



# MONTHLY PROGRESS REPORT

Through

**May 2009**

**Current Measure A Bond  
Capital Improvement Projects**

Prepared by

O'Connor Construction Management, Inc.  
&  
Gilbane Building Company

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## EXECUTIVE SUMMARY

### CAPITAL PROJECTS

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

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

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

Construction began on this project in June 2008, with construction completion currently anticipated for June 15, 2009. The pool plaster and filling of the pool is planned for the first week in June. Of the \$5,013,750 project budget, 61%, or \$3,062,537 has been expended. Pending Change Orders are currently estimated to be \$94,988, which is approximately 24% of the \$389,887 construction contingency. The overall project is approximately 97% complete.

#### **Gunn High School – IA Building Construction/ Renovation**

Svala Construction began the underground work in late March within the building, and has prepared for the foundations and slab pour scheduled to occur in early June. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 22%, or \$970,115 has been expended. Pending Change Orders are currently estimated to be \$136,813, which is approximately 39% of the \$349,000 construction contingency. The overall project is approximately 45% complete.

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

Deems Lewis McKinley Architects has met with the Gunn High School program users in May to continue programming the New Classroom Buildings A & B. New Classroom Building A is a two story building consisting of 28 classrooms, conference room, restrooms and office space to replace relocatables and Titan Village. New Classroom Building B is a single story structure of six classrooms for world languages and support program, covered walkways and textbook storage. One more round of programming meetings will be in early June before summer break. The overall project is approximately 2% complete.

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

Deems Lewis McKinley Architects will work on the Parking and Drop-off project that will involve the reconfiguration of the existing parking and drop-off area. The District traffic engineer compiled data in May to study the configuration of the parking lots and drop-off area and submitted a preliminary draft transportation study. DLM started to review this study and will further develop improvements in the parking and drop off layout. This project will be constructed in two phases due to locating portable classrooms in the north section of the existing parking lot during construction of the new classroom buildings. The overall project is approximately 2% complete.

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

Deems Lewis McKinley Architects continued to meet with the athletics and physical education departments at Gunn High School through May. The new gym will accommodate basketball and volleyball courts, provide space for other physical education program functions, storage and restrooms. Gunn's facilities steering committee has recommended that the planned modernization work in the main gym be reduced in order to enlarge the new gym to house more seating capacity and a new lobby. The overall project is approximately 3% complete.

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

Verde submitted 95% design development documents on May 5, 2009 with the layout of a 1640 seat bleacher replacement project for the football stadium. This design would require removal of some trees therefore Verde also designed a layout of 1183 seats which reduces the number of trees removed. The proposed bleacher replacement schemes will be reviewed at the Facilities Steering Committee meeting on June 3, 2009, and then the board on June 23 prior to Verde finalizing design and submitting to DSA. It is anticipated that this project will be constructed in 2010, after completion of the football season. The overall project is approximately 7% complete.

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

Verde produced the 95% construction documents which were received and reviewed with the District in mid March and submitted to the Division of State Architect for review on March 19. General contractor prequalification packages were received on March 3 and six contractors were successful in prequalifying for this project. Due to delays in DSA review of this project and of the El Camino field project, this project will have to be deferred for construction in 2010, to provide athletic field space for athletics and physical education. The overall project is approximately 15% complete.

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

Deems Lewis McKinley Architects continued programming efforts for the new Classroom Building and the Media Arts Building. DLM will conduct a couple meetings in early June before the last day of school to continue design efforts through the summer. Following summer break, programming meetings will recommence in the Fall. The overall project is approximately 2% complete.

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

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

#### **Middle School Pre-Design**

AEDIS conducted the final rounds of advisory committee meetings and held a community meeting for each campus to present recommendations on accommodating enrollment growth, future campus utilization, and project prioritization. AEDIS will present concept plans for each campus based on staff and community input to the Board of Education on June 23 for discussion. The overall project is approximately 95% complete.

#### **Middle Schools Interim Classrooms – Jordan & JLS**

AEDIS received DSA approval in April for the design documents for the placement of four modular classrooms to accommodate anticipated growth at Jordan and JLS Middle Schools. Bids were received on May 14, 2009 and awarded to Coulter Construction for Jordan Middle School and Mark Electric for JLS Middle School following Board of Education approval on May 26, 2009. The contractor is scheduled to begin work on June 15, 2009. The overall project is approximately 55% complete.

