



MONTHLY PROGRESS REPORT

Through

August 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

Attachment 2 – Master Project Schedule

Capital Projects

High School Master Plan page 5

Gunn High School – Aquatic Center page 6

Gunn High School – Industrial Arts Renovation page 7

Gunn High School – New Classroom Buildings A & B page 8

Gunn High School – Parking and Drop-off Sitework Improvement page 9

Gunn High School – New Gymnasium page 10

Palo Alto High School – Home-side Bleacher Replacement page 11

Palo Alto High School – Multi-use Field page 12

Palo Alto High School – Classroom Building and Media Arts page 13

Palo Alto High School – Theater and Associated Site Improvements page 14

Middle School Pre-Design page 15

Middle School Interim Classrooms – Jordan and JLS page 16

Garland Elementary School page 17

Ohlone Elementary School page 18

Elementary School Teaching Walls page 19

Appendix

Exhibit A – Bond Project List

EXECUTIVE SUMMARY

CAPITAL PROJECTS

High School Master Plan

DLM 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 has commenced, with a planned to publish the Initial Study in October, 2009. The final master plan report will be produced after the CEQA process is complete, with all findings and mitigation measures to be incorporated. The overall project is approximately 95% complete.

Gunn High School – Aquatic Center

Construction began on this project in June 2008, and the Health Department approved inspection on June 11, 2009. The pool was open for use on June 15, 2009. Currently the contractor is completing punch-list work. The shade structures, delayed by DSA's deferred approval, have been ordered and are scheduled to begin installation in September. Of the \$5,013,750 project budget, 85.5%, or \$4,288,760 has been expended. Pending Change Orders are currently estimated to be \$162,304, which is approximately 41.6% of the \$389,887 construction contingency. The overall project is 99% complete.

Gunn High School – IA Building Construction/ Renovation

Svala Construction has completed roof installation and electrical rough-in. They are currently working on HVAC rough-ins. All site utilities has been completed and cleared for start of school on August 25, 2009. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 69.6% or \$3,839,000 has been expended. Pending Change Orders are currently estimated to be \$131,937 which is approximately 37.8% of the \$349,000 construction contingency. The overall project is approximately 79% complete.

Gunn High School – New Classroom Buildings A & B

DLM has worked with project stakeholder groups during the summer to refine conceptual plans for board approval. The presentation will include floor plans, building sections and massing sketches for the new classroom building that will house the World Languages, Math and English departments. The conceptual design will be presented to the board on September 8, 2009. Approval is anticipated for September 22, 2009, which will allow DLM to start schematic design thereafter. The overall project is approximately 3% complete.

Gunn High School – Parking and Drop-off Sitework Improvement

DLM Architects will work on the Parking and Drop-off project that will involve the reconfiguration of the existing parking and drop-off area. Design work will proceed after the Initial Study for CEQA has been published and the District has received comments from the public and affected agencies. The project is scheduled to begin construction after completion of the new classroom buildings and removal of the 26 portable classrooms that will be located on the site. The goal will be to maintain 500 spaces for parking during construction. The overall project is approximately 3% complete.

Gunn High School – New Gymnasium

DLM Architects has continued planning on the new gym and modernization of the existing gym during the summer with project stakeholders. The gymnasium location has been studied to accommodate eight tennis courts and the three basketball courts, while protecting the trees to the east of the tennis courts. DLM will be presenting their conceptual design to the board on September 8, 2009. Approval is anticipated for September 22, 2009 after which DLM will begin schematic design. The overall project is approximately 3% complete.

Palo Alto High School – Home Bleacher Replacement

Verde Design is planning on submitting working drawings for this project to DSA in mid-September. The plans will provide bleachers for up to 1,439 people. Removal of 12 existing sycamore trees will be required to accommodate the additional space required for ADA access and the proposed bleacher section. The removal of these trees mitigated by the addition of new trees and additional planting and drainage improvements in the south parking lot as part of the multi-use field project. It is anticipated that this project will be constructed during the summer 2010. The overall project is approximately 21% complete.

