

## Facilities Projects Update Board Meeting 09/25/2024

### General Items:

- The Facilities team is working with the Cabinet to create a Prioritization Plan to further refine the Facilities Master Plan & Implementation Plan. As of August, the School Consolidation Advisory Committee was formed and tasked with providing recommendations for site consolidations to the board. The Facilities Master Plan and Implementation Plan will be evaluated as a part of this process for potential impacts and ramifications.
- The Facilities team continues to recruit new members for the bond Citizen Oversight Committee (COC). If you are interested in joining or know someone who might be, please see the COC page on the SRCS District website at <https://www.srcschools.org/Page/4287> or reach out to [facilities@srcs.k12.ca.us](mailto:facilities@srcs.k12.ca.us).

### Planning Stage and Upcoming Projects:

#### District Office & Education Center

- All phases of the District Office move are complete.
- Arntz Builders was awarded a Lease-Leaseback contract for the Central Receiving Warehouse project. The design is in its final stages and the metal building is in fabrication. An amendment for the final GMP is expected to be taken to the board on 10/09/2024 for approval. Site work preparation has begun, and construction is anticipated to begin in late Fall 2024.
- On August 20th, 2024, Statement of Qualifications for the design-build contract of the main District Office and Early Childhood Education Center were received from 5 entities. A total of 4 teams were shortlisted and notified on September 6th, 2024, including Alten Construction+HKIT, Swinerton+TLCD+NAC, Arntz Builders+PBK, and Wright Contracting+QKA.

#### Rincon Valley MS Well

- Weeks Drilling is preparing to move on site to start drilling the replacement well at Rincon Valley Middle School. The drilling process is anticipated to take 4-6 weeks to complete, including the abandonment of the existing well, which is required for the permit final.

#### Piner HS Infrastructure & Drainage

- On August 28, 2024 the board approved a proposal from Chaudhary & Associates to prepare a civil engineering plan to address drainage issues in one of the courtyards at Piner High School. The preliminary design phase is complete, and construction documents are forthcoming.

### James Monroe ES Infrastructure & Drainage

- On September 11, 2024 the board approved a proposal from Chaudhary & Associates to prepare a civil engineering plan to address drainage issues in the James Monroe ES Parking Lot. The preliminary design phase has begun.

### Santa Rosa MS Portable Removal & Parking Lot Expansion

- Five leased portables have been removed from the Santa Rosa Middle School campus, representing an annual savings of \$31,044.00 in eliminated lease payments.
- On August 14, 2024, the board of education approved a contract with QKA for the design of permanent storage buildings that will be placed on various sites district wide. Design is currently underway. Once complete, construction of a storage facility is planned in the area where portables were removed.

### Piner HS & Maria Carrillo HS Bird Netting

- On September 11, 2024 the board approved a proposal from Rentokil dba Western Exterminator for the installation of bird netting and spikes at Piner High School and Maria Carrillo High School. Existing bird netting on both campuses was in a deteriorated condition and no longer serving it's purpose. For this reason it was removed in preparation for the campus wide paint projects that were completed this summer. Once all required documentation is received from the contractor, the facilities team will proceed with scheduling to replace the netting in pre-existing areas.

### **Current Construction Projects:**

#### Luther Burbank ES Roofing & HVAC

- Construction is complete and the project is in closeout phase.
- Exterior painting is complete, providing a refreshed appearance.



### Helen Lehman ES Roofing & HVAC

- Roofing is weather tight, but due to a delay with receiving some materials, completion work continues during weekend and off hours.
- Contractor is also performing correction of noted punch list items.
- Some concrete re-work is required and will occur during an upcoming break, to avoid disruption to the site.