#### **Elementary School Growth Plan**

Gelfand Partners, as part of this elementary school growth plan effort, has continued to identify other high priority projects at the elementary schools. Gelfand presented a proposed road map of projects for the District to consider and will continue to study the projects through next fall. The overall project is approximately 95% complete.

#### **Garland Elementary School Renovation**

AEDIS continued to work on refining the design with further input with the design committee on layout, with maintenance and operations on building systems and equipment, and scheduled site visits to the campus. AEDIS also presented project progress at a community meeting held in mid May, where community members provided input. The district also initiated geotechnical investigations and environmental reviews in May. AEDIS is scheduled to present schematic design to the Board of Education on June 2, 2009 for discussion. The overall project is approximately 5% complete.

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

Gelfand Partners continued to refine its design to develop a schematic design package and updated budget to the district in late May. Gelfand conducted subsequent meetings with maintenance and operations on building systems and equipment and Ohlone site committee group to continue their programming efforts. Gelfand also conducted a community meeting to hear feedback from parents and neighbors of Ohlone School. Gelfand will present their schematic design package to the Board of Education on June 2, 2009 for discussion. The overall project is approximately 5% complete.

**Elementary School Teaching Walls**

Gelfand Partners has produced construction documents for the installation of one teaching wall at each school, Duveneck and Escondido, this summer. The district put the documents out for an informal bid on May 26, 2009, scheduled a site visit on June 3, 2009 and will receive bids on June 12, 2009. The overall project is approximately 18% complete.

**Board Actions in May**

**May 12, 2009**

Consent 6 – Amendment to Agreement with VBN Architects for Additional Services

Action 13 – Authorization to Bid Summer Maintenance Projects

**May 26, 2009**

Action 13 – Authorization to Award Contracts for Construction of the El Camino Field at Palo Alto High School

Action 14 – Authorization to Award Contracts for Modular Building Installation at Ohlone Elementary and Jordan and JLS Middle Schools

Action 16 – Authorization to Close out Budget for Gunn High School AD-2 Renovation Project



# Consolidated Expenditure Report

*AccountAbility*

School Name - Project Name	Budget	Committed	Percentage of Budget Expended	Expenditures & Retentions	Contract Balance	Percentage Expended	Budget Variance
100 Gunn High School - High School Master Plan	115,000	87,075	59.57%	68,502	18,573	78.67%	27,925
101 Gunn High School - Aquatic Center	5,013,750	4,589,654	61.08%	3,062,537	1,527,116	66.73%	424,096
102 Gunn High School - I.A	5,518,518	4,329,811	17.58%	970,115	3,359,696	22.41%	1,188,707
103 Gunn High School - AD2- close out	5,777	5,777	100.00%	5,777	0.00	100.00%	0.00
104 Gunn High School - New classroom A & B	24,120,000	0.00	0.00%	0.00	0.00	0.00%	24,120,000
105 Gunn High School - Parking & Drop Off improvements	3,940,000	0.00	0.00%	0.00	0.00	0.00%	3,940,000
106 Gunn High School - New/Auxiliary Gymnasium	13,830,000	0.00	0.00%	0.00	0.00	0.00%	13,830,000
200 Palo Alto High Schools - High School Master Plan	115,000	87,575	60.75%	69,862		79.77%	27,425
201 Palo Alto High School - Bleacher	1,358,437	171,106	3.09%	42,025	129,080	24.56%	1,187,331
202 Palo Alto High School - Multi-Use Field (Multi-Fund)	4,078,054	412,342	5.48%	223,669	188,673	54.24%	3,665,712
203 Palo Alto high School - New classroom & Media Art Building	34,220,000	0.00	0.00%	0.00	0.00	0.00%	34,220,000
204 Palo Alto High School - New Theater	17,720,000	0.00	0.00%	0.00	0.00	0.00%	17,720,000
300 Jordan Middle School - Middle School Pre-Design	33,665	14,627	29.41%	9,902		67.70%	19,038
301 Jordan Middle Schools - Interim Classrooms (3)	600,342	144,961	4.31%	25,866	119,095	17.84%	455,381
400 J.L.S Middle School - Middle School Pre-Design	33,669	14,627	29.41%	9,902	4,725	67.70%	19,042
401 J.L.S Middle School - Interim Classrooms (3)	446,844	117,378	5.03%	22,498	94,880	19.17%	329,466
500 Terman Middle School - Middle School Pre- Design	33,666	14,627	29.41%	9,902	4,725	67.70%	19,039
600 PAUSD Elementary Schools - Elementary Growth Plan	145,000	62,700	34.70%	50,310	12,390	80.24%	82,300
601 Garland Elementary School - Phase I	22,178,544	1,367,627	0.37%	81,525	1,286,103	5.96%	20,810,917
602 Ohlone Elementary School - Phase I	11,667,965	960,738	0.94%	109,617	851,121	11.41%	10,707,227
603 Elementary Schools - Elem Teaching Wall Project	7,044,987	76,436	0.20%	14,033	62,403	18.36%	6,968,551
699 Elementary Schools - Reserved	57,641,783	0	0.00%	0.00	0.00	0.00%	57,641,783
900 PAUSD - Program Admin.	1,461,135	1,193,517	51.17%	747,719	445,798	62.65%	267,618
901 PAUSD - Technology	1,935,000	1,463,412	75.42%	1,459,327	4,086	99.72%	471,588
Palo Alto High School - Close-Paly Aquatic Lights- Move to Fund G	0.00	0.00		0.00	0.00	0.00%	0.00
PAUSD - Reserved-Unallocated Fund Bal.	0.00	0.00		0.00	0.00	0.00%	0.00
	<b>276,934,214</b>	<b>15,113,990</b>	<b>2.52%</b>	<b>6,983,089</b>	<b>8,130,901</b>	<b>46.20%</b>	<b>261,820,224</b>