Palo Alto High School – Multi-use Field

Verde produced the 95% construction documents which were submitted to the Division of State Architect for review on March 19, 2009. DSA comments were returned in August, and Verde will be scheduling a backcheck with DSA in September for final approval. This project is scheduled to be bid next spring, with construction scheduled to begin in May after completion of the baseball and softball seasons. The overall project is approximately 21% complete.

Palo Alto High School – Classroom Building and Media Arts Building

DLM Architects has worked over the summer with the project stakeholders to complete programming and conceptual plans for the new Math/Social Studies building and the Media Arts building. These plans include floor plans, building sections and massing models to show the buildings within the context of their surroundings. The conceptual design will be presented to the Board on September 8, 2009, with approval anticipated during the September 22, 2009 Board meeting which will allow DLM to start schematic design. The overall project is approximately 3% complete.

Palo Alto High School – Theater and Associated Site Improvements

DLM Architects is scheduled to begin programming efforts this fall, with the first meeting scheduled to occur in September. The campus is preparing grant applications for Proposition 1D funding for career tech education. The new Theater is planned to be approximately 15,000 square feet and accommodate about 600 people. The plan will include support facilities and associated site improvements around the new theater to maximize parking spaces, preserve existing trees, and accommodate the new entrance from Embarcadero Road.

Middle School Pre-Design

AEDIS presented recommended concept plans for each campus to the Board of Education on June 23 for discussion, with approval planned on September 8 by the Board of Education to move into schematic design. AEDIS is scheduled to attend each school's Back to School night to answer questions and solicit feedback on the plans. The overall project is 100% complete.

Middle Schools Interim Classrooms – Jordan & Stanford

Contracts were awarded to Coulter Construction for Jordan Middle School and Mark Electric for Stanford Middle School following Board of Education approval on May 26, 2009. Both contractors started work on June 15, 2009 and were completed on August 3, 2009 at Jordan and August 12, 2009 at Stanford. Of the \$1,047,186 project budget, 25%, or \$236,696 has been expended. Pending Change Orders are currently estimated to be a deduct of (\$10,331), which is approximately 0% of the \$30,698 construction contingency. The overall project is 100% complete.

Garland Elementary School Renovation

The Board of Education voted on August 25, 2009 to approve the amendment to Garland lease to Stratford School. Therefore, the district has placed the project on hold until the terms of this lease agreement are completed.

Ohlone Elementary School – New Classroom Building and Modernization

Gelfand Partners has continued their design efforts through the summer as they continue the design development phase. Meetings with the site building committee recommenced on August 21, 2009 to show the development of the design and what to expect throughout the rest of the project. Gelfand Partners will submit the design development drawings in mid September for district review. The overall project is approximately 8% complete.

Elementary School Teaching Walls

The pilot project for elementary school teaching walls installed at Duveneck and Escondido was completed on August 15, 2009. The installations will be reviewed by faculty for feedback prior to the first phase of district-wide installation. Gelfand Partners are studying the school sites for the first phase of installation which should be decided in early September. The pilot project is 100% complete, with the overall project approximately 22% complete.

Board Actions in August

August 25, 2009

Action 9 – Second Amendment to Lease Agreement for the Garland Site between Palo Alto Unified School District and Stratford School, Inc., a California Corporation

