



MONTHLY PROGRESS REPORT

Through

April 2009

**Current Measure A Bond
Capital Improvement Projects**

Prepared by

O'Connor Construction Management, Inc.

&

Gilbane Building Company

TABLE OF CONTENTS

Executive Summary page 3

Attachment 1 – Consolidated Expenditure Report (1 page)

Attachment 2 – Master Project Schedule (3 pages)

Capital Projects

High School Master Plan page 6

Gunn High School – Aquatic Center page 7

Gunn High School – Industrial Arts Renovation page 8

Gunn High School – New Classroom Buildings A & B page 9

Gunn High School – Parking and Drop-off Sitework Improvement page 10

Gunn High School – New Gymnasium page 11

Palo Alto High School – Home-side Bleacher Replacement page 12

Palo Alto High School – Multi-use Field page 13

Palo Alto High School – Classroom Building, Media Arts and Science Lab page 14

Palo Alto High School – Theater and Associated Site Improvements page 15

Middle School Pre-Design page 16

Middle School Interim Classrooms – Jordan & JLS page 17

Elementary School Growth Plan page 18

Garland Elementary School page 19

Ohlone Elementary School page 20

Elementary School Teaching Walls page 21

Appendix

Exhibit A – Bond Project List

EXECUTIVE SUMMARY

CAPITAL PROJECTS

High School Master Plan

Deems Lewis McKinley Architects has completed the initial draft master plan for the High Schools, which was approved by the board on March 31, 2009. The CEQA process for both high schools will commence in May, with a planned completion of October 2009. The final master plan report will be produced after the CEQA process is complete, and all findings and mitigation measures have been incorporated. The overall project is approximately 95% complete.

Gunn High School – Aquatic Center

Construction began on this project in June 2008 and is experiencing some delays due to inclement weather and Division of State Architect (DSA) approval of some construction details, so construction completion is currently anticipated for mid June, 2009. Of the \$5,013,750 project budget, 56%, or \$2,819,803 has been expended. Pending Change Orders are currently estimated to be \$142,920, which is approximately 36% of the \$389,887 construction contingency. The overall project is approximately 90% complete.

Gunn High School – IA Building Addition & Renovation

Svala Construction began the underground work in late March within the building, and has prepared for the foundations and slab pour scheduled to occur in early May. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 14%, or \$749,667 has been expended. Pending Change Orders are currently estimated to be \$87,565, which is approximately 25% of the \$349,000 construction contingency. The overall project is approximately 20% complete.

Gunn High School – New Classroom Buildings A & B

Deems Lewis McKinley Architects has met with the World Languages, Math and English departments at Gunn High School to begin the programming process for the New Classroom Buildings A & B. New Classroom Building A is programmed to be a two story building consisting of 28 classrooms, a conference room, restrooms and office space to replace portable classrooms on campus. New Classroom Building B is a single story structure of five classrooms, offices and resource space, covered walkways and textbook storage. A second round of programming meetings will be in early May. The overall project is approximately 1% complete.

Gunn High School – Parking and Drop-off Sitework Improvement

Deems Lewis McKinley Architects will develop a revised Parking and Drop-off project to reconfigure the existing parking and drop-off area to improve traffic flow and make safety improvements. Currently the District traffic engineer is studying the initial plans to recommend further improvements in the parking and drop off layout. This project will be constructed in two phases due to locating portable classrooms in the north section of the existing parking lot during construction of the new classroom buildings. The overall project is approximately 0% complete.

Gunn High School – Auxiliary Gymnasium

Deems Lewis McKinley Architects commenced the programming process for the new Auxiliary Gymnasium in mid April with the athletics and physical education departments at Gunn High School. The new gym will accommodate basketball and volleyball courts and provide space for physical education program functions, storage and restrooms. The project will also modify the existing gymnasium to add a lobby space and made improvements to existing teaching spaces and team rooms. Other modernization work will include bleacher replacement, refinishing the wood floors, replacement of folding basketball goals and mandatory accessibility and safety upgrades. The overall project is approximately 2% complete.

Palo Alto High School – Home Bleacher Replacement

Verde is nearly complete with the layout of a 1600 seat bleacher replacement project for the football stadium. Verde submitted 50% construction documents to the district for review in mid April and should have a 90% construction documents submittal for DSA submittal in mid May. It is anticipated that this project will be constructed in 2010, after completion of the track and field season. The overall project is approximately 12% complete.

Palo Alto High School – Multi-use Field

Verde produced the 95% construction documents which were received and reviewed with the District in mid March and submitted to the Division of State Architect for review on March 19. General contractor prequalification packages were received on March 3 and six contractors were prequalified for this project. Due to delays in DSA review of the El Camino field project, this project will have to be deferred for construction in 2010, to provide athletic field space for athletics and physical education. The overall project is approximately 17% complete.

Palo Alto High School – Classroom Building, Media Arts Building and Science Lab

Deems Lewis McKinley Architects has begun programming for the new math and social studies Classroom Building, the Media Arts Building and the Science Lab. The Classroom Building is a two story building consisting of 24 classrooms, resource spaces, restrooms, and offices for math and social studies. The Media Arts Building will be a one or two story structure containing media arts, english and studio arts classroom functions. The new Science Lab converts the existing space in the science building into a single lab space. The overall project is approximately 1% complete.

Palo Alto High School – Theater and Site Improvements

Deems Lewis McKinley Architects is scheduled to begin programming efforts in the summer for the New Theater after the Theater subcommittee has presented its recommendations to the campus Facilities Steering Committee. The new Theater is planned to accommodate approximately 600 people and will include support facilities and associated site improvements around the new theater to maximize parking spaces, preserve existing trees, and accommodate new alignment from Embarcadero Road. This project has not yet commenced.

Middle School Pre-Design

AEDIS is in the process of developing a recommended plan for each campus. AEDIS has met with each school's advisory committees to discuss new building locations and campus utilization. The final rounds of advisory committee meetings and community meetings are scheduled to occur in May to present recommendations on accommodating enrollment growth, future campus utilization, and project prioritization. This project is approximately 80% complete.

Middle Schools Interim Classrooms – Jordan & JLS

AEDIS has provided design documents for the placement of four modular classrooms to accommodate anticipated future growth at Jordan and JLS Middle Schools. AEDIS submitted drawings to DSA on April 14, 2009 and received approval on April 22, 2009. A pre-bid job walk occurred on April 29, 2009 and bids will be due mid-May. These modular interim classrooms will be set in place during this Summer 2009. This project is approximately 30% complete.

