



MONTHLY PROGRESS REPORT

Through

November 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

Gates + Associates, landscape architect to DLM, began programming the conceptual designs for Gunn and Paly. Gates + Associates met with the campus subcommittees, students, and community members to propose a master tree mitigation strategy and campus landscape themes.

The CEQA initial study public review period closed on November 19, 2009. The district and CEQA consultant have received all public comments and will respond with an amendment to the proposed mitigated negative declaration (MND). Adoption of the MND is scheduled to go to the Board of Education in February 2010 for approval and certification.

Gunn High School – Aquatic Center

Of the \$5,013,750 project budget, 90.7%, or \$4,548,205 was 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 currently installing finishes and equipment throughout the building. The building should be ready for move in to begin on December 7, 2009 with all work complete by January 4, 2010. Of the \$5,519,032 project budget, 58.9% or \$3,758,708 has been expended. Pending change orders are estimated to be \$74,697, which is approximately 21.4% of the \$349,000 construction contingency. The overall project is approximately 98% complete.

Gunn High School – New Classroom Buildings A & B

DLM met with the facilities steering committee (FSC) and presented the schematic design progress. Both buildings will have controlled cooling, and building A will include a computer lab on each floor. DLM will present schematic design to the Board of Education in January 2010. The overall project is approximately 6% complete.

Gunn High School – Parking and Drop-off Sitework Improvement

The interim parking plan was presented by DLM and Wilson Engineering to the school's traffic subcommittee to discuss potential site logistic plans for upcoming construction. Upon completion of the interim parking plan and CEQA process, 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 athletics, PE department, and FSC to finalize schematic design plans for the new gymnasium and modernization of the existing gymnasium. DLM will present schematic design to the Board of Education in January 2010. The overall project is approximately 6% complete.

Palo Alto High School – Home Bleacher Replacement

DLM and Gates + Associates will now study alternative schemes for the Paly football field that includes a new concession stand, bathrooms, and a 2,200 bleacher seat capacity. The project will be 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. Gates + Associates reviewed the plans to recommend tree selections consistent with the intent of the landscape master plan. Construction will begin after completion of the baseball and softball seasons in May 2010. The overall project is approximately 27% complete.

Palo Alto High School – Classroom Building and Media Arts Building

DLM met with facilities and departments to finalize the schematic design and discuss the exterior design for each building. Facilities conducted a logistic impact study for the construction of both buildings simultaneously. DLM is scheduled present schematic design the Board of Education in January 2010. The overall project is approximately 6% complete.

Palo Alto High School – Theater and Associated Site Improvements

DLM and theater consultant, the Shalleck Collaborative Inc, will meet with performing arts committee to review a preliminary space plan, square footage of the building and programming for the associated departments. The overall project is approximately 2% complete.

Jordan Middle School

AEDIS met with the various design groups to discuss and review plans following the bond advisory committee comments. AEDIS also returned to the city schools traffic safety committee on November 19, 2009 to present possible schemes for parking lot layout for pick-up/drop-off. The next bond advisory committee meeting will be held in early December to review options for the new buildings and renovation work. The overall project is approximately 3% complete.

J.L. Stanford Middle School

AEDIS commenced schematic design on November 2, 2009 and conducted the first round of design meetings. Design efforts will continue with updated plans in December by meeting with the various design committees and the advisory committee. AEDIS also returned to the city schools traffic safety committee on November 19, 2009 to review comments from the previous meeting and gather more feedback. The overall project is approximately 2% complete.

Terman Middle School

AEDIS continued design efforts with design meetings on November 16, 2009. Updated plans will be presented in early December during the next round of meetings. AEDIS returned to the city schools traffic safety committee on November 19, 2009 to respond to comments from the previous meeting and to update the committee on project status. The overall project is approximately 2% 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

Gelfand Partners conducted a site visit on November 10, 2009 to become familiarized with the campus and meet with the principal to plan out the pre-design process. The Fairmeadow PTA invited Gelfand to attend their monthly meeting on December 1, 2009 to discuss the design process and approach for Fairmeadow. Gelfand will conduct a kick-off meeting with the site design committee in early December.