**Palo Alto Unified School District
Measure A Strong Schools Bond
8/31/09**

School Name - Project Name	Budget	Committed	Expenditures	Percent of Budget Expended	Contract Balance	Percentage Expended	Budget Balance
Gunn High School - High School Master Plan	115,000.00	90,635.00	75,850.00	65.96%	14,785.00	83.69%	24,365.00
Gunn High School 1 - Aquatic Center	5,013,750.12	4,973,154.00	4,125,764.00	82.29%	847,390.00	82.96%	40,596.12
Gunn High School 2 - I.A	5,511,500.00	4,652,281.00	2,167,874.00	39.33%	2,484,407.00	46.60%	859,219.00
Gunn High School 3 - AD2- close out	5,777.00	5,777.00	5,777.00	100.00%	0.00	100.00%	0.00
Gunn High School 4 - New classroom A & B	24,120,000.00	1,262,300.00	66,349.00	0.28%	1,195,951.00	5.26%	22,857,700.00
Gunn High School 5 - Parking & Drop Off improvements	3,940,000.00	214,620.00	511.00	0.01%	214,109.00	0.24%	3,725,380.00
Gunn High School 6 - New/Auxiliary Gymnasium	13,830,000.00	821,629.00	22,494.00	0.16%	799,135.00	2.74%	13,008,371.00
Gunn High School - Reserved	21,303,533.00	0.00	0.00	0.00%	0.00	0.00%	21,303,533.00
Palo Alto High Schools - High School Master Plan	115,000.00	91,238.00	75,949.00	66.04%	15,289.00	83.24%	23,762.00
Palo Alto High School 1 - Bleacher	1,358,437.00	116,506.00	76,570.00	5.64%	39,936.00	65.72%	1,241,931.00
Palo Alto High School 2 - Multi-Use Field (Multi-Fund)	4,078,054.00	373,811.00	268,474.00	6.58%	105,337.00	71.82%	3,704,243.00
Palo Alto high School 3 - New classroom & Media Art Building	34,220,000.00	1,816,755.00	95,262.00	0.28%	1,721,493.00	5.24%	32,403,245.00
Palo Alto High School 4 - New Theater	17,720,000.00	1,026,210.00	977.00	0.01%	1,025,233.00	0.10%	16,693,790.00
Palo Alto High School - Reserved	42,378,045.00	0.00	0.00	0.00%	0.00	0.00%	42,378,045.00
Jordan Middle School - Middle School Pre-Design	33,665.00	14,718.00	13,477.00	40.03%	1,241.00	91.57%	18,947.00
Jordan Middle Schools 1- Interim Classrooms	600,342.00	163,557.00	57,680.00	9.61%	105,877.00	35.27%	436,785.00
Jordan Middle School - Reserved	17,943,194.00	0.00	0.00	0.00%	0.00	0.00%	17,943,194.00
J.L.S Middle School - Middle School Pre-Design	33,669.00	14,627.00	13,386.00	39.76%	1,241.00	91.52%	19,042.00
J.L.S Middle School 1 - Interim Classrooms	446,844.00	283,776.00	166,896.00	37.35%	116,880.00	58.81%	163,068.00
J.L.S Middle School - Reserved	17,184,699.00	0.00	0.00	0.00%	0.00	0.00%	17,184,699.00
Terman Middle School - Middle School Pre- Design	33,666.00	14,627.00	13,386.00	39.76%	1,241.00	91.52%	19,039.00
Terman Middle School - Reserved	12,850,071.00	0.00	0.00	0.00%	0.00	0.00%	12,850,071.00
PAUSD Elementary Schools - Elementary Growth Plan	145,000.00	62,700.00	55,560.00	38.32%	7,140.00	88.61%	82,300.00

Garland Elementary School 1- Phase I	22,178,544.00	1,323,107.00	173,543.00	0.78%	1,149,564.00	13.12%	20,855,437.00
Ohlone Elementary School 1- Phase I	11,667,965.00	257,756.00	194,956.00	1.67%	62,800.00	75.64%	11,410,209.00
Elementary Schools 1 - Elem Teaching Wall Project	7,044,987.00	104,517.00	58,704.00	0.83%	45,813.00	56.17%	6,940,470.00
Elementary Schools - Reserved	57,641,783.00	0.00	0.00	0.00%	0.00	0.00%	57,641,783.00
PAUSD - Program Admin.	3,353,097.00	4,908,851.00	1,135,856.00	33.87%	3,772,995.00	23.14%	-1,555,754.00 *
PAUSD - Technology	1,935,000.00	1,672,563.00	1,672,563.00	86.44%	0.00	100.00%	262,437.00
PAUSD - Reserved	6,335,945.00	0.00	0.00	0.00%	0.00	0.00%	6,335,945.00
Total	333,137,567.12	24,265,715.00	10,537,858.00	3.16%	13,727,857.00		308,871,852.12

