



# MONTHLY PROGRESS REPORT

Through

**October 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 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 and Media Arts page 14

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

Jordan Middle School page 16

J.L. Stanford Middle School page 17

Terman Middle School page 18

Garland Elementary School page 19

Fairmeadow Elementary School page 20

Ohlone Elementary School page 21

Elementary School Teaching Walls – Phase 1 Schools page 22

**Appendix**

Exhibit A – Bond Project List

## EXECUTIVE SUMMARY

### CAPITAL PROJECTS

#### **High School Master Plan**

The overall master plan will now incorporate a landscape master plan. On October 13, 2009, the Board of Education approved Gates and Associates as the landscape sub-consultant to DLM. Gates and Associates met with campus subcommittees and community members on October 20, 2009 at Palo Alto and on October 22, 2009 at Gunn to establish an approach for each schools' landscape master plan.

The CEQA initial study draft is available for public review and, as requested by the Board of Education, the CEQA initial study public review period has been extended to November 19, 2009. The study will be presented to the Board of Education in January, 2010 for approval and certification of the Negative Mitigation Declaration.

#### **Gunn High School – Aquatic Center**

The ribbon cutting ceremony was held on October 27, 2009 and the facility is in full use. Of the \$5,013,750 project budget, 95.6%, or \$4,548,205 has been expended. Approved change orders were \$194,739, which is approximately 50% of the \$389,887 construction contingency. The project is complete.

#### **Gunn High School – Industrial Arts Addition & Renovation**

Svala Construction completed interior walls and is currently installing finishes and equipment throughout the building. The project is scheduled to be substantially complete November 25, 2009. Of the \$5,519,032 project budget, 58.9% or \$3,287,337 has been expended. Pending change orders are estimated to be \$76,637, which is approximately 21.9% of the \$349,000 construction contingency. The overall project is approximately 93% complete.

#### **Gunn High School – New Classroom Buildings A & B**

DLM met with instructional supervisors to discuss building interior elevations, classroom layouts, technology standards and finishes. The facilities steering committee (FSC) discussed the opportunity to add computer labs on each floor of the new building A. DLM will present schematic design to the FSC for their approval and recommendation to staff in November. The overall project is approximately 5% complete.

#### **Gunn High School – Parking and Drop-off Sitework Improvement**

A subcommittee including PTA members, city traffic engineers, school supervisors, safety and facilities met with DLM and the district to discuss potential traffic impacts during construction, and to develop an interim parking plan. Upon completion of the interim parking plan, DLM will meet with the subcommittee and the city school traffic safety committee to plan for future parking and drop-off improvements. The overall project is approximately 2% complete.

#### **Gunn High School – New Gymnasium**

DLM met with the athletics and PE department and facilities to identify the modernization scope of work in the existing gym. The updated plans and project budget will be presented to the FSC for their approval and recommendation to staff in November. The overall project is approximately 5% complete.

#### **Palo Alto High School – Home Bleacher Replacement**

During review of the project at the October 13, 2009 meeting, the Board of Education recommended that the project be re-evaluated to save the row of sycamore trees that were proposed to be removed, and also look at accommodating the campuses desire seating capacity of 2,200 students. DLM and Gates + Associates will study other alternative schemes for the stadium that include a new concession stand, bathrooms, and a 2,200 seat capacity, but also retains as many mature trees as possible. The project is now planned for construction during the summer of 2011.

#### **Palo Alto High School – Multi-use Field**

Final approval has been received by the Division of State Architect (DSA), and bidding will commence in early 2010. Construction will begin after completion of the baseball and softball seasons in May 2010. The overall project is approximately 24% complete.

#### **Palo Alto High School – Classroom Building and Media Arts Building**

DLM met with the departments to review interior elevations, classroom layouts, technology standards and finishes for each building. DLM also presented the projects during a community meeting on October 22, 2009. DLM completed an assessment of the central plant to coordinate building infrastructure and mechanical systems. The options for upgrading central plant to accommodate future projects was presented to the FSC on October 26. The FSC recommended the option to replace the existing central plant with a new plant located in the new building. The overall project is approximately 5% complete.

