



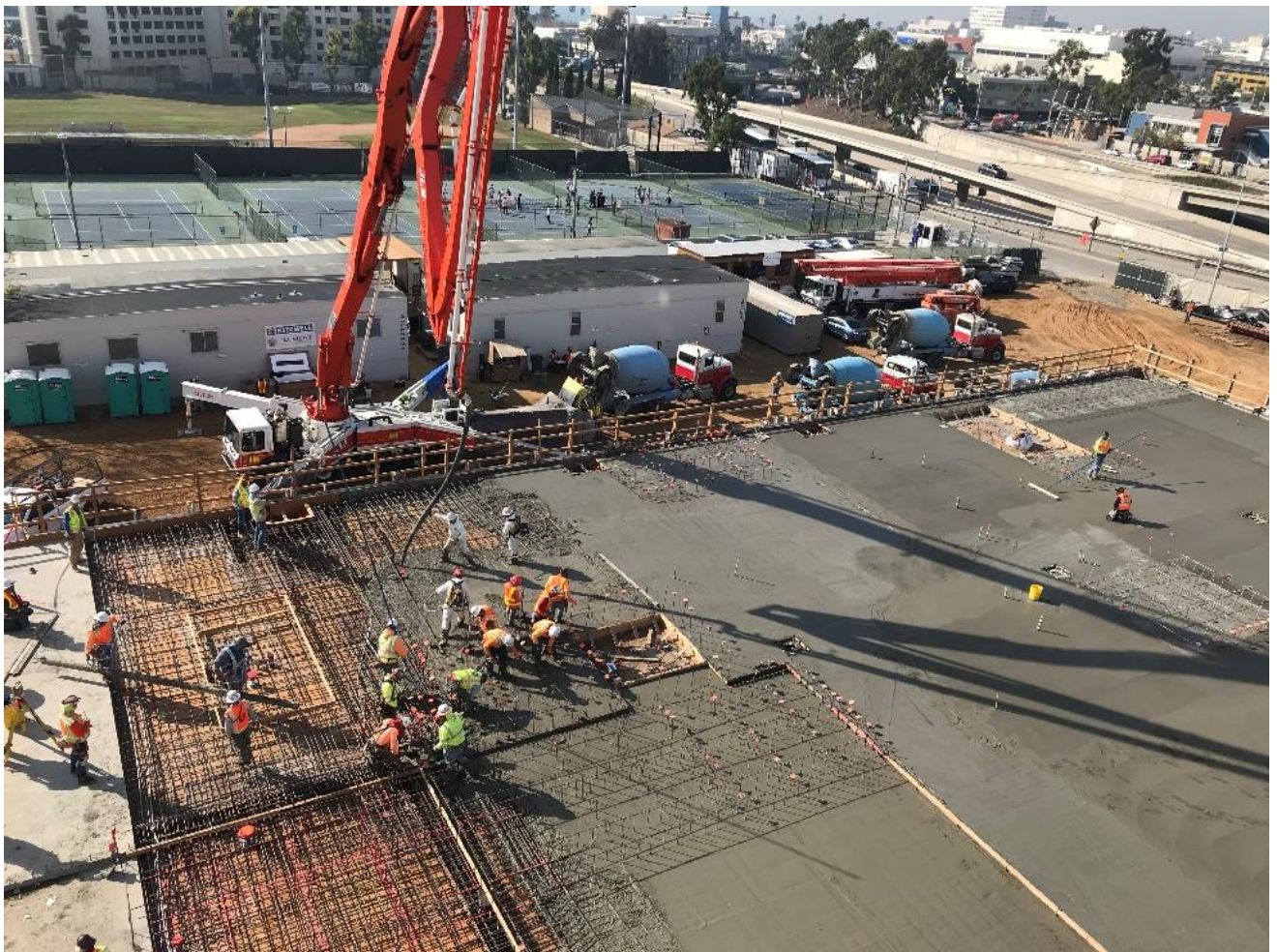
FACILITY IMPROVEMENT PROJECTS Progress Report | December 20, 2019

CONSTRUCTION UPDATE

Samohi

Discovery

The Discovery Building, part of a planned redesign of the entire Samohi campus, includes 288 parking spaces, 38 classrooms, the M- and O-House offices, seminar rooms, common areas, a rooftop STEAM classroom, indoor and outdoor eating areas, and a full-service kitchen that will serve the entire district.



Pouring the last and biggest of the 1,200 cubic-yard concrete pour for the parking levels.

