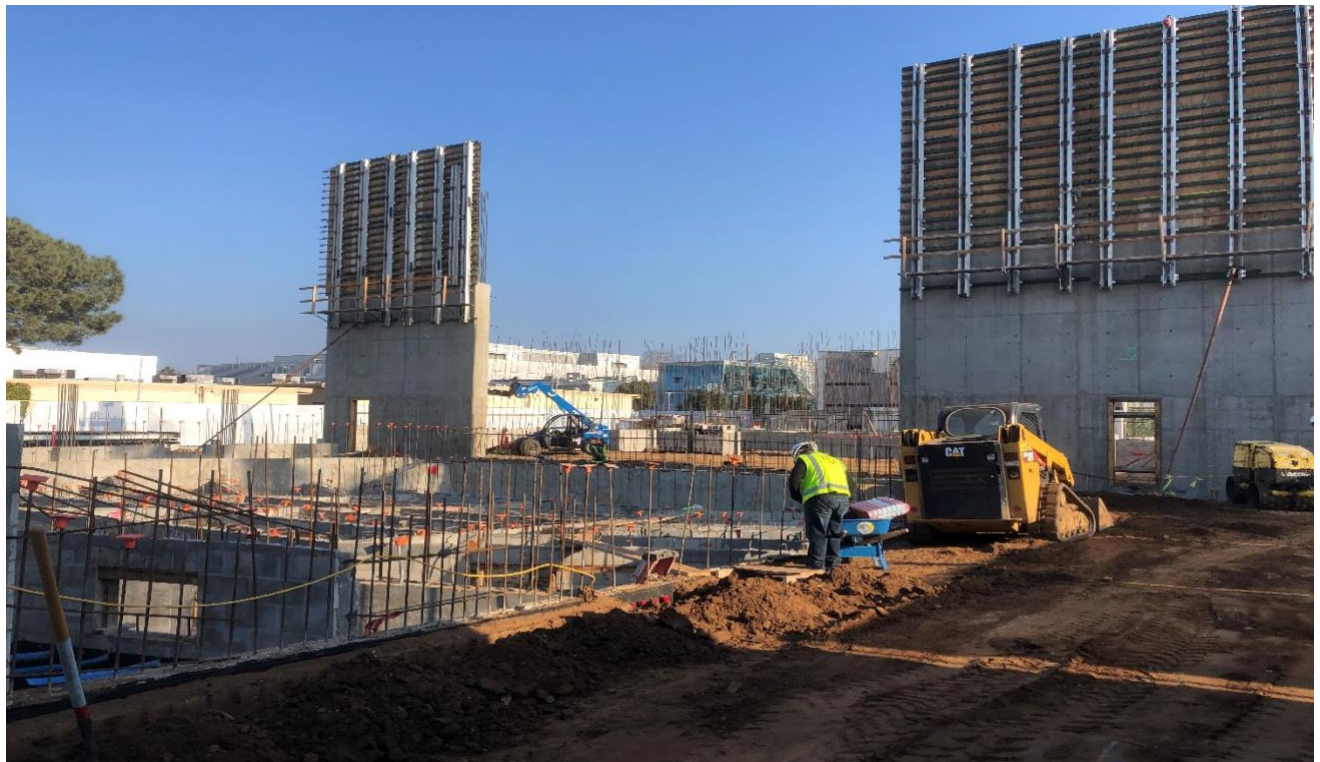
## Cameras

- The cameras and cabling installation around the campus are largely complete. Two of the cameras will be relocated and one additional camera will be installed in early February.
- We are also looking to increase the width-of-field at key camera positions.
- Some low voltage connection switches need to be installed in the IDF's before the system can be fully functional. All work is expected to be complete by March 2020.

## John Adams Middle School

### Performing Arts Center

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



- Rebar installation (**seen above**) at the Performing Arts Center is 80% complete. When it is done, the Rehearsal Building will follow.
- Installation of concrete blocks continues and should be complete in February.
- Phase 2: The cast-in-place wall at the proscenium opening is complete. Installation of rebar for Phase 3 is beginning.
- Electrical and telecom work: Installation of underground conduits and sleeves continues.
- Plumbing: Installation of underground vent and sewer lines continue at the back of the house.
- Waterproofing of the foundation and structural backfill are ongoing.

- Slurry application in areas for ventilation ducts and conduit is complete. With that done, the slab on grade will be poured.
- In the next few weeks, cement block placement will resume at the back of the house.
- Underground utilities work will resume. Utilities include plumbing, water, gas, sewer, storm drain, electrical and telecom.
- Grading at Rehearsal Building began this week.

### **JAMS Heating, Ventilation and Air Conditioning & Fire Alarm (Phase 1)**

- The new fire alarm system has been tested and is now being used.
- With the new transformer in use, Southern California Edison has removed the old one.
- Panels and other equipment belonging to the previous fire alarm system has been removed.