Elementary School Growth Plan

Gelfand Partners, as part of this elementary school growth plan effort, has continued to identify other high priority projects at the elementary schools. Gelfand will report their recommendations in early May with a road map of projects for the District to consider in the next round of elementary school projects. This project is approximately 90% complete.

Garland Elementary - School Renovation

AEDIS presented initial floor plans to the design committee to reflect the input of meetings held in early April. They have continued to work on refining the plan with further input from the design committee. AEDIS also presented a project update to the Midtown Residents group to answer questions from this group. AEDIS is scheduled to update the design committee in mid May with the first draft of schematic design drawings in anticipation of presenting to the Board of Education on May 26 2009. This project is approximately 8% complete.

Ohlone Elementary School – New Classroom Building and Modernization

Gelfand Partners has developed initial schematic design drawings for review with the Ohlone design committee in early April. Gelfand has also met with faculty on classroom layout and maintenance and operations on building systems and equipment. The Ohlone site committee group has reviewed the latest schematic design drawings and also conducted a follow up site visit to Los Altos schools to verify its findings. Gelfand will continue to refine its design and updated budget with the site committee and the community in May before presenting to the Board of Education on May 26, 2009. This project is approximately 9% complete.

Elementary School Teaching Walls

Duveneck and Escondido will have a teaching wall installed in a classroom this summer for teacher evaluation and input prior to implementing in all the elementary school classrooms. Teaching walls will provide more storage and flexible instruction space at the elementary schools. Gelfand has submitted working drawings for the pilot project to the district for review prior to commencing informal bidding in June. This project is approximately 5% complete.

Board Actions in April

April 14, 2009

Action 15 – Approval of Group One Project Budgets for Gunn High School and Palo Alto High School, Authorization to Issue Addendum No. 2 to Deems Lewis McKinley Architects (DLM), and Approval to Move Forward with the Group One Projects

Action 16 – Authorization to Budget Funds and Bid the Site Infrastructure Work for the Installation of Nine Modular Classrooms at Three Sites

Consolidated Expenditure Report



School Name - Project Name	Budget	Committed	Percentage of Budget Expended	Expenditures & Retentions	Contract Balance	Percentage Expended	Budget Variance
100 Gunn High School - High School Master Plan	115,000	87,075	59.57%	68,502	18,573	78.67%	27,925
101 Gunn High School - Aquatic Center	5,013,750	4,401,382	56.24%	2,819,803	1,581,579	64.07%	612,368
102 Gunn High School - I.A	5,518,518	4,470,026	13.58%	749,667	3,720,359	16.77%	1,048,492
103 Gunn High School - AD2	3,242,708	30,000	0.18%	5,777	24,223	19.26%	3,212,708
104 Gunn High School - New classroom A & B	24,120,000	0.00	0.00%	0.00	0.00	0.00%	24,120,000
105 Gunn High School - Parking & Drop Off improvements	3,940,000	0.00	0.00%	0.00	0.00	0.00%	3,940,000
106 Gunn High School - New/Auxiliary Gymnasium	13,830,000	0.00	0.00%	0.00	0.00	0.00%	13,830,000
199 Gunn High School - Reserved	18,062,102	0.00	0.00%	0.00	0.00	0.00%	18,062,102
200 Palo Alto High Schools - High School Master Plan	115,000	87,575	60.75%	69,862	17,713	79.77%	27,425
201 Palo Alto High School - Bleacher	1,358,437	171,106	2.26%	30,733	140,373	17.96%	1,187,331
202 Palo Alto High School - Multi-Use Field (Multi-Fund)	4,078,054	410,077	2.75%	112,040	298,036	27.32%	3,667,977
203 Palo Alto high School - New classroom & Media Art Building	34,220,000	0.00	0.00%	0.00	0.00	0.00%	34,220,000
204 Palo Alto High School - New Theater	17,720,000	0.00	0.00%	0.00	0.00	0.00%	17,720,000
299 Palo Alto High School - Reserved	42,378,045	0.00	0.00%	0.00	0.00	0.00%	42,378,045
300 Jordan Middle School - Middle School Pre-Design	33,665	14,627	29.41%	9,902	4,725	67.70%	19,038
301 Jordan Middle Schools - Interim Classrooms	600,342	108,134	1.89%	11,374	96,759	10.52%	492,208
400 J.L.S Middle School - Middle School Pre-Design	33,669	14,627	29.41%	9,902	4,725	67.70%	19,042
401 J.L.S Middle School - Interim Classrooms	446,844	80,236	2.42%	10,807	69,429	13.47%	366,608
500 Terman Middle School - Middle School Pre- Design	33,666	14,627	29.41%	9,902	4,725	67.70%	19,039
600 PAUSD Elementary Schools - Elementary Growth Plan	145,000	62,700	29.33%	42,525	20,175	67.82%	82,300
601 Garland Elementary School - Phase I	22,178,544	1,434,027	0.37%	81,525	1,352,503	5.69%	20,744,517
602 Ohlone Elementary School - Phase I	11,667,965	960,738	0.57%	66,668	894,069	6.94%	10,707,227
603 Elementary Schools - Elem Teaching Wall Project	7,044,987	76,200	0.08%	5,668	70,533	7.44%	6,968,787
699 Elementary Schools - Reserved	57,641,783	0.00	0.00%	0.00	0.00	0.00%	57,641,783
900 PAUSD - Program Admin.	1,461,135	1,191,184	42.79%	625,292	565,892	52.49%	269,951
901 PAUSD - Technology	1,935,000	1,323,095	63.43%	1,227,344	95,751	92.76%	611,905
Palo Alto High School - Close-Paly Aquatic Lights- Move to Fund G	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00
PAUSD - Reserved-Unallocated Fund Bal.	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00
	276,934,214	14,937,436	1.61%	5,957,294	8,980,142	39.88%	261,996,778