- The concrete pours on both levels of the parking structure were completed. Back-staging, which supports the poured concrete until it can set, has been completed, readying the area for structural steel work that will start over winter break.
- This final deck pour completed the parking structure, pool support, and book-distribution areas.
- The structural steel subcontractor began prep work and expected to begin erecting steel.
- The project is currently on schedule, meaning steel work should be finished by the end of January.

Heating, Ventilation and Air Conditioning

- **Barnum/Music/Admin:** The HVAC system is complete and the systems are now operating. Punch list items are being addressed.
- **North Gym:** The system is complete and functioning, though repairs are needed on related equipment to get the system to its maximum efficiency.
- **English/Business/Art:** The system is working. A substantial amount of detail work is being addressed rapidly. Project should wrap completely during the winter break

OTHER PROJECTS

Barnum Lobby Improvements

- New, permanent restroom partitions will be installed during the winter break.

Electronic Locks – Pilot Project

This project will provide better security for classrooms and campuses as well as make the management of access easier by using access cards that can be remotely programed to grant access to rooms only to those who need to be there.

- The majority of work is now complete.
- The system is working well, and we continue to optimize the system and modify best practices. We project the system will be bug-free by Jan. 1.
- Then we will propagate the system throughout the rest of Samohi and the district.

Michigan Fence and Gate

When the fence between the pedestrian entrance at Michigan and English is complete, the Samohi decorative fencing will extend the school's identity from Fifth Street, near the DoubleTree all the way around to English Building. The result will be improved traffic flow and better branding.

- The fence panels have been fabricated, are being galvanized and will be ready to weld into place during the winter break.
- The retaining wall and gate motor base is expected to be concreted into place beginning Christmas week. Gate installation will follow.

Cameras

This will improve campus security and safety.

- Work has begun for the installation of the 29 cameras around the campus and is scheduled for completion during winter break.
- The final installation and programming of the software will be completed during the first half of January. After that, the system will be fully functional.

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.



- The installation of concrete-reinforcing steel bars is complete. The rehearsal building will be worked on next.
- Concrete-block installation is complete in the plenum area and is continuing in the back-of-house area.
- One wall has been cast in place and is complete. Reinforcement for phase two is complete. Pour should be complete by end of this week.
- Electrical Work: installation of underground sleeves and sleeves through concrete walls is on-going.
- Plumbing Work: Installation of sleeves for pipes through concrete walls is ongoing.

- Waterproofing: Application of a waterproof membrane and installation of drainage panels around perimeter walls is ongoing.
- Installation of slab-on-grade reinforcement bar near the stage area will begin next week.
- Underground Utilities work will resume. Utilities include: Plumbing (water, gas, sewer, storm drain), electrical and telecom.
- We continue to coordinate with the city on the general contractor's use of several parking spots on Pearl Street. Coordination with the city is on-going.
- Removal of excess soil will start in three to four weeks.

JAMS Heating, Ventilation and Air Conditioning & Fire Alarm (Phase 1): Up and running

- The new fire alarm system has been tested and is now operating and fully functional. The removal of pieces of the old system will now begin.
- Southern California Edison has energized the new transformer and disconnected the old one.

JAMS HVAC (Phase 2): Big pieces installed



- Installed new condenser units at the Cafeteria Building (**seen above**).
- Installed new condenser units for rooms 92-99, the gym, 32-34, and 50-53.
- HVAC for rooms 80-88 will be completed by mid-January
- Trenching to connect to the upgraded electrical equipment will be completed during winter break.

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. And we are now hiring an architecture firm to help lay out how we will build out 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.



Installation of reinforcing bars (seen at right) has started on the upper-level metal decking. It is in preparation for the concrete slab to be poured.

New Library, Classroom & Administration Building

Ground Level

- The construction of individual rooms is under way. Wall framing is being put up, after which metal studs will be installed.
- The placement of plumbing pipes has started above ground level.
- Work continues on the south side of the building to tie in plumbing to outside sewer and water lines.

Courtyard Level

- Placement of floor insulation has started on west end of the building.
- We continue to install radiant heating infrastructure in multiple sections of the building.
- We started painting beams & metal decking.
- We continue to strip paper and cardboard from newly cast walls and curbs

Upper Level

- Welding continues on beam / column / brace connections throughout building.
- Hand rails along exterior elevated walkways is being installed.
- Metal decking installation and associated adjustment continues
- We are preparing exposed metal decking for pouring of concrete slab.

Site Area

- Continue underground water / sewer lines installations in various site areas.

Middle School Building

- Fire alarm testing is nearly complete. District Maintenance and Operations is working to clear a consistently indicated error in the system.

Malibu Elementary

- The District is awaiting County and City approvals to connect the domestic and Fire water on Grayfox Street.
- The punch list work is being completed.