#### **Palo Alto High School – Theater and Associated Site Improvements**

DLM and theater consultant, the Shalleck Collaborative Inc, met with the performing arts committee to review a preliminary space plan in order to assess the adequate square footage of the building. DLM will present their findings to the FSC in November, along with a request for approval on the major building components. The overall project is approximately 1% complete.

#### **Jordan Middle School**

AEDIS continued design efforts with two more rounds of design meetings prior to presenting concepts for the new buildings and major renovation work to Jordan's bond advisory committee on October 21, 2009. AEDIS also presented concept plans to the city schools traffic safety committee on October 15, 2009 to receive initial feedback, and will return to the next meeting in November for an update. The next round of design meetings are scheduled for early November. The overall project is approximately 1% complete.

#### **J.L. Stanford Middle School**

AEDIS presented concept plans to the city school traffic safety committee on October 15, 2009 to receive initial feedback, and will return to the next meeting in November for an update. AEDIS will commence schematic design with a kick-off meeting on November 2, 2009 with the first round of design meetings scheduled to commence later in November. The overall project is approximately 1% complete.

#### **Terman Middle School**

AEDIS commenced schematic design with a kick-off meeting on October 6, 2009 and presented concept plans to the city school traffic safety committee on October 15, 2009. The next round of design meetings are scheduled in early November. The overall project is approximately 1% 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.

#### **Fairmeadow Elementary School – Pre-Design**

Fairmeadow elementary school was identified as part of a plan to accommodate enrollment growth through the 2013 - 2014 school year. The Board of Education voted on October 27, 2009 to approve an addendum for Gelfand Partners to review options to expand this campus to a four strand school. The pre-design effort will commence in early November.

#### **Ohlone Elementary School – New Classroom Building and Modernization**

Gelfand Partners presented their design progress to the city school traffic safety committee on October 15, 2009 to receive input on safe routes to the campus. A value engineering (VE) workshop was conducted on the design development package, with the goal of optimizing cost and performance of the facility design. The overall project is approximately 11% complete.

#### **Elementary School Teaching Walls – Phase 1 Schools**

Gelfand met with the school principals to finalize design for the first phase of campus-wide teaching wall installation at Duveneck, Escondido, Fairmeadow, Hoover and El Carmelo this summer. Gelfand submitted design development drawings on October 19, 2009 for district review, and will submit construction documents to DSA in November. The overall project is approximately 25% complete.

**Board Actions in October**

**October 13, 2009**

Action 7 – Authorization to Issue Addendum No. 4 to Deems Lewis McKinley Architecture

Action 15 – Authorization to Issue Addendum No. 2 to AEDIS Architecture and Planning

**October 27, 2009**

Consent 7 – Authorization to Issue Addendum No. 3 with Gelfand Partners for Pre-Design Services at Fairmeadow and for Establishment of a Budget in the Amount of \$27,500 for this Purpose

Consent 8 – Authorization to Issue Addendum No. 4 with Gelfand Partners for Design Services for Modular Classrooms at Ohlone Elementary School

Consent 9 – Authorization to Issue Addendum No. 4 with Gelfand Partners for Design of the Sprinkler System at Ohlone Elementary School