Ohlone Elementary School – New Classroom Building and Modernization

Gelfand Partners submitted 50% construction documents to the district for review on November 9, 2009. Gelfand also met with the site committee on November 19, 2009 to review finishes, and exterior and interior paint colors for the new classroom building. On November 24, 2009 Gelfand submitted 95% construction documents to DSA and to the district for coordination, constructability reviews, life cycle analysis and estimating. Gelfand commenced design on the addition of 2 modulars for growth and the relocation of 2 portable classrooms to facilitate construction. The overall project is approximately 12% complete.

Elementary School Teaching Walls – Phase 1 Schools

The elementary school principals met with district representatives to discuss their concerns with the current teaching wall design for the first phase of campus-wide teaching wall installation at Duveneck, Escondido, Fairmeadow, Hoover and El Carmelo. At this meeting, the principals requested this project be placed on hold pending further review of the implementation of other classroom improvements.

No Board Actions in November

**Palo Alto Unified School District
Measure A Strong Schools Bond
11/30/2009**

| School Name - Project Name | A Budget | B Committed | C Expenditures | C / A Percent of Budget Expended | B - C Contract Balance | C / B Percent of Expended | A - B Budget Balance |
|--|--------------------|-------------------|-------------------|---|------------------------------|---------------------------------|----------------------------|
| Gunn High School - High School Master Plan | 115,000 | 90,636 | 78,550 | 68.3% | 12,086 | 86.67% | 24,364 |
| Gunn High School 1 - Aquatic Center | 5,013,750 | 4,954,696 | 4,450,078 | 88.8% | 504,618 | 89.82% | 59,054 |
| Gunn High School 2 - I.A | 5,576,500 | 4,996,243 | 3,758,708 | 67.4% | 1,237,535 | 75.23% | 580,257 |
| Gunn High School 3 - AD2- close out | 5,777 | 5,777 | 5,777 | 100.0% | 0 | 100.00% | 0 |
| Gunn High School 4 - New classroom A & B | 24,120,000 | 2,070,620 | 198,645 | 0.8% | 1,871,975 | 9.59% | 22,049,380 |
| Gunn High School 5 - Parking & Drop Off improvements | 3,940,000 | 217,770 | 715 | 0.0% | 217,055 | 0.33% | 3,722,230 |
| Gunn High School 6- New/Auxiliary Gymnasium | 13,830,000 | 870,614 | 36,191 | 0.3% | 834,423 | 4.16% | 12,959,386 |
| Gunn High School - Reserved | 21,303,533 | 0 | 0 | 0.0% | 0 | 0.00% | 21,303,533 |
| Palo Alto High Schools - High School Master Plan | 115,000 | 91,237 | 78,799 | 68.5% | 12,438 | 86.37% | 23,763 |
| Palo Alto High School 1 - Bleacher | 1,358,437 | 206,477 | 102,707 | 7.6% | 103,770 | 49.74% | 1,151,960 |
| Palo Alto High School 2 - Multi-Use Field (Multi-Fund) | 3,002,063 | 382,410 | 204,106 | 6.8% | 178,304 | 53.37% | 2,619,653 |
| Palo Alto high School 3 - New classroom & Media Art Building | 34,220,000 | 2,508,906 | 184,083 | 0.5% | 2,324,823 | 7.34% | 31,711,094 |
| Palo Alto High School 4 - New Theater | 17,720,000 | 1,059,506 | 2,443 | 0.0% | 1,057,063 | 0.23% | 16,660,494 |
| Palo Alto High School - Reserved | 42,378,045 | 0 | 0 | 0.0% | 0 | 0.00% | 42,378,045 |
| Jordan Middle School - Middle School Pre-Design | 33,665 | 14,718 | 13,477 | 40.0% | 1,241 | 91.57% | 18,947 |
| Jordan Middle Schools 1- Interim Classrooms | 600,342 | 186,569 | 142,126 | 23.7% | 44,443 | 76.18% | 413,773 |
| Jordan Middle School 2 | 17,943,194 | 89,800 | 0 | 0.0% | 89,800 | 0.00% | 17,853,394 |
| Jordan Middle School - Reserved | 0 | 0 | 0 | 0.0% | 0 | 0.00% | 0 |