ID	Task Name	Duration	Start	Finish	2008				2009				2010				2011				2012				2013			
					Q1 '08	Q2 '08	Q3 '08	Q4 '08	Q1 '09	Q2 '09	Q3 '09	Q4 '09	Q1 '10	Q2 '10	Q3 '10	Q4 '10	Q1 '11	Q2 '11	Q3 '11	Q4 '11	Q1 '12	Q2 '12	Q3 '12	Q4 '12	Q1 '13	Q2 '13	Q3 '13	Q4 '13
458	Preliminary Plans Phase	132 days	6/24/09	12/24/09																								
471	Working Drawing Phase	93 days	12/25/09	5/4/10																								
482	Interim housing	130 days	2/18/10	8/18/10																								
486	DSA	136 days	5/5/10	11/10/10																								
487	DSA Review & Approval	136 days	5/5/10	11/10/10																								
493	CONSTRUCTION	547 days	11/3/10	12/6/12																								
494	Bid & Award Phase	75 days	11/3/10	2/15/11																								
510	Construction Phase	436 days	2/16/11	10/17/12																								
513	Post Construction Phase	36 days	10/18/12	12/6/12																								
520	NEW GYMNASIUM	775 days?	4/20/09	4/6/12																								
521	PLANNING	47 days	4/20/09	6/23/09																								
522	Programming Phase	47 days	4/20/09	6/23/09																								
532	DESIGN	226 days	6/24/09	5/5/10																								
533	Preliminary Plans Phase	143 days	6/24/09	1/8/10																								
546	Working Drawing Phase	83 days	1/11/10	5/5/10																								
557	DSA	136 days	5/6/10	11/11/10																								
558	DSA Review & Approval	136 days	5/6/10	11/11/10																								
564	CONSTRUCTION	372 days?	11/4/10	4/6/12																								
565	Bid & Award Phase	75 days	11/4/10	2/16/11																								
581	Construction Phase	261 days?	2/17/11	2/16/12																								
584	Post Construction Phase	36 days	2/17/12	4/6/12																								
591	PARKING AND DROP OFF	466 days?	4/19/10	1/30/12																								
592	DESIGN	129 days	4/19/10	10/14/10																								
593	Preliminary Plans Phase	46 days	4/19/10	6/21/10																								
601	Working Drawing Phase	83 days	6/22/10	10/14/10																								
612	DSA	96 days	10/15/10	2/25/11																								
613	DSA Review & Approval	96 days	10/15/10	2/25/11																								
619	CONSTRUCTION	247 days?	2/18/11	1/30/12																								
620	Bid & Award Phase	75 days	2/18/11	6/2/11																								
636	Construction Phase	136 days?	6/3/11	12/9/11																								
639	Post Construction Phase	36 days	12/12/11	1/30/12																								
646	PALO ALTO HIGH SCHOOL	1277 days?	11/3/08	9/24/13																								
647	EL CAMINO FIELD IMPROVEMENTS	252 days	11/3/08	10/20/09																								
648	DESIGN	72 days	11/3/08	2/10/09																								
649	Preliminary Plans Phase	27 days	11/3/08	12/9/08																								
656	Working Drawing Phase	45 days	12/10/08	2/10/09																								
666	DSA	41 days	4/20/09	6/15/09																								
667	DSA Review & Approval	41 days	4/20/09	6/15/09																								
671	CONSTRUCTION	166 days	3/3/09	10/20/09																								
672	Bid & Award Phase	88 days	3/3/09	7/2/09																								
687	Construction Phase	65 days	7/2/09	9/30/09																								
690	Post Construction Phase	14 days	10/1/09	10/20/09																								
697	MULTI USE FIELD IMPROVEMENTS	352 days	11/3/08	3/9/10																								
698	DESIGN	101 days	11/3/08	3/23/09																								
699	Preliminary Plans Phase	27 days	11/3/08	12/9/08																								
706	Working Drawing Phase	74 days	12/10/08	3/23/09																								
716	DSA	74 days	3/24/09	7/3/09																								
717	DSA Review & Approval	74 days	3/24/09	7/3/09																								
721	CONSTRUCTION	196 days	6/9/09	3/9/10																								
722	Bid & Award Phase	42 days	6/9/09	8/5/09																								
737	Construction Phase	141 days	8/5/09	2/17/10																								
740	Post Construction Phase	14 days	2/18/10	3/9/10																								
747	HOME SIDE BLEACHER IMPROVEMENTS	482 days	11/3/08	9/7/10																								
748	DESIGN	135 days	11/3/08	5/8/09																								
749	Preliminary Plans Phase	27 days	11/3/08	12/9/08																								
756	Working Drawing Phase	108 days	12/10/08	5/8/09																								
766	DSA	104 days	5/11/09	10/1/09																								
767	DSA Review & Approval	104 days	5/11/09	10/1/09																								
771	CONSTRUCTION	262 days	9/7/09	9/7/10																								

ID	Task Name	Duration	Start	Finish	2008				2009				2010				2011				2012				2013			
					Q1 '08	Q2 '08	Q3 '08	Q4 '08	Q1 '09	Q2 '09	Q3 '09	Q4 '09	Q1 '10	Q2 '10	Q3 '10	Q4 '10	Q1 '11	Q2 '11	Q3 '11	Q4 '11	Q1 '12	Q2 '12	Q3 '12	Q4 '12	Q1 '13	Q2 '13	Q3 '13	Q4 '13
772	Bid & Award Phase	88 days	9/7/09	1/6/10																								
787	Construction Phase	161 days	1/6/10	8/18/10																								
792	Post Construction Phase	14 days	8/19/10	9/7/10																								
799	NEW CLASSROOM BUILDING AND MEDIA ARTS BUILDING	959 days?	4/20/09	12/20/12																								
800	PLANNING	47 days	4/20/09	6/23/09																								
801	Programming Phase	47 days	4/20/09	6/23/09																								
810	DESIGN	306 days	6/24/09	8/25/10																								
811	Preliminary Plans Phase	137 days	6/24/09	12/31/09																								
825	Working Drawing Phase	93 days	1/1/10	5/11/10																								
836	Interim housing	130 days	2/25/10	8/25/10																								
840	DSA	136 days	5/12/10	11/17/10																								
841	DSA Review & Approval	136 days	5/12/10	11/17/10																								
847	CONSTRUCTION	552 days?	11/10/10	12/20/12																								
848	Bid & Award Phase	80 days	11/10/10	3/1/11																								
864	Construction Phase	436 days?	3/2/11	10/31/12																								
867	Post Construction Phase	36 days	11/1/12	12/20/12																								
874	NEW THEATER AND SITEWORK	1157 days	4/20/09	9/24/13																								
875	PLANNING	116 days	4/20/09	9/28/09																								
876	Programming Phase	116 days	4/20/09	9/28/09																								
886	DESIGN	287 days	9/29/09	11/3/10																								
887	Preliminary Plans Phase	152 days	9/29/09	4/28/10																								
902	Working Drawing Phase	135 days	4/29/10	11/3/10																								
913	DSA	186 days	11/4/10	7/21/11																								
914	DSA Review & Approval	186 days	11/4/10	7/21/11																								
920	CONSTRUCTION	574 days	7/14/11	9/24/13																								
921	Bid & Award Phase	137 days	7/14/11	1/20/12																								
937	Construction Phase	401 days	1/23/12	8/5/13																								
940	Post Construction Phase	36 days	8/6/13	9/24/13																								
947	SERIES B PROJECTS	2 days?	10/1/08	10/2/08																								
2679	SERIES C PROJECTS	2 days?	10/1/08	10/2/08																								