ID	Task Name	Duration	Start	Finish	2008				2009				2010				2011				2012				2013				2014			
					Q1 '08	Q2 '08	Q3 '08	Q4 '08	Q1 '09	Q2 '09	Q3 '09	Q4 '09	Q1 '10	Q2 '10	Q3 '10	Q4 '10	Q1 '11	Q2 '11	Q3 '11	Q4 '11	Q1 '12	Q2 '12	Q3 '12	Q4 '12	Q1 '13	Q2 '13	Q3 '13	Q4 '13	Q1 '14	Q2 '14		
703	Bid & Award Phase	88 days	Tue 3/3/09	Thu 7/2/09																												
718	Construction Phase	65 days	Thu 7/2/09	Wed 9/30/09																												
721	Post Construction Phase	14 days	Thu 10/1/09	Tue 10/20/09																												
733	MULTI USE FIELD IMPROVEMENTS	352 days	Mon 11/3/08	Tue 3/9/10																												
734	DESIGN	101 days	Mon 11/3/08	Mon 3/23/09																												
735	Preliminary Plans Phase	27 days	Mon 11/3/08	Tue 12/9/08																												
742	Working Drawing Phase	74 days	Wed 12/10/08	Mon 3/23/09																												
752	DSA	74 days	Tue 3/24/09	Fri 7/3/09																												
753	DSA Review & Approval	74 days	Tue 3/24/09	Fri 7/3/09																												
757	CONSTRUCTION	196 days	Tue 6/9/09	Tue 3/9/10																												
758	Bid & Award Phase	42 days	Tue 6/9/09	Wed 8/5/09																												
773	Construction Phase	141 days	Wed 8/5/09	Wed 2/17/10																												
776	Post Construction Phase	14 days	Thu 2/18/10	Tue 3/9/10																												
783	HOME SIDE BLEACHER IMPROVEMENTS	526 days	Mon 11/3/08	Mon 11/8/10																												
784	DESIGN	179 days	Mon 11/3/08	Thu 7/9/09																												
785	Preliminary Plans Phase	27 days	Mon 11/3/08	Tue 12/9/08																												
792	Working Drawing Phase	152 days	Wed 12/10/08	Thu 7/9/09																												
802	DSA	104 days	Fri 7/10/09	Wed 12/2/09																												
803	DSA Review & Approval	104 days	Fri 7/10/09	Wed 12/2/09																												
807	CONSTRUCTION	262 days	Fri 11/6/09	Mon 11/8/10																												
808	Bid & Award Phase	88 days	Fri 11/6/09	Tue 3/9/10																												
823	Construction Phase	161 days	Tue 3/9/10	Tue 10/19/10																												
826	Post Construction Phase	14 days	Wed 10/20/10	Mon 11/8/10																												
835	NEW CLASSROOM BUILDING AND MEDIA ARTS BUILDING	959 days?	Mon 4/20/09	Thu 12/20/12																												
836	PLANNING	47 days	Mon 4/20/09	Tue 6/23/09																												
837	Programing Phase	47 days	Mon 4/20/09	Tue 6/23/09																												
846	DESIGN	306 days	Wed 6/24/09	Wed 8/25/10																												
847	Preliminary Plans Phase	137 days	Wed 6/24/09	Thu 12/31/09																												
860	Working Drawing Phase	93 days	Fri 1/1/10	Tue 5/11/10																												
979	Interim housing	130 days	Thu 2/25/10	Wed 8/25/10																												
871	DSA	136 days	Wed 5/12/10	Wed 11/17/10																												
872	DSA Review & Approval	136 days	Wed 5/12/10	Wed 11/17/10																												
878	CONSTRUCTION	552 days?	Wed 11/10/10	Thu 12/20/12																												
879	Bid & Award Phase	80 days	Wed 11/10/10	Tue 3/1/11																												
895	Construction Phase	436 days?	Wed 3/2/11	Wed 10/31/12																												
898	Post Construction Phase	36 days	Thu 11/1/12	Thu 12/20/12																												
905	NEW THEATER AND SITEWORK	1157 days	Mon 8/24/09	Tue 1/28/14																												
906	PLANNING	116 days	Mon 8/24/09	Mon 2/1/10																												
907	Programing Phase	116 days	Mon 8/24/09	Mon 2/1/10																												
917	DESIGN	287 days	Tue 2/2/10	Wed 3/9/11																												
918	Preliminary Plans Phase	152 days	Tue 2/2/10	Wed 9/1/10																												
932	Working Drawing Phase	135 days	Thu 9/2/10	Wed 3/9/11																												
943	DSA	186 days	Thu 3/10/11	Thu 11/24/11																												
944	DSA Review & Approval	186 days	Thu 3/10/11	Thu 11/24/11																												
950	CONSTRUCTION	574 days	Thu 11/17/11	Tue 1/28/14																												
951	Bid & Award Phase	137 days	Thu 11/17/11	Fri 5/25/12																												
967	Construction Phase	401 days	Mon 5/28/12	Mon 12/9/13																												
970	Post Construction Phase	36 days	Tue 12/10/13	Tue 1/28/14																												