| J.L.S Middle School - Middle School Pre-Design | 33,669 | 14,627 | 13,386 | 39.8% | 1,241 | 91.52% | 19,042 |
| J.L.S Middle School 1 - Interim Classrooms | 446,844 | 351,408 | 270,472 | 60.5% | 80,936 | 76.97% | 95,436 |
| J.L.S Middle School 2 | 17,184,699 | 70,000 | 0 | 0.0% | 70,000 | 0.00% | 17,114,699 |
| J.L.S Middle School - Reserved | 0 | 0 | 0 | 0.0% | 0 | 0.00% | 0 |
| Terman Middle School - Middle School Pre- Design | 33,666 | 14,627 | 13,386 | 39.8% | 1,241 | 91.52% | 19,039 |
| Terman Middle School 1 | 12,850,071 | 67,600 | 0 | 0.0% | 67,600 | 0.00% | 12,782,471 |
| Terman Middle School - Reserved | 0 | 0 | 0 | 0.0% | 0 | 0.00% | 0 |
| PAUSD Elementary Schools - Elementary Growth Plan | 145,000 | 62,700 | 55,560 | 38.3% | 7,140 | 88.61% | 82,300 |
| Garland Elementary School 1- Phase I | 22,178,544 | 1,328,653 | 276,513 | 1.2% | 1,052,140 | 20.81% | 20,849,891 |
| Fairmeadow Elementary School 1- Phase I | 27,500 | 27,500 | 0 | 0.0% | 27,500 | 0.00% | 0 |
| Ohlone Elementary School 1- Phase I | 11,667,965 | 1,187,326 | 507,842 | 4.4% | 679,484 | 42.77% | 10,480,639 |
| Elementary Schools 1 - Elem Teaching Wall Project | 7,044,987 | 254,105 | 90,369 | 1.3% | 163,736 | 35.56% | 6,790,882 |
| Elementary Schools - Reserved | 57,614,283 | 0 | 0 | 0.0% | 0 | 0.00% | 57,614,283 |
| PAUSD - Program Admin. ** | 3,353,108 | 2,651,198 | 1,311,988 | 39.1% | 1,339,210 | 49.49% | 701,910 |
| PAUSD - Technology | 1,935,000 | 1,672,563 | 1,672,563 | 86.4% | 0 | 100.00% | 262,437 |
| PAUSD - Reserved | 6,335,945 | 0 | 0 | 0.0% | 0 | 0.00% | 6,335,945 |
| Total | 332,126,587 | 25,448,286 | 13,468,484 | | 11,979,802 | | 306,678,301 |

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

Gates + Associates, landscape architect to DLM, began programming the conceptual designs for Gunn and Paly. Gates + Associates met with the campus subcommittees, students, and community members to propose a master tree mitigation strategy and campus landscape themes.

The CEQA initial study public review period closed on November 19, 2009. The district and CEQA consultant have received all public comments and will respond with an amendment to the proposed mitigated negative declaration (MND). Adoption of the MND is scheduled to go to the Board of Education in February 2010 for approval and certification.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: February, 2010

D. BUDGET/FUNDING

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

- 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 ended on 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

Of the \$5,013,750 project budget, 90.7%, or \$4,548,205 was expended. Approved change orders were \$194,739, which is approximately 50% 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 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$542,350 |
| Total | \$5,013,750 | Construction & Equipment | \$4,377,649 |
| | | <u>Project Contingency</u> | <u>\$92,751</u> |
| | | Total | \$5,013,750 |

- Percent of Budget Expended 88.8%

E. CONSTRUCTION CONTINGENCY

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$195,148
- Percent Of Changes 49.9%
(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 currently installing finishes and equipment throughout the building. The building should be ready for move in to begin on December 7, 2009 with all work complete by January 4, 2010. Of the \$5,519,032 project budget, 58.9% or \$3,758,708 has been expended. Pending change orders are estimated to be \$74,697, which is approximately 21.4% of the \$349,000 construction contingency. The overall project is approximately 98% complete.