**Palo Alto Unified School District  
Measure A Strong Schools Bond  
10/31/2009**

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	90,636	78,550	68%	12,086	86.67%	24,364
Gunn High School 1 - Aquatic Center	5,013,750	4,921,735	4,428,521	88%	493,214	89.98%	92,015
Gunn High School 2 - IA	5,576,500	4,979,557	3,287,337	59%	1,692,220	66.02%	596,943
Gunn High School 3 - AD2- close out	5,777	5,777	5,777	100%	0	100.00%	0
Gunn High School 4 - New classroom A & B	24,120,000	2,027,879	113,587	0%	1,914,292	5.60%	22,092,121
Gunn High School 5 - Parking & Drop Off improvements	3,940,000	217,770	511	0%	217,259	0.23%	3,722,230
Gunn High School 6- New/Auxiliary Gymnasium	13,830,000	870,613	22,494	0%	848,119	2.58%	12,959,387
Gunn High School - Reserved	21,303,533	0	0	0%	0	0.00%	21,303,533
Palo Alto High Schools - High School Master Plan	115,000	91,237	78,799	69%	12,438	86.37%	23,763
Palo Alto High School 1 - Bleacher	1,358,437	206,478	94,460	7%	112,018	45.75%	1,151,959
Palo Alto High School 2 - Multi-Use Field (Multi-Fund)	3,002,063	382,410	199,975	7%	182,435	52.29%	2,619,653
Palo Alto High School 3 - New classroom & Media Art Building	34,220,000	2,466,164	121,776	0%	2,344,388	4.94%	31,753,836
Palo Alto High School 4 - New Theater	17,720,000	1,059,506	977	0%	1,058,529	0.09%	16,660,494
Palo Alto High School - Reserved	42,378,045	0	0	0%	0	0.00%	42,378,045
Jordan Middle School - Middle School Pre-Design	33,665	14,718	13,477	40%	1,241	91.57%	18,947
Jordan Middle Schools 1- Interim Classrooms	600,342	179,848	134,428	22%	45,420	74.75%	420,494
Jordan Middle School 2	17,943,194	36,400	0	0%	36,400	0.00%	17,906,794
Jordan Middle School - Reserved	0	0	0	0%	0	0.00%	0
J.L.S Middle School - Middle School Pre-Design	33,669	14,627	13,386	40%	1,241	91.52%	19,042
J.L.S Middle School 1 - Interim Classrooms	446,844	328,258	269,210	60%	59,048	82.01%	118,586
J.L.S Middle School 2	17,184,699	36,400	0	0%	36,400	0.00%	17,148,299
J.L.S Middle School - Reserved	0	0	0	0%	0	0.00%	0
Terman Middle School - Middle School Pre- Design	33,666	14,627	13,386	40%	1,241	91.52%	19,039
Terman Middle School 1	12,850,071	36,400	0	0%	36,400	0.00%	12,813,671
Terman Middle School - Reserved	0	0	0	0%	0	0.00%	0
PAUSD Elementary Schools - Elementary Growth Plan	145,000	62,700	55,560	38%	7,140	88.61%	82,300
Garland Elementary School 1- Phase I	22,178,544	1,323,107	178,243	1%	1,144,864	13.47%	20,855,437
Fairmeadow Elementary School 1- Phase I	27,500	0	0	0%	0	0.00%	27,500
Ohlone Elementary School 1- Phase I	11,667,965	1,043,713	325,099	3%	718,614	31.15%	10,624,252
Elementary Schools 1 - Elem Teaching Wall Project	7,044,987	247,302	73,892	1%	173,410	29.88%	6,797,685
Elementary Schools - Reserved	57,641,783	0	0	0%	0	0.00%	57,641,783
PAUSD - Program Admin. **	3,353,108	2,576,704	1,333,568	40%	1,243,136	51.75%	776,404
PAUSD - Technology	1,935,000	1,672,563	1,672,563	86%	0	100.00%	262,437
PAUSD - Reserved	6,335,945	0	0	0%	0	0.00%	6,335,945
<b>Total</b>	<b>332,154,087</b>	<b>24,907,129</b>	<b>12,515,576</b>		<b>12,391,553</b>		<b>307,246,958</b>

Prepared by: Business Services Department based on QSS accounting System





## 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**

The overall master plan will now incorporate a landscape master plan. On October 13, 2009, the Board of Education approved Gates and Associates as the landscape sub-consultant to DLM. Gates and Associates met with campus subcommittees and community members on October 20, 2009 at Palo Alto and on October 22, 2009 at Gunn to establish an approach for each schools' landscape master plan.

The CEQA initial study draft is available for public review and, as requested by the Board of Education, the CEQA initial study public review period has been extended to November 19, 2009. The study will be presented to the Board of Education in January, 2010 for approval and certification of the Negative Mitigation Declaration.