High School Master Plan



A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects has completed the initial draft master plan for the High Schools, which was approved by the board on March 31, 2009. The CEQA process for both high schools will commence in May, with a planned completion of October 2009. The final master plan report will be produced after the CEQA process is complete, and all findings and mitigation measures have been incorporated. The overall project is approximately 95% complete.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: March 31, 2009

D. BUDGET/FUNDING

- | | | | |
|------------------|-------------------|--------------------------|------------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$230,000 | Supplies | \$1,000 |
| Other | \$0 | Contracts & Services | \$213,000 |
| Total | \$ 230,000 | Construction & Equipment | \$0 |
| | | Contingency | \$16,000 |
| | | Total | \$230,000 |
- Percent of Budget Expended 59.6%

E. BOND PROJECT LIST REFERENCE: 3.1 – 3.14, 4.1 – 4.14

F. PROJECT OVERVIEW:

- This project was on schedule and is within the budget, and will be on hold until completion of the CEQA process for both schools.

Gunn High School
Aquatic Center



A. PROJECT TEAM

- Project Manager: Alex Morrison, Gilbane Building Company
- Architect/Engineer: Spencer & Associates
- General Contractor: Beals Martin Construction

B. CONSTRUCTION

- Construction began on this project in June 2008 and is experiencing some delays due to inclement weather and Division of State Architect (DSA) approval of some construction details, so construction completion is currently anticipated for mid June, 2009. Of the \$5,013,750 project budget, 56%, or \$2,819,803 has been expended. Pending Change Orders are currently estimated to be \$142,920, which is approximately 36% of the \$389,887 construction contingency. The overall project is approximately 90% complete.

C. CONTRACT TIME

- | | | | |
|-----------------------------|----------------|---------------------------|-----------|
| • Current Phase: | Construction | • Original Contract Days: | 300 Days |
| • Notice To Proceed: | June 20, 2009 | • Total Days Elapsed: | 312 Days |
| • Contract Completion Date: | April 18, 2009 | • Total Days Remaining: | (12) Days |
| | | • Rain Days: | 20 Days |

D. BUDGET/FUNDING

- | | | | |
|------------------------------|--------------------|--------------------------|--------------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$5,013,750 | Supplies | \$1,000 |
| Other | \$0 | Contracts & Services | \$542,350 |
| Total | \$5,013,750 | Construction & Equipment | \$4,377,649 |
| | | Contingency | \$92,751 |
| | | Total | \$5,013,750 |
| • Percent of Budget Expended | | 56.2% | |

E. CONTINGENCY

- | | |
|--|------------|
| • Starting Contingency Balance | \$ 389,887 |
| • Remaining Contingency Balance | \$347,612 |
| • Percent Of Changes | 11% |
| (Change Orders + Construction Change Directives vs. Original Contract) | |

F. BOND PROJECT LIST REFERENCE: 3.12

G. PROJECT OVERVIEW:

- This project completion has extended past the contract completion date and is in jeopardy of impacting summer rental of the facility to community groups. The project is projected to be within budget upon completion.

Gunn High School
Industrial Arts (IA) Addition & Renovation



A. PROJECT TEAM

- Project Manager: Alex Morrison, Gilbane Building Company
- Architect/Engineer: VBN Architects
- General Contractor: Svala Construction

B. PROJECT STATUS

- Svala Construction began the underground work in late March within the building, and has prepared for the foundations and slab pour scheduled to occur in early May. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 14%, or \$749,667 has been expended. Pending Change Orders are currently estimated to be \$87,565, which is approximately 25% of the \$349,000 construction contingency. The overall project is approximately 20% complete.

C. CONTRACT TIME

- Current Phase: Construction
- Notice To Proceed: January 5, 2009
- Contract Completion Date: November 25, 2009
- Original Contract Days: 324 Days
- Total Days Elapsed: 115 Days
- Total Days Remaining: 209 Days
- Rain Days: 0 Days

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	0	Salaries and Benefits	\$0
Bond Funds	\$5,518,518	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$1,267,676
Total	\$5,518,518	Construction & Equipment	\$4,154,000
		<u>Contingency</u>	<u>\$96,842</u>
		Total	\$5,518,518
• Percent of Budget Expended		13.6%	

E. CONTINGENCY

- Starting Contingency Balance \$349,000
- Remaining Contingency Balance \$335,781
- Percent Of Changes 4%
(Change Orders + Construction Change Directives vs. Original Contract)

F. BOND PROJECT LIST REFERENCE: 3.1, 3.7, 3.11

G. PROJECT OVERVIEW:

- This project is currently proceeding on schedule and change orders are forecasted to be within the 10% change order contingency.

Gunn High School
New Classroom Buildings A & B

A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects has met with the World Languages, Math and English departments at Gunn High School to begin the programming process for the New Classroom Buildings A & B. New Classroom Building A is programmed to be a two story building consisting of 28 classrooms, a conference room, restrooms and office space to replace portable classrooms on campus. New Classroom Building B is a single story structure of five classrooms, offices and resource space, covered walkways and textbook storage. A second round of programming meetings will be in early May. The overall project is approximately 1% complete.

C. CONTRACT TIME

- Current Phase: Programming
- Planned Completion for Current Phase: June 23, 2009

D. BUDGET/FUNDING

<u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$24,120,000	Supplies	\$0
Other	\$0	Contracts & Services	\$4,475,728
Total	\$24,120,000	Construction & Equipment	\$19,480,000
		Contingency	\$ 164,272
		Total	\$24,120,000

- Percent of Budget Expended 0%

E. BOND PROJECT LIST REFERENCE: 3.1, 3.3, 3.4

F. PROJECT OVERVIEW:

- This project programming phase has just commenced.

Gunn High School
Parking and Drop-off Sitework Improvement

A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects will develop a revised Parking and Drop-off project to reconfigure the existing parking and drop-off area to improve traffic flow and make safety improvements. Currently the District traffic engineer is studying the initial plans to recommend further improvements in the parking and drop off layout. This project will be constructed in two phases due to locating portable classrooms in the north section of the existing parking lot during construction of the new classroom buildings. The overall project is approximately 0% complete.

C. CONTRACT TIME

- Current Phase: Preliminary Plans
- Planned Completion for Current Phase: June 21, 2010

D. BUDGET/FUNDING

<u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$3,940,000	Supplies	\$0
<u>Other</u>	<u>\$ 0</u>	Contracts & Services	\$898,978
Total	\$3,940,000	Construction & Equipment	\$ 2,919,840
		<u>Contingency</u>	<u>\$ 121,182</u>
		Total	\$3,940,000

- Percent of Budget Expended 0%

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

- Project Planning has just begun. The project schedule will need to consider coordination efforts with the portable classroom relocation in 2010, so construction will likely be pushed to summer of 2011.