Prepared by: Business Services Department based on QSS accounting System

* Pending project budget breakdown for Gilbane contract of \$2,446,912. Will be distributed from each project budget to administration budget.

High School Master Plan
Palo Alto HS and Gunn HS



A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

DLM 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 has commenced, with a planned to publish the Initial Study in October, 2009. The final master plan report will be produced after the CEQA process is complete, with all findings and mitigation measures to be incorporated. The overall project is approximately 95% complete.

C. CONTRACT TIME

- Current Phase: CEQA Studies and Planning
- Planned Completion for Current Phase: Nov. 30, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$230,000	Supplies	\$1,000
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$213,000
Total	\$ 230,000	Construction & Equipment	\$0
		<u>Contingency</u>	<u>\$16,000</u>
		Total	\$230,000
• Percent of Budget Expended		59.7%	

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

F. PROJECT OVERVIEW:

- CEQA Initial Study is scheduled to be published to the public in late September.
- This project will be finalized after 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 the Health Department approved inspection on June 11, 2009. The pool was open for use on June 15, 2009. Currently the contractor is completing punch-list work. The shade structures, delayed by DSA's deferred approval, have been ordered and are scheduled to begin installation in September. Of the \$5,013,750 project budget, 85.5%, or \$4,288,760 has been expended. Pending Change Orders are currently estimated to be \$162,304, which is approximately 41.6% of the \$389,887 construction contingency. The overall project is 99% complete.

C. CONTRACT TIME

- | | | | |
|-----------------------------|----------------|---------------------------|------------|
| • Current Phase: | Construction | • Original Contract Days: | 300 Days |
| • Notice To Proceed: | June 20, 2009 | • Total Days Elapsed: | 445 Days |
| • Contract Completion Date: | April 18, 2009 | • Total Days Remaining: | (145) 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
		<u>Contingency</u>	<u>\$92,751</u>
		Total	\$5,013,750

- Percent of Budget Expended 90.04%

E. CONTINGENCY

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$227,583
- Percent Of Changes 29.4%
(Change Orders + Construction Change Directives vs. Original Contract)

F. BOND PROJECT LIST REFERENCE: 3.12

G. PROJECT OVERVIEW:

- The pool was open for use on June 15, 2009.
- Shade structure fabrication was delayed by DSA review and approval. Installation will occur in September.

Gunn High School
Industrial Arts (IA) Renovation



A. PROJECT TEAM

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

B. PROJECT STATUS

Svala Construction has completed roof installation and electrical rough-in. They are currently working on HVAC rough-ins. All site utilities has been completed and cleared for start of school on August 25, 2009. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 69.6% or \$3,839,000 has been expended. Pending Change Orders are currently estimated to be \$131,937 which is approximately 37.8% of the \$349,000 construction contingency. The overall project is approximately 79% complete.

C. CONTRACT TIME

- Current Phase: Construction
- Notice To Proceed: January 5, 2009
- Contract Completion Date: Nov. 25, 2009
- Original Contract Days: 324 Days
- Total Days Elapsed: 207 Days
- Total Days Remaining: 117 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
Other	\$0	Contracts & Services	\$1,267,676
Total	\$5,518,518	Construction & Equipment	\$4,154,000
		Contingency	\$96,842
		Total	\$5,518,518

- Percent of Budget Expended 39.4%

E. CONTINGENCY

- Starting Contingency Balance \$349,000
- Remaining Contingency Balance \$303,652
- Percent Of Changes 13%
 (Change Orders + Construction Change Directives vs. Original Contract)

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

G. PROJECT OVERVIEW:

- Major milestone of Roofing, Site Utilities, and Mechanical, Electrical and Plumbing Rough-Ins Completed.
- Job shared with Students this month.