**C. CONTRACT TIME**

- Current Phase: Planning
- Planned Completion for Current Phase: November 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
Other	\$0	Contracts & Services	\$213,000
<u>Total</u>	<u>\$ 230,000</u>	Construction & Equipment	\$0
		<u>Contingency</u>	<u>\$16,000</u>
		<u>Total</u>	<u>\$230,000</u>

- Percent of Budget Expended 68.3%

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

**F. PROJECT OVERVIEW:**

- CEQA initial study public review extended to November 19, 2009.



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**

The ribbon cutting ceremony was held on October 27, 2009 and the facility is in full use. Of the \$5,013,750 project budget, 95.6%, or \$4,548,205 has been expended. Approved change orders were \$194,739, which is approximately 49.9% of the \$389,887 construction contingency. The project is complete.

**C. CONTRACT TIME**

- |                             |                |                           |            |
|-----------------------------|----------------|---------------------------|------------|
| • Current Phase:            | Construction   | • Original Contract Days: | 300 Days   |
| • Notice To Proceed:        | June 20, 2008  | • Total Days Elapsed:     | 475 Days   |
| • Contract Completion Date: | April 18, 2009 | • Total Days Remaining:   | (175) 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
<b>Total</b>	<b>\$5,013,750</b>	Construction & Equipment	\$4,377,649
		Contingency	\$92,751
		<b>Total</b>	<b>\$5,013,750</b>

- Percent of Budget Expended 88.3%

**E. CONTINGENCY**

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$195,148
- Percent Of Changes 50%  
(Change Orders + Construction Change Directives vs. Original Contract)

**F. BOND PROJECT LIST REFERENCE: 3.12**

**G. PROJECT OVERVIEW:**

- This project completed within budget.

Gunn High School  
Industrial Arts Addition and Renovation



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

Svala Construction completed interior walls and is currently installing finishes and equipment throughout the building. The project is scheduled to be substantially complete November 25, 2009. Of the \$5,519,032 project budget, 58.9% or \$3,287,337 has been expended. Pending change orders are estimated to be \$76,637, which is approximately 21.9% of the \$349,000 construction contingency. The overall project is approximately 93% 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: 299 Days
- Total Days Remaining: 25 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
<b>Total</b>	<b>\$5,518,518</b>	Construction & Equipment	\$4,154,000
		Contingency	\$96,842
		<b>Total</b>	<b>\$5,518,518</b>

- Percent of Budget Expended 58.95%

**E. CONTINGENCY**

- Starting Contingency Balance \$349,000
- Remaining Contingency Balance \$193,196
- Percent Of Changes 55%  
 (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 proceeding on schedule and within budget.

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 met with instructional supervisors to discuss building interior elevations, classroom layouts, technology standards and finishes. The facilities steering committee (FSC) discussed the opportunity to add computer labs on each floor of the new building A. DLM will present schematic design to the FSC for their approval and recommendation to staff in November. The overall project is approximately 5% complete.

C. CONTRACT TIME

- Current Phase: Schematic Design
- Planned Completion for Current Phase: December 15 , 2009

D. BUDGET/FUNDING

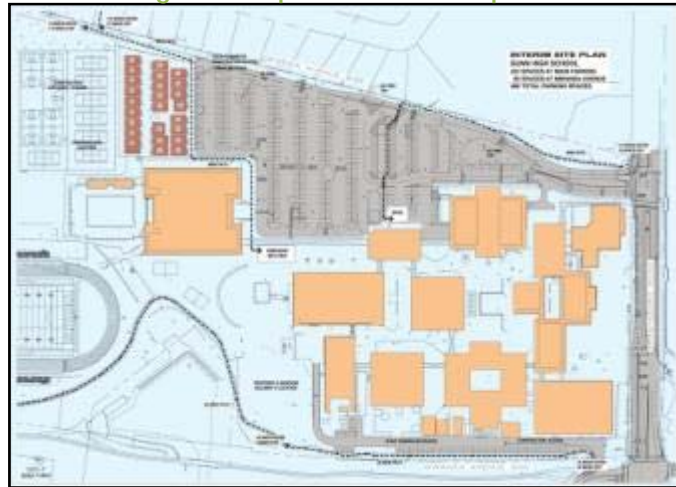
• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$24,120,000	Supplies	\$0
<u>Other</u>	<u>\$ 0</u>	Contracts & Services	\$4,475,728
<b>Total</b>	<b>\$24,120,000</b>	Construction & Equipment	\$19,480,000
		<u>Contingency</u>	<u>\$ 164,272</u>
		<b>Total</b>	<b>\$24,120,000</b>
• Percent of Budget Expended		0.47%	