Gunn High School
Auxiliary Gymnasium

A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects commenced the programming process for the new Auxiliary Gymnasium in mid April with the athletics and physical education departments at Gunn High School. The new gym will accommodate basketball and volleyball courts and provide space for physical education program functions, storage and restrooms. The project will also modify the existing gymnasium to add a lobby space and made improvements to existing teaching spaces and team rooms. Other modernization work will include bleacher replacement, refinishing the wood floors, replacement of folding basketball goals and mandatory accessibility and safety upgrades. The overall project is approximately 2% complete.

C. CONTRACT TIME

- Current Phase: Programming
- Planned Completion for Current Phase: June 23, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$13,830,000	Supplies	\$0
<u>Other</u>	<u>\$ 0</u>	Contracts & Services	\$2,651,521
Total	\$13,830,000	Construction & Equipment	\$ 11,094,450
		<u>Contingency</u>	<u>\$ 84,029</u>
		Total	\$13,830,000

- Percent of Budget Expended 0%

E. BOND PROJECT LIST REFERENCE: 3.4, 3.5, 3.13

F. PROJECT OVERVIEW:

- Programming for this project has commenced on schedule. Affects of building placement on tennis courts are raising budget concerns on site costs, which are being evaluated.

Palo Alto High School
Home-side Bleacher Replacement



A. PROJECT TEAM

- Project Manager: Connie Conroy, Gilbane Building Company
- Architect/Engineer: Verde Design, Inc.

B. PROJECT STATUS

- Verde is nearly complete with the layout of a 1600 seat bleacher replacement project for the football stadium. Verde submitted 50% construction documents to the district for review in mid April and should have a 90% construction documents submittal for DSA submittal in mid May. It is anticipated that this project will be constructed in 2010, after completion of the track and field season. The overall project is approximately 12% complete.

C. CONTRACT TIME

- Current Phase: Working Drawings
- Planned Completion for Current Phase: Planned May 8, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$1,358,437	Supplies	\$0
Other	\$0	Contracts & Services	\$221,281
Total	\$1,358,437	Construction & Equipment	\$1,098,590
		<u>Contingency</u>	<u>\$38,566</u>
		Total	\$1,358,437

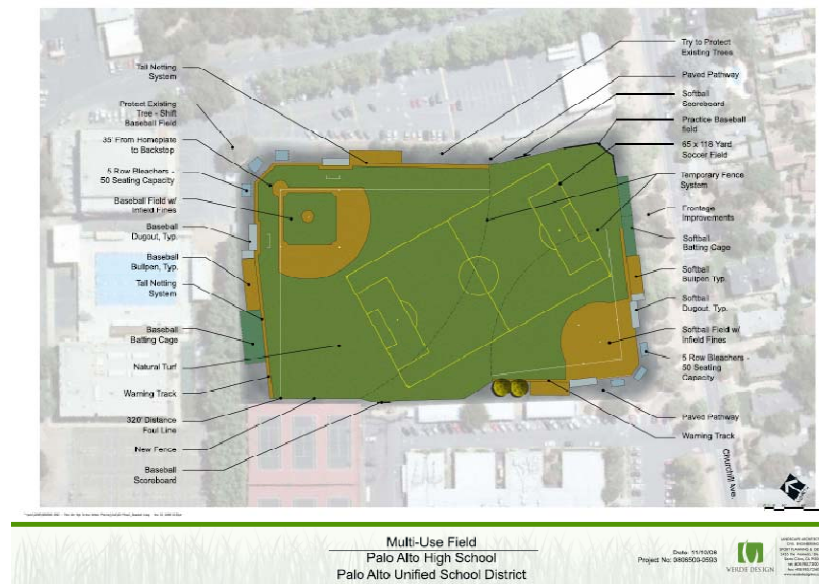
- Percent of Budget Expended 2.3%

E. BOND PROJECT LIST REFERENCE: 4.13

F. PROJECT OVERVIEW:

- The district decision to reduce the bleacher capacity and save the existing sycamore trees will adversely affect submittal to DSA and subsequent agency approval. However, no impact to the construction period is anticipated, since construction cannot commence until completion of the track and field season.

Palo Alto High School Multi-Use Field



E. PROJECT TEAM

- Project Manager: Connie Conroy, Gilbane Building Company
- Architect/Engineer: Verde Design, Inc.

F. PROJECT STATUS

- Verde produced the 95% construction documents which were received and reviewed with the District in mid March and submitted to the Division of State Architect for review on March 19. General contractor prequalification packages were received on March 3 and six contractors were prequalified for this project. Due to delays in DSA review of the El Camino field project, this project will have to be deferred for construction in 2010, to provide athletic field space for athletics and physical education. The overall project is approximately 17% complete.

G. CONTRACT TIME

- Current Phase: DSA Review
- Planned Completion for Current Phase: Planned June 20, 2009

H. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget – Measure A Only</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$3,002,063	Supplies	\$0
Other	\$ 1,075,991	Contracts & Services	\$646,593
<u>Total</u>	<u>\$4,078,054</u>	Construction & Equipment	\$ 3,312,683
		Contingency	\$ 118,778
		<u>Total</u>	<u>\$4,078,054</u>

- Percent of Budget Expended 2.8%

E. BOND PROJECT LIST REFERENCE: 4.14

F. PROJECT OVERVIEW:

- This project has proceeded to date on schedule. However, due to delays in DSA on El Camino field and this project, the construction for this project will occur after the spring 2010 baseball and softball seasons.

Palo Alto High School
Classroom Building, Media Arts and Science Lab

A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects has begun programming for the new math and social studies Classroom Building, the Media Arts Building and the Science Lab. The Classroom Building is a two story building consisting of 24 classrooms, resource spaces, restrooms, and offices for math and social studies. The Media Arts Building will be a one or two story structure containing media arts, english and studio arts classroom functions. The new Science Lab converts the existing space in the science building into a single lab space. The overall project is approximately 1% complete.

C. CONTRACT TIME

- Current Phase: Programming
- Planned Completion for Current Phase: June 23, 2009

D. BUDGET/FUNDING

<u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$34,220,000	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$6,252,996
Total	\$34,220,000	Construction & Equipment	\$27,741,384
		<u>Contingency</u>	<u>\$225,620</u>
		Total	\$34,220,000

- Percent of Budget Expended 0%

E. BOND PROJECT LIST REFERENCE: 4.1 - 4.3

F. PROJECT OVERVIEW:

- Programming has just commenced on this project.