Gunn High School
New Classroom Buildings A & B



A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: DLM Architects

B. PROJECT STATUS

DLM has worked with project stakeholder groups during the summer to refine conceptual plans for board approval. The presentation will include floor plans, building sections and massing sketches for the new classroom building that will house the World Languages, Math and English departments. The conceptual design will be presented to the board on September 8, 2009. Approval is anticipated for September 22, 2009, which will allow DLM to start schematic design thereafter. The overall project is approximately 3% complete.

C. CONTRACT TIME

- Current Phase: Conceptual Design
- Planned Completion for Current Phase: September 8, 2009

D. BUDGET/FUNDING

<ul style="list-style-type: none"> • <u>Funding</u> 		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$24,120,000	Supplies	\$0
<u>Other</u>	<u>\$ 0</u>	Contracts & Services	\$4,475,728
Total	\$24,120,000	Construction & Equipment	\$19,480,000
		<u>Contingency</u>	<u>\$ 164,272</u>
		Total	\$24,120,000

• Percent of Budget Expended	0.28%
------------------------------	-------

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

F. PROJECT OVERVIEW:

- Conceptual Design will be presented for approval to the Board on Sept.8, 2009.
- DLM will be available to review plans at Back To School Night / Open House at Gunn High School

Gunn High School
Parking and Drop-off Sitework Improvement



A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: DLM Architects

B. PROJECT STATUS

DLM Architects will work on the Parking and Drop-off project that will involve the reconfiguration of the existing parking and drop-off area. Design work will proceed after the Initial Study for CEQA has been published and the District has received comments from the public and affected agencies. The project is scheduled to begin construction after completion of the new classroom buildings and removal of the 26 portable classrooms that will be located on the site. The goal will be to maintain 500 spaces for parking during construction. The overall project is approximately 3% complete.

C. CONTRACT TIME

- Current Phase: Conceptual Design
- Planned Completion for Current Phase: December 31, 2009

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0.01%

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

- The project schedule will follow coordination efforts with the portable classroom relocation in 2013 as well as traffic mitigation efforts that will be identified through the CEQA Studies.
- Project Update will be presented to the District Traffic and Safety meeting in September.

Gunn High School
New Gymnasium



A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: DLM Architects

B. PROJECT STATUS

DLM Architects has continued planning on the new gym and modernization of the existing gym during the summer with project stakeholders. The gymnasium location has been studied to accommodate eight tennis courts and the three basketball courts, while protecting the trees to the east of the tennis courts. DLM will be presenting their conceptual design to the board on September 8, 2009. Approval is anticipated for September 22, 2009 after which DLM will begin schematic design. The overall project is approximately 3% complete.

C. CONTRACT TIME

- Current Phase: Conceptual Design
- Planned Completion for Current Phase: September 8, 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