C. CONTRACT TIME

| | | | |
|-----------------------------|-----------------|---------------------------|----------|
| • Current Phase: | Construction | • Original Contract Days: | 324 Days |
| • Notice To Proceed: | January 5, 2009 | • Total Days Elapsed: | 328 Days |
| • Contract Completion Date: | Nov. 25, 2009 | • Total Days Remaining: | (4) Days |
| • Beneficial Occupancy: | January 4, 2010 | • Rain Days: | 0 Days |

D. BUDGET/FUNDING

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

• Percent of Budget Expended 67.4%

E. CONSTRUCTION CONTINGENCY

| | |
|--|-----------|
| • Starting Contingency Balance | \$349,000 |
| • Remaining Contingency Balance | \$180,299 |
| • Percent Of Changes | 52% |
| (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 the facilities steering committee (FSC) and presented the schematic design progress. Both buildings will have controlled cooling, and building A will include a computer lab on each floor. DLM will present schematic design to the Board of Education in January 2010. The overall project is approximately 6% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

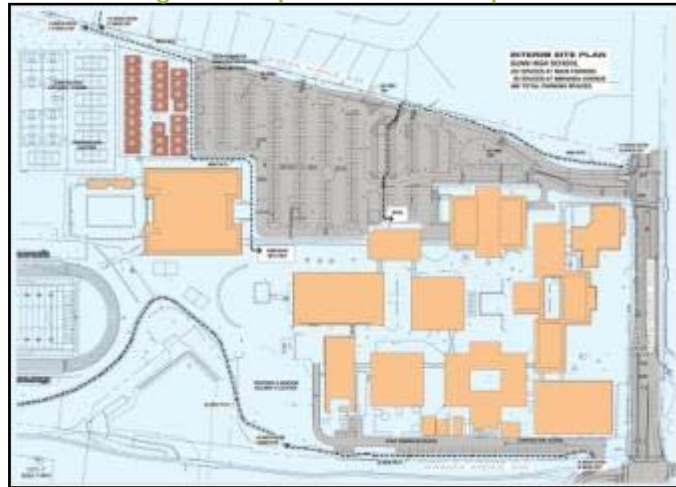
| | | | |
|------------------------------|---------------------|--------------------------|---------------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$24,120,000 | Supplies | \$0 |
| Other | \$ 0 | Contracts & Services | \$4,475,728 |
| Total | \$24,120,000 | Construction & Equipment | \$19,480,000 |
| | | Project Contingency | \$ 164,272 |
| | | Total | \$24,120,000 |
| • Percent of Budget Expended | | | 0.8% |

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

The interim parking plan was presented by DLM and Wilson Engineering to the school's traffic subcommittee to discuss potential site logistic plans for upcoming construction. Upon completion of the interim parking plan and CEQA process, 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:

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 |
| | | <u>Project Contingency</u> | <u>\$ 121,182</u> |
| | | Total | \$3,940,000 |

- Percent of Budget Expended 0.01%

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

- This project will re-commence after completion of CEQA process.