### Rincon Valley MS Roofing & HVAC

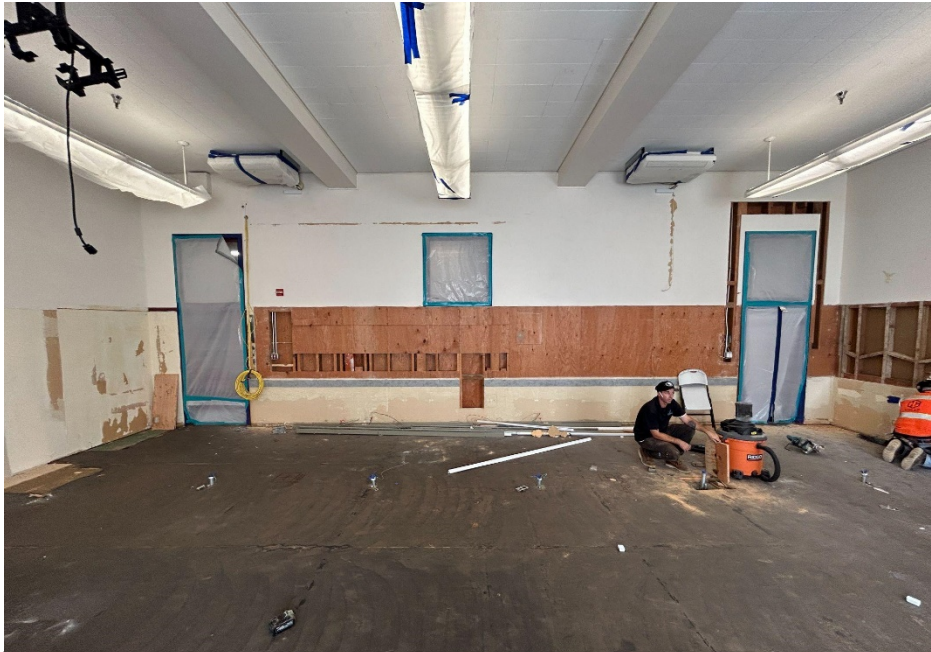
- HVAC and most roofing work is complete and punch list items are being addressed.
- Expansion joint caps will be installed once received on site.
- Courtyard improvements are complete and have been well received.



### Classroom Modernization Pilot

- Construction of two prototype classroom modernizations each at Abraham Lincoln ES and Santa Rosa HS has commenced.
- Demolition at each site has been completed.
- Rough-in work is substantially completed, and drywall installation is underway in preparation for installation of the final finish materials.

- Materials to complete the projects have been ordered and are anticipated to be received in a time consistent with the project schedules.