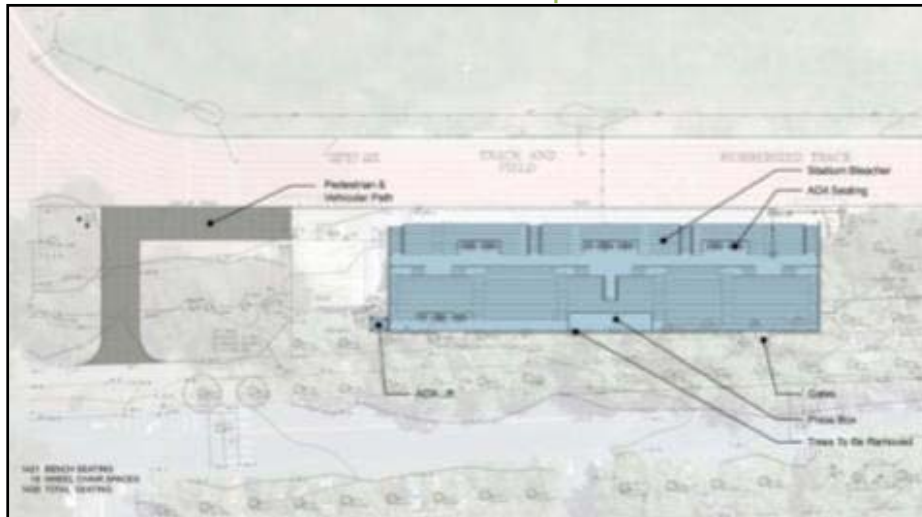
- Percent of Budget Expended 0.16%

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

F. PROJECT OVERVIEW:

- Conceptual Design will be presented for approval to the Board on Sept.8, 2009.
- DLM will be available to review plans at Back To School Night / Open House at Gunn High School

Palo Alto High School
Home-side Bleacher Replacement



A. PROJECT TEAM

Project Manager: Arnold Teten, Gilbane Building Company
 Architect/Engineer: Verde Design, Inc.

B. PROJECT STATUS

Verde Design is planning on submitting working drawings for this project to DSA in mid-September. The plans will provide bleachers for up to 1,439 people. Removal of 12 existing sycamore trees will be required to accommodate the additional space required for ADA access and the proposed bleacher section. The removal of these trees mitigated by the addition of new trees and additional planting and drainage improvements in the south parking lot as part of the multi-use field project. It is anticipated that this project will be constructed during the summer 2010. The overall project is approximately 21% complete.

C. CONTRACT TIME

- Current Phase: Design Development
- Planned Completion for Current Phase: DSA Submission in October, 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 5.63%

E. BOND PROJECT LIST REFERENCE: 4.13

F. PROJECT OVERVIEW:

- Steering Committee has approved the scheme for 1,439 bleacher section and tree mitigation plan.
- DSA Submission scheduled to occur in September.

Palo Alto High School
Multi-Use Field



A. PROJECT TEAM

Project Manager: Arnold Teten, Gilbane Building Company
 Architect/Engineer: Verde Design, Inc.

B. PROJECT STATUS

Verde produced the 95% construction documents which were submitted to the Division of State Architect for review on March 19, 2009. DSA comments were returned in August, and Verde will be scheduling a backcheck with DSA in September for final approval. This project is scheduled to be bid next spring, with construction scheduled to begin in May after completion of the baseball and softball seasons. The overall project is approximately 21% complete.

C. CONTRACT TIME

- Current Phase: Working Documents
- Planned Completion for Current Phase: Pending DSA Approval

D. 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
Total	\$4,078,054	Construction & Equipment	\$ 3,312,683
		Contingency	\$ 118,778
		Total	\$4,078,054

- Percent of Budget Expended 6.58%

E. BOND PROJECT LIST REFERENCE: 4.14

F. PROJECT OVERVIEW:

- Construction for this project will occur after the spring 2010 baseball and softball seasons.

Palo Alto High School
Classroom Building and Media Arts



A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: DLM Architects

B. PROJECT STATUS

DLM Architects has worked over the summer with the project stakeholders to complete programming and conceptual plans for the new Math/Social Studies building and the Media Arts building. These plans include floor plans, building sections and massing models to show the buildings within the context of their surroundings. The conceptual design will be presented to the Board on September 8, 2009, with approval anticipated during the September 22, 2009 Board meeting which will allow DLM to start schematic design. The overall project is approximately 3% complete.