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

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

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

A subcommittee including PTA members, city traffic engineers, school supervisors, safety and facilities met with DLM and the district to discuss potential traffic impacts during construction, and to develop an interim parking plan. Upon completion of the interim parking plan, DLM will meet with the subcommittee and the city school traffic safety committee to plan for future parking and drop-off improvements. The overall project is approximately 2% complete.

C. CONTRACT TIME

- Current Phase: Schematic Design
- Planned Completion for Current Phase: December 15, 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
<b>Total</b>	<b>\$3,940,000</b>	Construction & Equipment	\$ 2,919,840
		Contingency	\$ 121,182
		<b>Total</b>	<b>\$3,940,000</b>

- Percent of Budget Expended 0.01%

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

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 met with the athletics and PE department and facilities to identify the modernization scope of work in the existing gym. The updated plans and project budget will be presented to the FSC for their approval and recommendation to staff in November. The overall project is approximately 5% complete.

**C. CONTRACT TIME**

- Current Phase: Schematic Design
- Planned Completion for Current Phase: December 15, 2009

**D. BUDGET/FUNDING**

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

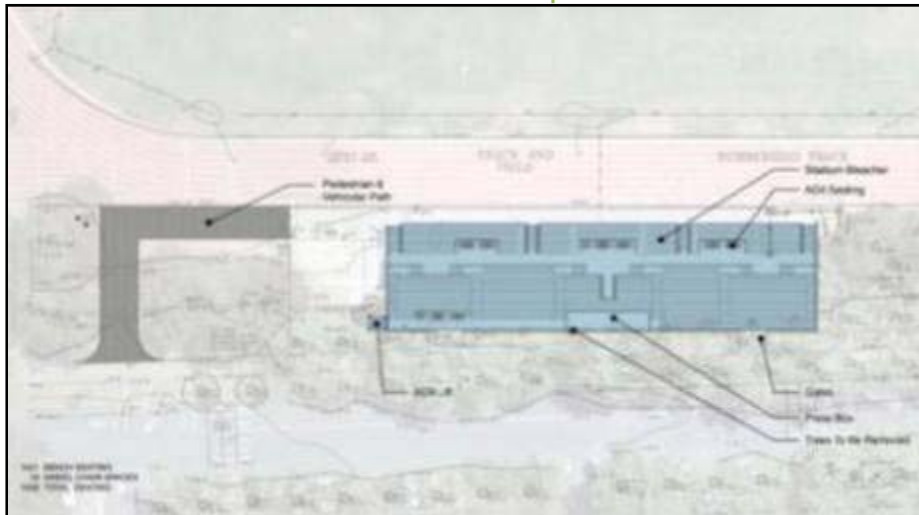
- Percent of Budget Expended 0.16%

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

**F. PROJECT OVERVIEW:**

- This project is proceeding on schedule and within budget.

Palo Alto High School  
Home-side Bleacher Replacement



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

During review of the project at the October 13, 2009 meeting, the Board of Education recommended that the project be re-evaluated to save the row of sycamore trees that were proposed to be removed, and also look at accommodating the campus' desire seating capacity of 2,200 students. DLM and Gates + Associates will study other alternative schemes for the stadium that include a new concession stand, bathrooms, and a 2,200 seat capacity, but also retains as many mature trees as possible. The project is now planned for construction during the summer of 2011.

**C. CONTRACT TIME**

- Current Phase: Planning
- Planned Completion for Current Phase: TBD

**D. BUDGET/FUNDING**

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

- Percent of Budget Expended 6.95%

**E. BOND PROJECT LIST REFERENCE: 4.13**

**F. PROJECT OVERVIEW:**

- This project will commence planning.



**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**

Final approval has been received by the Division of State Architect (DSA), and bidding will commence in early 2010. Construction will begin after completion of the baseball and softball seasons in May 2010. The overall project is approximately 24% complete.