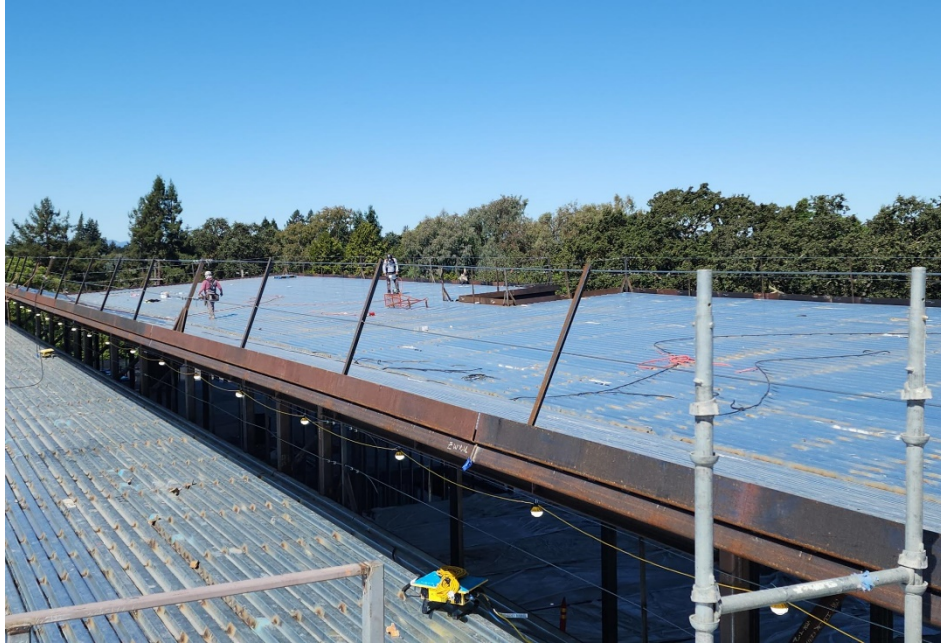
*Santa Rosa High School, 09/05/24*

Montgomery 2-Story Classroom Building

- The structural steel building framing has been erected and the steel canopy frame for the covered walkway is being completed.



- Structural metal decking is being completed on the roof with roof curbs in anticipation of starting the roofing.



- Roofing materials are being delivered to the site, with roofing anticipated to be installed by the end of October.
- The second-floor concrete has been poured along with the column blockouts on the first floor.
- Framing of the exterior and interior walls has been started. Framing will continue through the end of October.
- Rough-in of the mechanical, electrical and plumbing on the first floor has started, continuing through to the end of November.

### District-Wide Solar Array Projects

- Arrays at Abraham Lincoln ES, Herbert Slater MS, Montgomery HS, Santa Rosa HS and Maria Carrillo HS have been erected, with additional electrical work being scheduled for completion.
- Construction of solar arrays at Albert Biella ES, Hilliard Comstock MS, Elsie Allen HS, James Monroe ES, Hidden Valley ES, Lewis Early Learning Academy, and Rincon Valley MS are complete.
- Division of State Architecture (DSA) approval is still pending for Piner HS, Brook Hill ES, Helen Lehman ES, Steele Lane ES, and SR Charter School for the Arts.

## Projects Closing Out:

### Brook Hill ES Roofing & HVAC

- Test and Balance of six warranty-replaced units has been completed.
- DSA certification requirements are being submitted.
- The original construction cost was board approved in the amount of \$5,556,507, and the final construction cost of \$5,023,933 represents a **savings of \$532,574** that will be used for other bond projects.

### Santa Rosa HS Softball Scoreboard Installation

- Project closeout is complete and DSA certification has been received.
- Original board approved construction cost was \$163,834, and final construction cost was \$123,785.73, representing a **savings of \$40,048.27** that will be used for other bond projects.

### CCLA Roofing & HVAC

- DSA certification is forthcoming after payment of final fees.
- The original construction cost was board-approved in the amount of \$12,053,054; the final actual construction cost was \$11,165,414.90 representing a **savings of \$887,639.10** that will be used for other bond projects.

### Exterior Painting

- Exterior painting is complete at Santa Rosa HS. As part of the project, there were also repairs made to the covered walkways at each side of the main building, with new lighting installed, and handrails at the main entrance.



- Painting is complete at Piner HS, Ridgway HS, Maria Carrillo HS, Hilliard Comstock MS, Herbert Slater MS, Albert Biella ES, and Proctor Terrace ES. Minor punch list items are being completed, and project closeout is underway.
- Extra paint has been provided at each site for district use, per contract.
- Exterior painting was completed in conjunction with the roofing and HVAC projects at Luther Burbank ES, Helen Lehman ES, and the new classroom building at Montgomery HS.
- Project closeout is in process.

### Gym Floor Refinishing

- All work has been completed for the gym floor refinishing at Piner HS, Elsie Allen HS, Maria Carrillo HS, and Hilliard Comstock MS. Work included a complete sanding down of the existing floors, restriping the sport courts, new painted logos, as well as replacement of a few damaged volleyball and badminton in-floor pole sleeves. Project closeout is in process.



*Elsie Allen High School*

### SLES Annex Fencing & Gate

- On June 12, 2024 the board approved a proposal from Ahlborn Steel for the installation of a gate and small portion of fencing at the front of the annex building. This was to protect students from entering the busy traffic lane that is in close proximity to the school's main entrance. Installation of the fencing is complete and punch list items are underway.