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 athletics, PE department, and FSC to finalize schematic design plans for the new gymnasium and modernization of the existing gymnasium. DLM will present schematic design to the Board of Education in January 2010. The overall project is approximately 6% 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 | \$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>Project Contingency</u> | <u>\$ 84,029</u> |
| | | Total | \$13,830,000 |

- Percent of Budget Expended 0.3%

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

DLM and Gates + Associates will now study alternative schemes for the Paly football field that includes a new concession stand, bathrooms, and a 2,200 bleacher seat capacity. The project will be 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 |
| Other | \$0 | Contracts & Services | \$221,281 |
| Total | \$1,358,437 | Construction & Equipment | \$1,098,590 |
| | | Project Contingency | \$38,566 |
| | | Total | \$1,358,437 |

- Percent of Budget Expended 7.6%

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. Gates + Associates reviewed the plans to recommend tree selections consistent with the intent of the landscape master plan. Construction will begin after completion of the baseball and softball seasons in May 2010. The overall project is approximately 27% 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 |
| Other | \$ 1,075,991 | Contracts & Services | \$646,593 |
| Total | \$4,078,054 | Construction & Equipment | \$ 3,312,683 |
| | | Project Contingency | \$ 118,778 |
| | | Total | \$4,078,054 |

- Percent of Budget Expended 6.8%

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 facilities and departments to finalize the schematic design and discuss the exterior design for each building. Facilities conducted a logistic impact study for the construction of both buildings simultaneously. DLM is scheduled present schematic design the Board of Education in January 2010. The overall project is approximately 6% 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 | \$34,220,000 | Supplies | \$0 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$6,252,996 |
| Total | \$34,220,000 | Construction & Equipment | \$27,741,384 |
| | | <u>Project Contingency</u> | <u>\$225,620</u> |
| | | Total | \$34,220,000 |

- Percent of Budget Expended 0.5%

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, will meet with performing arts committee to review a preliminary space plan, square footage of the building and programming for the associated departments. The overall project is approximately 2% 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 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$3,451,077 |
| Total | \$17,720,000 | Construction & Equipment | \$14,159,700 |
| | | <u>Project Contingency</u> | <u>\$109,223</u> |
| | | Total | \$17,720,000 |

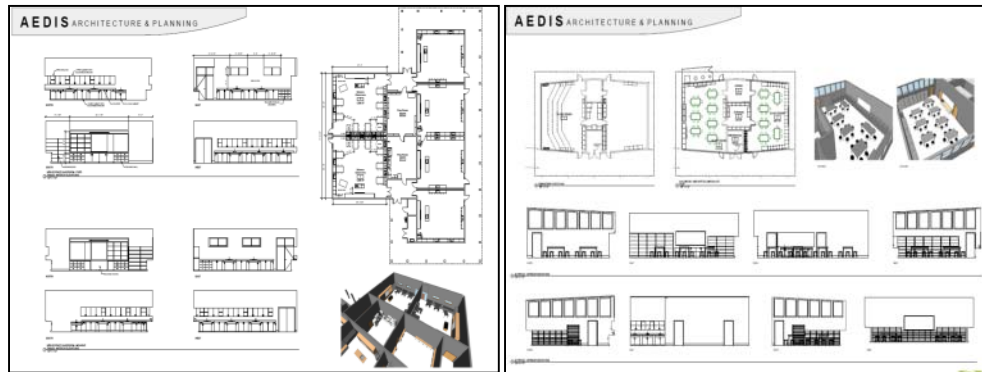
- Percent of Budget Expended 0.01%

E. BOND PROJECT LIST REFERENCE: 4.11

F. PROJECT OVERVIEW:

- 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 met with the various design groups to discuss and review plans following the bond advisory committee comments. AEDIS also returned to the city schools traffic safety committee on November 19, 2009 to present possible schemes for parking lot layout for pick-up/drop-off. The next bond advisory committee meeting will be held in early December to review options for the new buildings and renovation work. The overall project is approximately 3% 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 | \$17,943,191 | Supplies | \$0 |
| Other | \$0 | Contracts & Services | \$3,493,880 |
| Total | \$ 17,943,191 | Construction & Equipment | \$13,949,500 |
| | | Project Contingency | \$499,811 |
| | | Total | \$17,943,191 |