Palo Alto High School
New Theater and Site Improvements

A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

- Deems Lewis McKinley Architects is scheduled to begin programming efforts in the summer for the New Theater after the Theater subcommittee has presented its recommendations to the campus Facilities Steering Committee. The new Theater is planned to accommodate approximately 600 people and will include support facilities and associated site improvements around the new theater to maximize parking spaces, preserve existing trees, and accommodate new alignment from Embarcadero Road. This project has not yet commenced.

C. CONTRACT TIME

- Current Phase: Programming
- Planned Completion for Current Phase: September 28, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$17,720,000	Supplies	\$0
Other	\$0	Contracts & Services	\$3,451,077
Total	\$17,720,000	Construction & Equipment	\$14,159,700
		Contingency	\$109,223
		Total	\$17,720,000

- Percent of Budget Expended 0%

E. BOND PROJECT LIST REFERENCE: 4.11

F. PROJECT OVERVIEW:

- This project has not yet commenced.

Middle School Pre-Design



A. PROJECT TEAM

- Project Manager: Lori Alvarez, O'Connor Construction Management, Inc.
- Architect/Engineer: AEDIS Architects and Planners

B. PROJECT STATUS

- AEDIS is in the process of developing a recommended plan for each campus. AEDIS has met with each school's advisory committees to discuss new building locations and campus utilization. The final rounds of advisory committee meetings and community meetings are scheduled to occur in May to present recommendations on accommodating enrollment growth, future campus utilization, and project prioritization. This project is approximately **80%** complete.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: June 23, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$101,000	Supplies	\$1,000
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$85,000
Total	\$ 101,000	Construction & Equipment	\$0
		<u>Contingency</u>	<u>\$15,000</u>
		Total	\$101,000

- Percent of Budget Expended 29.4%

E. BOND PROJECT LIST REFERENCE: 2.1 – 2.12

F. PROJECT OVERVIEW:

- This project is on schedule and under budget.

Middle School Interim Classrooms
Jordan & Stanford



A. PROJECT TEAM

- Project Manager: Connie Conroy, Gilbane Building Company
- Architect/Engineer: AEDIS Architects and Planners

B. PROJECT STATUS

- AEDIS has provided design documents for the placement of four modular classrooms to accommodate anticipated future growth at Jordan and JLS Middle Schools. AEDIS submitted drawings to DSA on April 14, 2009 and received approval on April 22, 2009. A pre-bid job walk occurred on April 29, 2009 and bids will be due mid-May. These modular interim classrooms will be set in place during this Summer 2009. This project is approximately 30% complete.

C. CONTRACT TIME

- Current Phase: Bid and Award
- Planned Completion for Current Phase: May 26, 2009

D. BUDGET/FUNDING

- | | | | |
|------------------|---------------------|--------------------------|--------------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$1,047,186 | Supplies | \$0 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$308,648 |
| Total | \$ 1,047,186 | Construction & Equipment | \$707,840 |
| | | <u>Contingency</u> | <u>\$30,698</u> |
| | | Total | \$1,047,186 |
- Percent of Budget Expended 2.4%

E. BOND PROJECT LIST REFERENCE: 2.1, 6.4, 6.5

F. PROJECT OVERVIEW:

- This project is proceeding within budget and on schedule.

Elementary School Growth Plan



A. PROJECT TEAM

- Project Manager: Lori Alvarez, O'Connor Construction Management, Inc.
- Architect/Engineer: Gelfand Partners

B. PROJECT STATUS

- Gelfand Partners, as part of this elementary school growth plan effort, has continued to identify other high priority projects at the elementary schools. Gelfand will report their recommendations in early May with a road map of projects for the District to consider in the next round of elementary school projects. This project is approximately **90%** complete.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: June 23, 2009

D. BUDGET/FUNDING

- | | | | |
|------------------|-------------------|--------------------------|------------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$145,000 | Supplies | \$1,000 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$119,000 |
| Total | \$ 145,000 | Construction & Equipment | \$0 |
| | | <u>Contingency</u> | <u>\$25,000</u> |
| | | Total | \$145,000 |
- Percent of Budget Expended 29.3%

E. BOND PROJECT LIST REFERENCE: 1.1

F. PROJECT OVERVIEW:

- This project finished on time and under budget. The district has requested a proposal from Gelfand to continue services on elementary school planning.

Garland Elementary School
Campus Modernization



A. PROJECT TEAM

- Project Manager: Lori Alvarez, O'Connor Construction Management, Inc.
- Architect/Engineer: AEDIS Architects and Planners

B. PROJECT STATUS

- AEDIS presented initial floor plans to the design committee to reflect the input of meetings held in early April. They have continued to work on refining the plan with further input from the design committee. AEDIS also presented a project update to the Midtown Residents group to answer questions from this group. AEDIS is scheduled to update the design committee in mid May with the first draft of schematic design drawings in anticipation of presenting to the Board of Education on May 26 2009. This project is approximately 8% complete.

C. CONTRACT TIME

- Current Phase: Preliminary Design
- Planned Completion for Current Phase: July 30, 2009

D. BUDGET/FUNDING

<u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$22,178,544	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$3,830,739
Total	\$22,178,544	Construction & Equipment	\$17,485,000
		<u>Contingency</u>	<u>\$862,805</u>
		Total	\$22,178,544

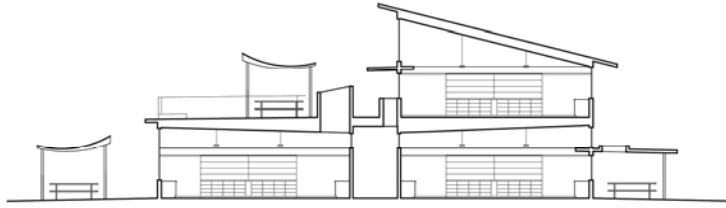
- Percent of Budget Expended 0.37%

E. BOND PROJECT LIST REFERENCE: 1.1, 1.4 – 1.10

F. PROJECT OVERVIEW:

- This project is proceeding on schedule. The budget will be reviewed in detail in May upon completion of our first detailed estimate of the schematic design package.

Ohlone Elementary School
New Classroom Building and Modernization



A. PROJECT TEAM

- Project Manager: Lori Alvarez, O'Connor Construction Management, Inc.
- Architect/Engineer: Gelfand Partners

B. PROJECT STATUS

- Gelfand Partners has developed initial schematic design drawings for review with the Ohlone design committee in early April. Gelfand has also met with faculty on classroom layout and maintenance and operations on building systems and equipment. The Ohlone site committee group has reviewed the latest schematic design drawings and also conducted a follow up site visit to Los Altos schools to verify its findings. Gelfand will continue to refine its design and updated budget with the site committee and the community in May before presenting to the Board of Education on May 26, 2009. This project is approximately 9% complete.