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. The detail work below is all that is left.



- Window panning work is ongoing for rooms 15-20 and the kindergarten building (**seen above**). Work should be complete by the end of winter break.
- The kindergarten restroom doors and sink casework in room K-31 are scheduled to be replaced over the break.
- The entrance door to kindergarten K-30 is scheduled to be replaced over the break.
- The two existing drinking fountains in the main building will be replaced over the break.
- The glass in the second floor north-facing windows in the cafetorium building is scheduled to be replaced with double glazed glass over the break.

- Punch list work is ongoing.

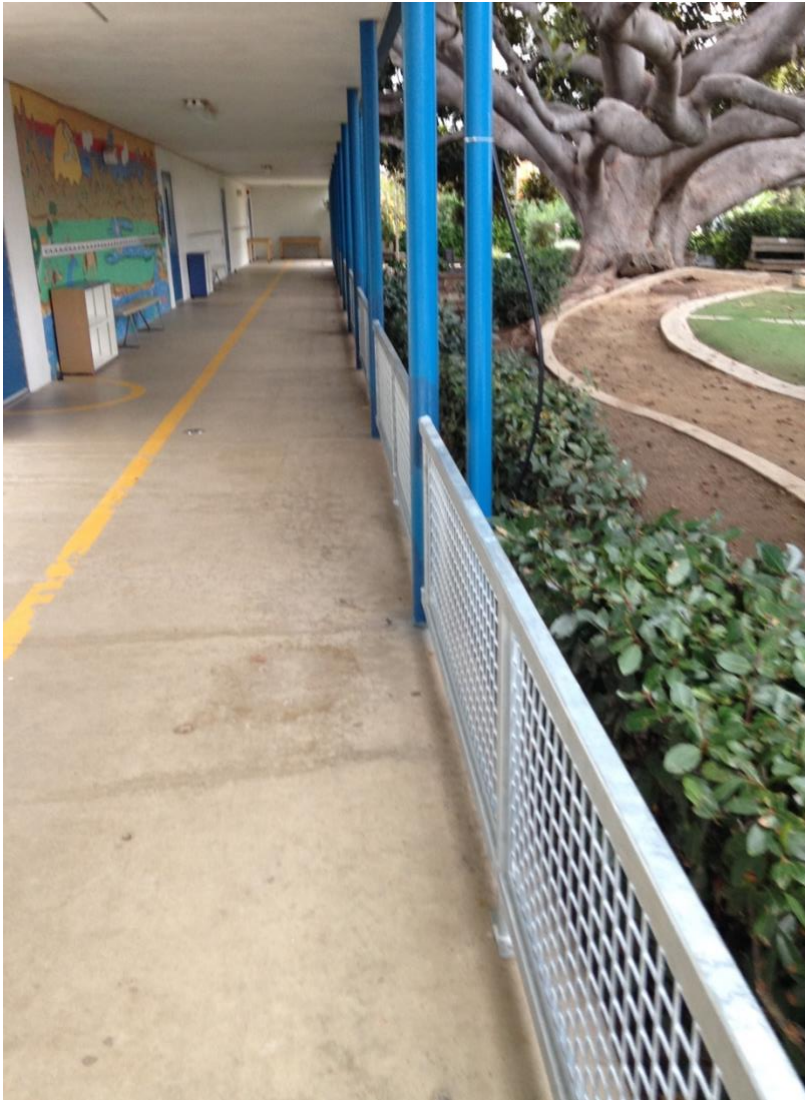
McKinley Elementary

We are nearing the end of the 18-month modernization effort for McKinley. All updates and improvements to campus, rooms and technology that were planned are complete. The detail work below is all that is left.



- The windows and doors to the preschool building D (**shown above**) have been replaced.
- The exterior paint work on windows, doors, fences and handrails is ongoing
- Fire alarm work is ongoing and is expected to be complete by the end of winter break.
- The window installation to the 1st floor of the Classroom Building C and the main building C is scheduled to be completed by the end of the winter break.
- The Library is scheduled for new ceilings, HVAC, paint and floors during the Winter break.
- Punch list work is ongoing.

Webster Elementary



- A guard rail (**at left**) was installed along the arcade of Building H. That marks the end of the playground project.
- Project is now in closeout.

Washington West / PDLC

Work continues to complete punch list and close project 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
- 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
- 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 around the summer. 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
- 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
- Replaced flooring, interior paint, exterior paint trim

Santa Monica High School

In addition to the main Discovery project, there will be a Solar Power Project to add photovoltaic panels and a battery backup system to the Innovation Building this summer. The addition of the solar power will be the first 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*
- *Replace one door in the Old Gym*