**C. CONTRACT TIME**

- Current Phase: Bid & Award
- Planned Completion for Current Phase: April 30, 2010

**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
<u>Other</u>	<u>\$ 1,075,991</u>	Contracts & Services	\$646,593
<b>Total</b>	<b>\$4,078,054</b>	Construction & Equipment	\$ 3,312,683
		<u>Contingency</u>	<u>\$ 118,778</u>
		<b>Total</b>	<b>\$4,078,054</b>
• Percent of Budget Expended		6.66%	

**E. BOND PROJECT LIST REFERENCE: 4.14**

**F. PROJECT OVERVIEW:**

- Schedule to bid in January, 2010.



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 met with the departments to review interior elevations, classroom layouts, technology standards and finishes for each building. DLM also presented the projects during a community meeting on October 22, 2009. DLM completed an assessment of the central plant to coordinate building infrastructure and mechanical systems. The options for upgrading central plant to accommodate future projects was presented to the FSC on October 26. The FSC recommended the option to replace the existing central plant with a new plant located in the new building. The overall project is approximately 5% complete.

**C. CONTRACT TIME**

- Current Phase: Schematic Design
- Planned Completion for Current Phase: December 15, 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
<b>Total</b>	<b>\$34,220,000</b>	Construction & Equipment	\$27,741,384
		Contingency	\$225,620
		<b>Total</b>	<b>\$34,220,000</b>

- Percent of Budget Expended 0.36%

**E. BOND PROJECT LIST REFERENCE: 4.1 - 4.3**

**F. PROJECT OVERVIEW:**

- This project is proceeding on schedule and within budget.

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 and theater consultant, the Shalleck Collaborative Inc, met with the performing arts committee to review a preliminary space plan in order to assess the adequate square footage of the building. DLM will present their findings to the FSC in November, along with a request for approval on the major building components. The overall project is approximately 1% complete.

**C. CONTRACT TIME**

- Current Phase: Planning
- Planned Completion for Current Phase: March 1, 2010

**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
<b>Total</b>	<b>\$17,720,000</b>	Construction & Equipment	\$14,159,700
		Contingency	\$109,223
		<b>Total</b>	<b>\$17,720,000</b>

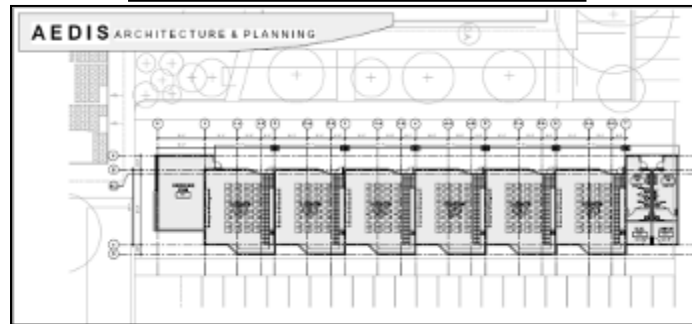
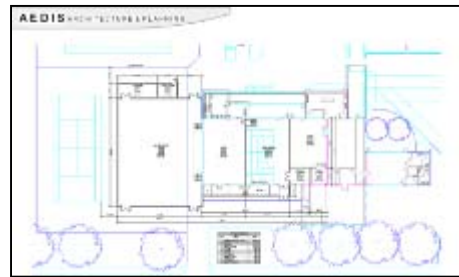
- Percent of Budget Expended 0.01%

**E. BOND PROJECT LIST REFERENCE: 4.11**

**F. PROJECT OVERVIEW:**

- Programming in progress..

Jordan Middle School



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

AEDIS continued design efforts with two more rounds of design meetings prior to presenting concepts for the new buildings and major renovation work to Jordan's bond advisory committee on October 21, 2009. AEDIS also presented concept plans to the city schools traffic safety committee on October 15, 2009 to receive initial feedback, and will return to the next meeting in November for an update. The next round of design meetings are scheduled for early November. The overall project is approximately 1% complete.