C. CONTRACT TIME

- Current Phase: Preliminary Design
- Planned Completion for Current Phase: July 30, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$11,667,965	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$2,187,575
Total	\$11,667,965	Construction & Equipment	\$9,181,991
		<u>Contingency</u>	<u>\$298,399</u>
		Total	\$11,667,965

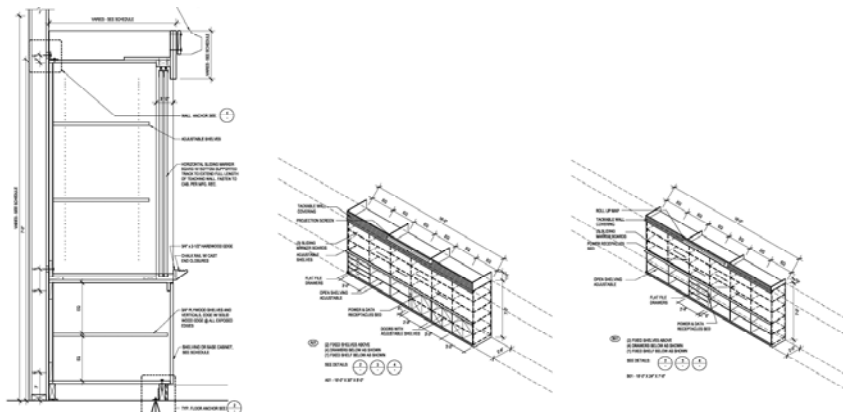
- Percent of Budget Expended 0.57%

E. BOND PROJECT LIST REFERENCE: 1.1 – 1.2, 1.4 – 1.10

F. PROJECT OVERVIEW:

- This project is proceeding on schedule. The budget will be reviewed in detail in May upon completion of our first detailed estimate of the schematic design package.

Elementary School Teaching Walls



A. PROJECT TEAM

- Project Manager: Lori Alvarez, O'Connor Construction Management, Inc.
- Architect/Engineer: Gelfand Partners

B. PROJECT STATUS

- Duveneck and Escondido will have a teaching wall installed in a classroom this summer for teacher evaluation and input prior to implementing in all the elementary school classrooms. Teaching walls will provide more storage and flexible instruction space at the elementary schools. Gelfand has submitted working drawings for the pilot project to the district for review prior to commencing informal bidding in June. This project is approximately 5% complete.

C. CONTRACT TIME

- Current Phase: Working Drawings
- Planned Completion for Current Phase: May 19, 2009
(Pilot Project)

D. BUDGET/FUNDING

<ul style="list-style-type: none"> • <u>Funding</u> State Funds \$0 Bond Funds \$7,044,987 Other \$0 <li style="border-top: 1px solid black;">Total \$7,044,987 	<ul style="list-style-type: none"> • <u>Budget</u> Salaries and Benefits \$0 Supplies \$0 Contracts & Services \$1,341,394 Construction & Equipment \$5,498,498 Contingency \$205,095 <li style="border-top: 1px solid black;">Total \$7,044,987
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- Percent of Budget Expended .08%

E. BOND PROJECT LIST REFERENCE: 1.9

F. PROJECT OVERVIEW:

- The pilot project is proceeding as planned for completion this summer.

EXHIBIT A

**PALO ALTO UNIFIED SCHOOL DISTRICT
BOND PROJECT LIST**

[Note: The order in which projects are listed is not an indication of priority for funding or completion. Not all listed projects will be completed at every site.]

1. ELEMENTARY SCHOOL PROJECTS

Addison	Barron Park	Briones	Duveneck	El Carmelo
Escondido	Fairmeadow	Garland	Greendell	Hays
Hoover	Nixon	Ohlone	Palo Verde	

1. Construct new permanent classrooms and classroom buildings to accommodate enrollment growth and expanded programs.
2. Replace temporary classrooms with permanent classrooms.
3. Acquire and install modular classrooms, as needed.
4. Expand libraries to accommodate enrollment growth.
5. Improve or provide new security systems, including alarms, lighting, locks, monitoring systems, fencing, etc.
6. Upgrade climate control systems, including passive technologies to conserve energy, such as shade canopies, energy-efficient windows, window coverings and shade control; install/replace heating, ventilation and air conditioning.
7. Install/improve local area network (LAN) and wide area network (WAN) infrastructure to accommodate technology upgrades; install/upgrade communications systems.
8. Building exterior and building shell renovation, including seismic structural upgrades and Americans with Disability Act (ADA) improvements to bring all buildings to current code; roofs; repainting and/or resurfacing.
9. Classroom and other school facilities modernization and building interior improvements, including infrastructure and major building system upgrades.
10. Modernization/replacement of administration/multipurpose/library space.

2. MIDDLE SCHOOL PROJECTS

David Starr Jordan

Jane Lathrop Stanford

Terman

1. Construct new permanent classrooms and classroom buildings to accommodate enrollment growth and expanded programs.
2. Classroom and other school facilities modernization and building interior improvements, including infrastructure and major building system upgrades.
3. Construct extra school-wide storage space.
4. Expand classrooms and classroom wings, library and administration spaces.
5. Improve or provide new security systems, including alarms, lighting, locks, monitoring systems, fencing, etc.
6. Upgrade climate control systems, including passive technologies to conserve energy, such as shade canopies, energy-efficient windows, window coverings and shade control; install/replace heating, ventilation and air conditioning.
7. Install/improve local area network (LAN) and wide area network (WAN) infrastructure to accommodate technology upgrades; install/upgrade communications systems.
8. Renovate gymnasium, including new gym floors, doors, windows, bleachers and athletic equipment; upgrade building infrastructure, including power and water distribution.
9. Renovate swimming pool and pool deck; new filtration system; new storage and restrooms; upgrade pool equipment.
10. Replace and/or improve play fields, including drainage and irrigation, install water meters; replace landscaping; re-surface and re-stripe hardcourts and replace outdoor athletic equipment.
11. Repair/Replace and/or improve concrete walkways and asphalt; canopies; parking lot and driveways.
12. Building exterior and building shell renovation, including seismic structural upgrades and Americans with Disability Act (ADA) improvements to bring all buildings to current code; roofs; repainting and/or resurfacing.