C. CONTRACT TIME

- Current Phase: Conceptual Design
- Planned Completion for Current Phase: September 8, 2009

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0.28%

E. BOND PROJECT LIST REFERENCE: 4.1 - 4.3

F. PROJECT OVERVIEW:

- Conceptual Design will be presented for approval to the Board on Sept.8, 2009.
- DLM will be available to review plans at Back To School Night / Open House at Palo Alto High School

Palo Alto High School
Theater and Associated Site Improvements

A. PROJECT TEAM

Project Manager: Aimée Lopez, O'Connor Construction Management, Inc.
Architect/Engineer: Deems Lewis McKinley

B. PROJECT STATUS

DLM Architects is scheduled to begin programming efforts this fall, with the first meeting scheduled to occur in September. The campus is preparing grant applications for Proposition 1D funding for career tech education. The new Theater is planned to be approximately 15,000 square feet and accommodate about 600 people. The plan will include support facilities and associated site improvements around the new theater to maximize parking spaces, preserve existing trees, and accommodate the new entrance from Embarcadero Road.

C. CONTRACT TIME

- Current Phase: Programming
- Planned Completion for Current Phase: October, 2009

D. BUDGET/FUNDING

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

• Percent of Budget Expended	0.01%
------------------------------	-------

E. BOND PROJECT LIST REFERENCE: 4.11

F. PROJECT OVERVIEW:

- Planning will start in September, 2009.

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 presented recommended concept plans for each campus to the Board of Education on June 23 for discussion, with approval planned on September 8 by the Board of Education to move into schematic design. AEDIS is scheduled to attend each school's Back to School night to answer questions and solicit feedback on the plans. The overall project is **100%** complete.

C. CONTRACT TIME

- Current Phase: Conceptual Design
- Planned Completion for Current Phase: September 8, 2009

D. BUDGET/FUNDING

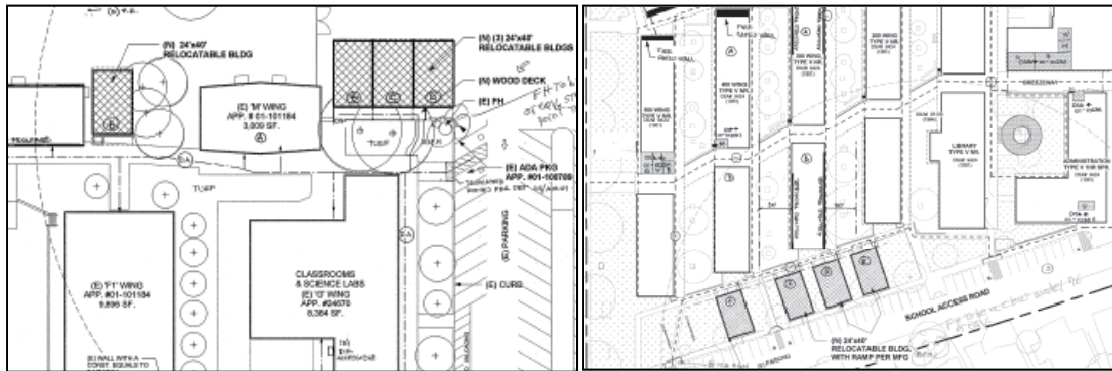
• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$101,000	Supplies	\$1,000
Other	\$0	Contracts & Services	\$85,000
Total	\$ 101,000	Construction & Equipment	\$0
		Contingency	\$15,000
		Total	\$101,000
• Percent of Budget Expended			39.85%

E. BOND PROJECT LIST REFERENCE: 2.1 – 2.12

F. PROJECT OVERVIEW:

- This project has been completed on schedule and under budget. Board approval is pending.

Middle School Interim Classrooms
Jordan & Stanford



A. PROJECT TEAM

Project Manager: Alex Morrison, Gilbane Building Company
Architect/Engineer: AEDIS Architects and Planners

B. PROJECT STATUS

Contracts were awarded to Coulter Construction for Jordan Middle School and Mark Electric for Stanford Middle School following Board of Education approval on May 26, 2009. Both contractors started work on June 15, 2009 and were completed on August 3, 2009 at Jordan and August 12, 2009 at Stanford. Of the \$1,047,186 project budget, 25%, or \$236,696 has been expended. Pending Change Orders are currently estimated to be a deduct of (\$10,331), which is approximately 0% of the \$30,698 construction contingency. The overall project is 100% complete.