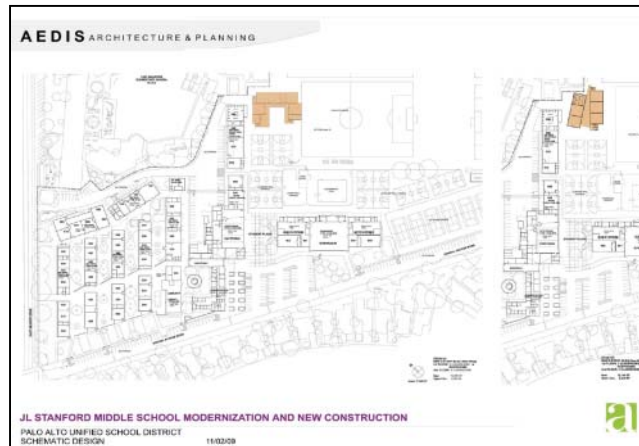
| | |
|------------------------------|------|
| • Percent of Budget Expended | 0.0% |
|------------------------------|------|

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

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

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 commenced schematic design on November 2, 2009 and conducted the first round of design meetings. Design efforts will continue with updated plans in December by meeting with the various design committees and the advisory committee. AEDIS also returned to the city schools traffic safety committee on November 19, 2009 to review comments from the previous meeting and gather more feedback. The overall project is approximately 2% 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 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$3,343,000 |
| Total | \$ 17,184,697 | Construction & Equipment | \$13,341,000 |
| | | <u>Project Contingency</u> | <u>\$500,697</u> |
| | | Total | \$17,184,697 |

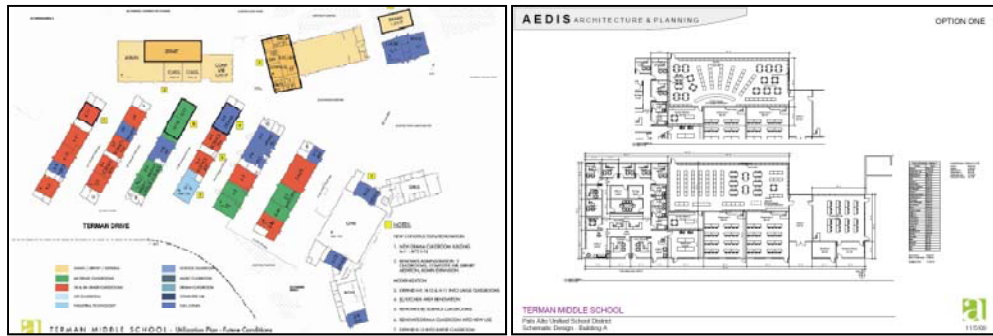
- Percent of Budget Expended: 0.0%

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 commenced 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 continued design efforts with design meetings on November 16, 2009. Updated plans will be presented in early December during the next round of meetings. AEDIS returned to the city schools traffic safety committee on November 19, 2009 to respond to comments from the previous meeting and to update the committee on project status. The overall project is approximately 2% 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 |
| Total | \$ 12,850,071 | Construction & Equipment | \$10,031,569 |
| | | Project Contingency | \$375,000 |
| | | Total | \$12,850,071 |

- Percent of Budget Expended 0.0%

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

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

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 |
| Total | \$22,178,544 | Construction & Equipment | \$17,485,000 |
| | | <u>Project Contingency</u> | <u>\$862,805</u> |
| | | Total | \$22,178,544 |
| • Percent of Budget Expended | | | 1.2% |

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

F. PROJECT OVERVIEW:

- This project has been put on hold.