3. GUNN HIGH SCHOOL PROJECTS

1. Construct new permanent classrooms and classroom buildings to accommodate enrollment growth and expanded programs.
2. Demolish old library building.
3. Replace temporary classrooms with permanent classrooms.
4. Construct additional restrooms.
5. Construct second gymnasium.
6. Construct new soccer field.
7. Upgrade climate control systems, including passive technologies to conserve energy, such as shade canopies, energy-efficient windows, window coverings and shade control; install/replace heating, ventilation and air conditioning.
8. Install/improve local area network (LAN) and wide area network (WAN) infrastructure to accommodate technology upgrades; install/upgrade communications systems.
9. Building exterior and building shell renovation, including seismic structural upgrades and Americans with Disability Act (ADA) improvements to bring all buildings to current code; roofs; repainting and/or resurfacing.
10. Improve or provide new security systems, including alarms, lighting, locks, monitoring systems, fencing, etc.
11. Classroom and other school facilities modernization and building interior improvements, including infrastructure and major building system upgrades.
12. Replace swimming pool with new 35-meter pool, pool equipment and support structures, pool decking, bleachers, storage, restrooms, showers, associated equipment.
13. Renovate gymnasium; interior renovation including gymnasium floors and bleachers; replace athletic equipment.
14. Modernize football stadium, including new bathrooms and concession stands.

4. PALO ALTO HIGH SCHOOL PROJECTS

1. Construct new permanent classrooms and classroom buildings to accommodate enrollment growth and expanded programs.
2. Replace temporary classrooms with permanent classrooms.
3. Construct additional restrooms.
4. Upgrade climate control systems, including passive technologies to conserve energy, such as shade canopies, energy-efficient windows, window coverings and shade control; install/replace heating, ventilation and air conditioning.
5. Install/improve local area network (LAN) and wide area network (WAN) infrastructure to accommodate technology upgrades; install/upgrade communications systems.
6. Building exterior and building shell renovation, including seismic structural upgrades and Americans with Disability Act (ADA) improvements to bring all buildings to current code; roofs; repainting and/or resurfacing.
7. Classroom and other school facilities modernization and building interior improvements, including infrastructure and major building system upgrades.
8. Library modernization and building interior improvements, including infrastructure and major building system upgrades.
9. Renovation or replacement of the Tower Building to accommodate administration, classroom and program support space.
10. Renovate Main Gymnasium and second gymnasium, including seismic upgrades; accessibility improvements; construction of new restrooms; install new roofing; replace doors and windows; replace gymnasium floors and athletic equipment, bleachers and renovation of interior. Renovation or replacement of weight training facility.
11. Construct new theater building.
12. Renovate and improve soccer field, including new retaining wall and bleachers; new fencing and storage.
13. Modernize football stadium, including replace bleachers; new bathrooms and concession stands.
14. Replace and/or improve play fields, including drainage and irrigation, install water meters; replace landscaping; re-surface and re-stripe hardcourts and replace outdoor athletic equipment.

5. OTHER DISTRICT-WIDE PROJECTS

Furnishing and equipping of existing and newly constructed, modernized or rehabilitated classrooms and facilities on an ongoing basis, including to replace worn, broken, or out-of-date furniture and equipment for all classrooms, athletic facilities and other facilities, as needed.

1. Replace existing or acquire new computers, technology and related equipment on an ongoing basis.
2. Establish a planned maintenance fund to address maintenance work expected to be needed to all District facilities on an ongoing basis (other than as may be necessary for current maintenance, operation or repairs), in order to implement the District's comprehensive facilities maintenance plan.
3. Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under a lease for any of these authorized facilities.
4. If and as opportunities become available, and to the extent the Board of Education determines that bond funds are available for the purpose, acquisition of land and other interests in real property for future school buildings and other District facilities, and construction of such facilities, and rehabilitation/renovation of District-owned buildings and sites not otherwise listed.
5. Repair, upgrade, modify, expand, refinish, replace and construct site improvements, including off-street parking areas, pickup/dropoff, signage, paths, sidewalks and walkways, canopies, hard courts (student play areas), athletic play fields, landscaping, irrigation, permanent athletic field equipment and facilities (including nets, basketball standards, goals and goalposts, backstops), field lighting, etc.

6. ADDITIONAL NECESSARY AND INCIDENTAL PROJECTS

1. Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc., where necessary.
2. Address unforeseen conditions revealed by construction/modernization (including plumbing or gas line breaks, dry rot, seismic, structural, etc.).
3. Other improvements required to comply with existing building codes, including the Field Act, and access requirements of the Americans with Disabilities Act (ADA).
4. Site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, demolition of existing structures, removing, replacing, or installing irrigation and drainage, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, traffic lights and mitigation, and acquiring any necessary easements, licenses, or rights of way to the property.
5. Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.

7. RENOVATION/MODERNIZATION (DEFINED)

For purposes of the Bond Project List, renovation and modernization projects are intended to restore the building systems and infrastructure, weather protections, finishes, and technology, or reallocate and reorganize space, to a condition that will provide a sustainable, functional educational and administrative environment for future years, comparable to new construction.

Renovation projects may include, but are not limited to nor necessarily encompass, all of the following, depending upon the age, condition and needs of each particular school facility:

1. upgrade electrical, communication, fire alarm, and similar building systems as well as main power service and distribution, which may include active and passive solar power and heating system acquisition, installation and construction
 2. Replace, repair or upgrade plumbing, piping and drainage systems, including water supply, meters, water heating, and wastewater systems, plumbing fixtures and sinks, etc., within buildings and sites and to connect with city supply and drainage systems
 3. Replace or modify aging heating, ventilation and air cooling systems with energy-efficient heating and air cooling systems (HVAC), including installing energy management systems (EMS);
 4. Replace, modify, upgrade interior lighting and exterior safety/security lighting systems and fixtures, as necessary;
 5. Repair, modify and construct structural elements of the existing structure as necessary;
 6. Replace or repair aging roofs with similar materials or District standard materials;
 7. Replace, repair, install and construct, as necessary, interior walls, floor and ceiling finishes, doors, door locks, windows, cabinets and casework, and equipment attached to wall surfaces (including white boards, marker boards, tack boards, television mounts, scoreboards, fire extinguishers, kitchen cabinets/equipment, etc.);
 8. Upgrade, modify and construct restroom facilities;
 9. Comply, as necessary, with Americans with Disabilities Act (ADA) and Title 24 requirements;
 10. Refinish the exterior finishes of the school (including stucco, wood and metal trims, wood siding, paint, etc.); replace doors and windows
 11. Modify, expand, separate, convert and construct school support areas; staff work and lunch areas; and educational areas to provide adequate, functional environments;
 12. Modify, replace and construct functional components of altered or replaced building components (including rainwater leaders, fascias, mansards, etc.);
- ❖ For any project involving renovation, modernization, remodeling or rehabilitation of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