**C. CONTRACT TIME**

- Current Phase: Schematic Design
- Planned Completion for Current Phase: January 26, 2010

**D. BUDGET/FUNDING**

<u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$17,943,191	Supplies	\$0
Other	\$0	Contracts & Services	\$3,493,880
<b>Total</b>	<b>\$ 17,943,191</b>	Construction & Equipment	\$13,949,500
		Contingency	\$499,811
		<b>Total</b>	<b>\$17,943,191</b>

- Percent of Budget Expended 0.0%

**E. BOND PROJECT LIST REFERENCE: 2.1 – 2.3, 2.6 – 2.8, 2.10 – 2.12, 6.3 – 6.5.**

**F. PROJECT OVERVIEW:**

- Schematic design has commenced on schedule.

J.L. Stanford Middle School



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

AEDIS presented concept plans to the city school traffic safety committee on October 15, 2009 to receive initial feedback, and will return to the next meeting in November for an update. AEDIS will commence schematic design with a kick-off meeting on November 2, 2009 with the first round of design meetings scheduled to commence later in November. The overall project is approximately 1% complete.

**C. CONTRACT TIME**

- Current Phase: Schematic Design
- Planned Completion for Current Phase: March 23, 2010

**D. BUDGET/FUNDING**

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$17,184,697	Supplies	\$0
Other	\$0	Contracts & Services	\$3,343,000
<b>Total</b>	<b>\$ 17,184,697</b>	Construction & Equipment	\$13,341,000
		Contingency	\$500,697
		<b>Total</b>	<b>\$17,184,697</b>

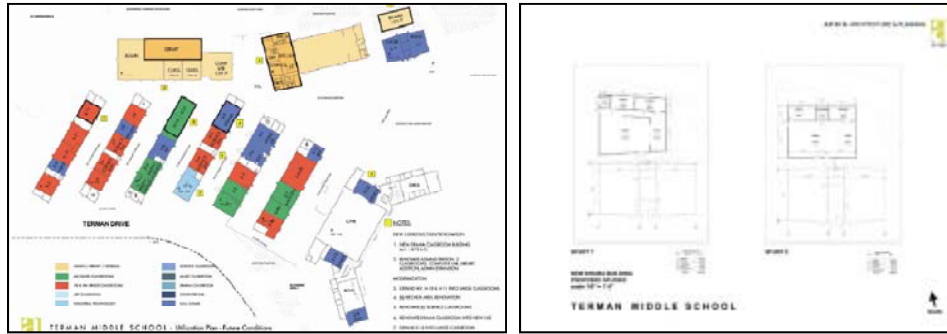
- Percent of Budget Expended: 0.0%

**E. BOND PROJECT LIST REFERENCE: 2.1 – 2.3, 2.5 – 2.8, 2.11 – 2.12, 6.4, 6.5**

**F. PROJECT OVERVIEW:**

- Schematic design to commence in November.

## Terman Middle School



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

AEDIS commenced schematic design with a kick-off meeting on October 6, 2009 and presented concept plans to the city school traffic safety committee on October 15, 2009. The next round of design meetings are scheduled in early November. The overall project is approximately 1% complete.

**C. CONTRACT TIME**

- Current Phase: Schematic Design
- Planned Completion for Current Phase: February 23, 2010

**D. BUDGET/FUNDING**

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$12,850,071	Supplies	\$0
Other	\$0	Contracts & Services	\$2,443,502
<b>Total</b>	<b>\$ 12,850,071</b>	Construction & Equipment	\$10,031,569
		Contingency	\$375,000
		<b>Total</b>	<b>\$12,850,071</b>

• Percent of Budget Expended	0.0%
------------------------------	------

**E. BOND PROJECT LIST REFERENCE: 2.1 – 2.8, 2.11 – 2.12**

**F. PROJECT OVERVIEW:**

- Schematic design commenced in October.

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.

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
<b>Total</b>	<b>\$22,178,544</b>	Construction & Equipment	\$17,485,000
		<u>Contingency</u>	<u>\$862,805</u>
		<b>Total</b>	<b>\$22,178,544</b>
• 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.