C. CONTRACT TIME

- | | | | |
|-----------------------------|----------------|---------------------------|---------|
| • Current Phase: | Construction | • Original Contract Days: | 56 Days |
| • Notice To Proceed: | June 15, 2009 | • Total Days Elapsed: | 55 Days |
| • Contract Completion Date: | August 1, 2009 | • Total Days Remaining: | 1 Days |

D. BUDGET/FUNDING

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

- Percent of Budget Expended 24.8%

F. E. CONTINGENCY

- Starting Contingency Balance \$30,698
- Remaining Contingency Balance \$30,698
- Percent Of Changes 0%
(Change Orders + Construction Change Directives vs. Original Contract)

BOND PROJECT LIST REFERENCE: 2.1, 6.4, 6.5

F. PROJECT OVERVIEW:

- This project was completed under budget and on schedule.

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

The Board of Education voted on August 25, 2009 to approve the amendment to Garland lease to Stratford School. Therefore, the district has placed the project on hold until the terms of this lease agreement are completed.

C. CONTRACT TIME

- Current Phase: On hold
- Planned Completion for Current Phase: N/A

D. BUDGET/FUNDING

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

• Percent of Budget Expended	0.78%
------------------------------	-------

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

F. PROJECT OVERVIEW:

- This project has been put on hold.

Ohlone Elementary School
New Classroom Building and Modernization



A. PROJECT TEAM

Project Manager: Arnold Teten, Gilbane Building Company
Architect/Engineer: Gelfand Partners

B. PROJECT STATUS

Gelfand Partners has continued their design efforts through the summer as they continue the design development phase. Meetings with the site building committee recommenced on August 21, 2009 to show the development of the design and what to expect throughout the rest of the project. Gelfand Partners will submit the design development drawings in mid September for district review. The overall project is approximately 8% complete.

C. CONTRACT TIME

- Current Phase: Design Development
- Planned Completion for Current Phase: September 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
Other	\$0	Contracts & Services	\$2,187,575
Total	\$11,667,965	Construction & Equipment	\$9,181,991
		Contingency	\$298,399
		Total	\$11,667,965

- Percent of Budget Expended 1.67%

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

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

Elementary School Teaching Walls



A. PROJECT TEAM

Project Manager:	Alex Morrison, Gilbane Building Company
Architect/Engineer:	Gelfand Partners
General Contractor:	Coulter Construction

B. PROJECT STATUS

The pilot project for elementary school teaching walls installed at Duveneck and Escondido was completed on August 15, 2009. The installations will be reviewed by faculty for feedback prior to the first phase of district-wide installation. Gelfand Partners are studying the school sites for the first phase of installation which should be decided in early September. The pilot project is **100%** complete, with the overall project approximately **22%** complete.

C. CONTRACT TIME (Pilot Project)

- | | | | |
|-----------------------------|----------------|---------------------------|-----------------|
| • Current Phase: | Construction | • Original Contract Days: | 50 Days |
| • Notice To Proceed: | June 12, 2009 | • Total Days Elapsed: | 51 Days |
| • Contract Completion Date: | August 1, 2009 | • Total Days Remaining: | (1) Days |

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$7,044,987	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$1,341,394
Total	\$7,044,987	Construction & Equipment	\$5,498,498
		<u>Contingency</u>	<u>\$205,095</u>
		Total	\$7,044,987
• Percent of Budget Expended			0.83%

E. BOND PROJECT LIST REFERENCE: 1.9

F. PROJECT OVERVIEW:

- The pilot project is complete. Design for Phase 1, district-wide installation, will begin in early September.

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.