Fairmeadow Elementary School



A. PROJECT TEAM

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

B. PROJECT STATUS

Gelfand Partners conducted a site visit on November 10, 2009 to become familiarized with the campus and meet with the principal to plan out the pre-design process. The Fairmeadow PTA invited Gelfand to attend their monthly meeting on December 1, 2009 to discuss the design process and approach for Fairmeadow. Gelfand will conduct a kick-off meeting with the site design committee in early December.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: March 9, 2010

D. BUDGET/FUNDING

| | | | |
|------------------|-----------------|--------------------------|-----------------|
| • <u>Funding</u> | | <u>Budget</u> | |
| State Funds | \$0 | Salaries and Benefits | \$0 |
| Bond Funds | \$27,500 | Supplies | \$0 |
| Other | \$0 | Contracts & Services | \$25,000 |
| Total | \$27,500 | Construction & Equipment | \$0 |
| | | Project Contingency | \$2,500 |
| | | Total | \$27,500 |

- 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 submitted 50% construction documents to the district for review on November 9, 2009. Gelfand also met with the site committee on November 19, 2009 to review finishes, and exterior and interior paint colors for the new classroom building. On November 24, 2009 Gelfand submitted 95% construction documents to DSA and to the district for coordination, constructability reviews, life cycle analysis and estimating. Gelfand commenced design on the addition of 2 modulars for growth and the relocation of 2 portable classrooms to facilitate construction. The overall project is approximately 12% complete.

C. CONTRACT TIME

- Current Phase: DSA Review
- 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 |
| <u>Other</u> | <u>\$0</u> | Contracts & Services | \$2,187,575 |
| Total | \$11,667,965 | Construction & Equipment | \$9,181,991 |
| | | <u>Project Contingency</u> | <u>\$298,399</u> |
| | | Total | \$11,667,965 |

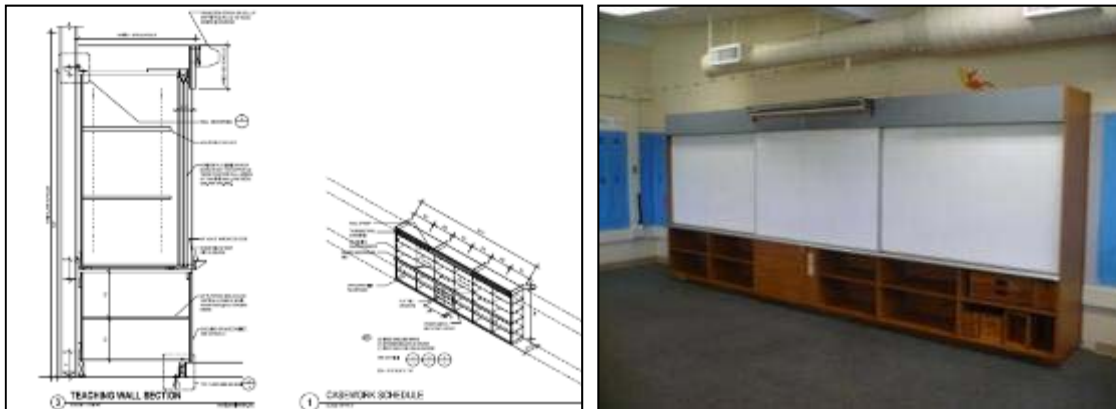
| | |
|------------------------------|------|
| • Percent of Budget Expended | 4.4% |
|------------------------------|------|

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

F. PROJECT OVERVIEW:

- Gelfand submitted 95% construction documents to DSA.

Elementary School Teaching Walls Phase 1 Schools



A. PROJECT TEAM

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

B. PROJECT STATUS

The elementary school principals met with district representatives to discuss their concerns with the current teaching wall design for the first phase of campus-wide teaching wall installation at Duveneck, Escondido, Fairmeadow, Hoover and El Carmelo. At this meeting, the principals requested this project be placed on hold pending further review of the implementation of other classroom improvements.

C. CONTRACT TIME

- Current Phase: Construction Documents
- Planned Completion for Current Phase: On hold

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 |
| Total | \$7,044,987 | Construction & Equipment | \$5,498,498 |
| | | <u>Project Contingency</u> | <u>\$205,095</u> |
| | | Total | \$7,044,987 |

- Percent of Budget Expended 1.3%

E. BOND PROJECT LIST REFERENCE: 1.9

F. PROJECT OVERVIEW:

- Design has been suspended until further consideration is discussed among elementary school principals.

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.