### **JAMS HVAC (Phase 2)**

- A condenser unit cage and a new furnace were installed for Rooms 50-53.
- Installation of conduit for new HVAC systems is in progress at the cafeteria and gym.
- New HVAC for Rooms 80-88 will be complete by mid-February.

## **Malibu Middle and High School**

*The new middle school building is in full use. The new Library, Classroom and Administration Building will be complete in the fall of 2020. The District is in the process of hiring 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.*



### **New Library, Classroom & Administration Building**

#### ***Segment B***

- Completed last slab-on-metal-deck concrete pour at courtyard level.
- Completed placement of concrete forms for new concrete curbs in multiple areas.
- Metal stud framing continues on lower and courtyard levels.
- Mechanical, electrical, plumbing and fire sprinkler work is in progress on lower and courtyard levels.
- Work continues to tie the exterior underground infrastructure to building systems.



### Segment A

- Completed last slab-on-metal-deck concrete pour courtyard level.
- The coating of metal framing with fire-resistant paint continues on the courtyard level.
- Installation of radiant heating elements continues on the courtyard level (**seen above**).
- Completed concrete pour on the roof's metal decking.

### **Middle School Building**

- Punchlist items are 95% complete.
- Fire alarm testing is nearly complete, with 10% remaining. Working with M&O to correct existing error readings.
- Awaiting adjacent site work to be started. That will allow completion of foundation work around column supporting the elevator tower roof.



### **Malibu Elementary**

- The first-grade play yard was improved by installing artificial turf and a new wrought iron fence around its perimeter. **(Seen above)**
- The district is awaiting county and city approvals to connect the domestic and fire water on Grayfox Street.
- We added a stormwater drainage repair to the punch list, which is nearly complete.

## Franklin Elementary

*We are nearing the end of the 18-month modernization effort for Franklin. All updates and improvements to campus, rooms and technology that were planned are complete.*



- Window panning work is complete on Rooms 8-14.

**(At left)**

- The interior window panning work for Rooms 15-20 is complete with the exception of some minor exterior work.

- The Kindergarten restroom doors and sink casework in room K-31 were installed.

(Photo attached)

- The entrance door to Kindergarten Room 30 was replaced.

- The two existing drinking fountains in the main building were replaced.

**(At left)**

- The glass in the 2nd floor north-, east- & west-facing windows was replaced with double-glazed windows. The window film on the 2nd floor south-facing windows in the main building was replaced.

- Installation of wood cabinetry enclosing the interior HVAC fan coil units was completed on the 1<sup>st</sup> floor of the main building.



- New metal jackets were installed on the insulated HVAC lines on the exterior of all buildings.
- Punch list work is ongoing.

## McKinley Elementary

*We are nearing the end of the 18-month modernization effort for McKinley.*



- The exterior paint work to windows, doors, fences, handrails, facias etc. is complete. **(Seen above)**
- The auditorium hardwood floor and stage floor were refinished. **(At left)**
- Fire alarm work has been pretested and corrections are being made prior to the owner test.
- The window installation to the 1<sup>st</sup> floor of the

Classroom Building C is complete.

- The Library has new ceilings and paint. A new HVAC closet was installed and the new HVAC unit will be installed soon.
- Punch list work is ongoing.

## Webster Elementary

- The project is now being closed out.

## **UPCOMING PROJECTS**

### **Grant Elementary**

Modernization Project, scheduled for this summer. It will include:

- Installation of heating, ventilation, and air conditioning throughout the campus;
- Fire Alarm Safety upgrade;
- Accessibility upgrades; and
- Modified 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:

- Installation of heating, ventilation, and air conditioning throughout the campus;
- Fire Alarm Safety upgrade;
- Replaced flooring, interior paint, exterior paint trim;
- Added shade structures; and
- Accessibility upgrades.

### **Webster Elementary**

Heating, ventilation, and air conditioning Project, scheduled for this summer. HVAC will be installed and upgraded across the campus.

### **Malibu Elementary**

Both the main playground and the Kindergarten playground will be upgraded and modernized this summer.

### **Edison Language Academy**

Solar Power Project will occur in 2020. 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:

- Installation of heating, ventilation, and air conditioning throughout the campus;
- Fire Alarm Safety upgrade;

- Window/Paint/Floor/Door Modernization of the 300s building, including new ADA accessible restrooms for the special education suite; and
- Accessibility upgrades, including adding an elevator to access the second floor of the 300s building.

### **Michelle and Barack Obama Center**

Modernization Project continued, scheduled for this summer. This project will complete the modernization of rooms 16 & 17 and the transformation of the preschool classrooms to make spaces for the Personalized Project-Based Learning cohort. It will include:

- Installation of heating, ventilation, and air conditioning; and
- Replaced flooring, interior paint, exterior paint trim.

### **Santa Monica High School**

In addition to the Discovery Building project, there will be a Solar Power Project to add photovoltaic panels and a battery backup system to the Innovation Building in 2020. The addition of the solar power will be the next step toward making the campus more energy sustainable and resilient.

### **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;
- Replace four doors in the kitchen; and
- Replace one door in the Old Gym.