**Fairmeadow Elementary School**



**E. PROJECT TEAM**

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

**F. PROJECT STATUS**

Fairmeadow elementary school was identified as part of a plan to accommodate enrollment growth through the 2013 -2014 school year. The Board of Education voted on October 27, 2009 to approve an addendum for Gelfand Partners to review options to expand this campus to a four strand school. The pre-design effort will commence in early November.

**G. CONTRACT TIME**

- Current Phase: Planning
- Planned Completion for Current Phase: N/A

**H. BUDGET/FUNDING**

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$27,500	Supplies	\$0
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$25,000
<b>Total</b>	<b>\$27,500</b>	Construction & Equipment	\$0
		<u>Contingency</u>	<u>\$2,500</u>
		<b>Total</b>	<b>\$27,500</b>
• Percent of Budget Expended	0.0%		

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

**F. PROJECT OVERVIEW:**

- This project has yet to commence.



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 presented their design progress to the city school traffic safety committee on October 15, 2009 to receive input on safe routes to the campus. A value engineering (VE) workshop was conducted on the design development package, with the goal of optimizing cost and performance of the facility design. The overall project is approximately 11% complete.

C. CONTRACT TIME

- Current Phase: Construction Documents
- Planned Completion for Current Phase: November 24, 2009

D. BUDGET/FUNDING

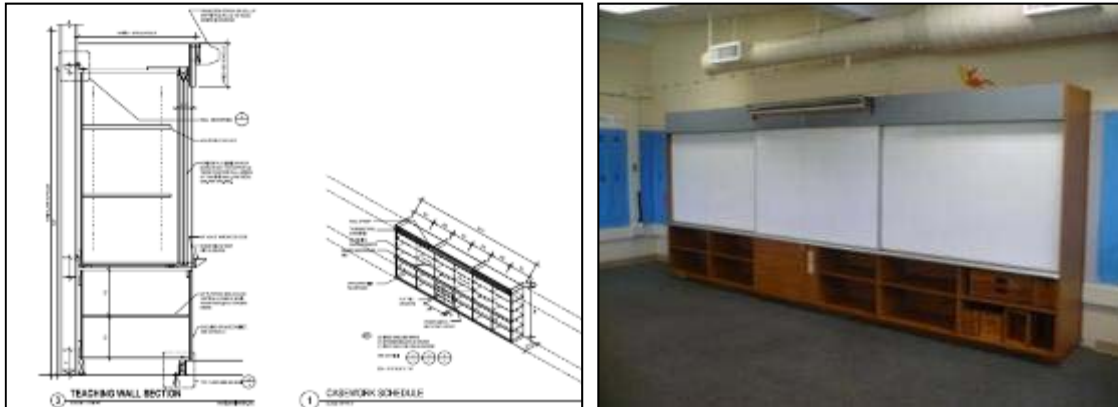
• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$11,667,965	Supplies	\$0
Other	\$0	Contracts & Services	\$2,187,575
<b>Total</b>	<b>\$11,667,965</b>	Construction & Equipment	\$9,181,991
		Contingency	\$298,399
		<b>Total</b>	<b>\$11,667,965</b>
• Percent of Budget Expended			2.79%

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

F. PROJECT OVERVIEW:

- Gelfand plans to submit 50% construction documents phase in November.

## Elementary School Teaching Walls Phase 1 Schools



**A. PROJECT TEAM**

Project Manager: Alex Morrison, Gilbane Building Company  
 Architect/Engineer: Gelfand Partners

**B. PROJECT STATUS**

Gelfand met with the school principals to finalize design for the first phase of campus-wide teaching wall installation at Duveneck, Escondido, Fairmeadow, Hoover and El Carmelo this summer. Gelfand submitted design development drawings on October 19, 2009 for district review, and will submit construction documents to DSA in November. The overall project is approximately 25% complete.

**C. CONTRACT TIME**

- Current Phase: Construction Documents
- Planned Completion for Current Phase: November 16, 2009

**D. BUDGET/FUNDING**

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

- Percent of Budget Expended 1.05%

**E. BOND PROJECT LIST REFERENCE: 1.9**

**F. PROJECT OVERVIEW:**

- Design for Phase 1, campus-wide installation, has commenced.

**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**

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

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.