## High School Master Plan



### A. PROJECT TEAM

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

### B. PROJECT STATUS

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

### C. CONTRACT TIME

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

### D. BUDGET/FUNDING

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

  - Percent of Budget Expended 59.6%

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

### F. PROJECT OVERVIEW:

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

Gunn High School  
Aquatic Center



A. PROJECT TEAM

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

B. CONSTRUCTION

- Construction began on this project in June 2008, with construction completion currently anticipated for June 15, 2009. The pool plaster and filling of the pool is planned for the first week in June. Of the **\$5,013,750** project budget, **61%**, or **\$3,062,537** has been expended. Pending Change Orders are currently estimated to be **\$94,988**, which is approximately **24%** of the **\$389,887** construction contingency. The overall project is approximately **97%** complete.

C. CONTRACT TIME

- |                             |                |                           |                  |
|-----------------------------|----------------|---------------------------|------------------|
| • Current Phase:            | Construction   | • Original Contract Days: | 300 Days         |
| • Notice To Proceed:        | June 20, 2009  | • Total Days Elapsed:     | 343 Days         |
| • Contract Completion Date: | April 18, 2009 | • Total Days Remaining:   | <b>(43)</b> Days |
|                             |                | • Rain Days:              | 20 Days          |

D. BUDGET/FUNDING

•		<u>Funding</u>	<u>Budget</u>	
	State Funds		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		61.1%	

E. CONTINGENCY

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$294,899
- Percent Of Changes 24%  
(Change Orders + Construction Change Directives vs. Original Contract)

F. BOND PROJECT LIST REFERENCE: 3.12

G. PROJECT OVERVIEW:

- This project completion has extended past the contract completion date due to weather and DSA review delays. The project is projected to be within budget upon completion.

Gunn High School  
Industrial Arts (IA) Renovation



A. PROJECT TEAM

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

B. PROJECT STATUS

- Svala Construction began the underground work in late March within the building, and has prepared for the foundations and slab pour scheduled to occur in early June. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 17.6%, or \$970,115 has been expended. Pending Change Orders are currently estimated to be \$136,813, which is approximately 39% of the \$349,000 construction contingency. The overall project is approximately 45% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

•		<u>Funding</u>	<u>Budget</u>	
	State Funds			0
	Bond Funds	\$5,518,518	Salaries and Benefits	\$0
	Other	\$0	Supplies	\$0
	<b>Total</b>	<b>\$5,518,518</b>	Contracts & Services	\$1,267,676
			Construction & Equipment	\$4,154,000
			Contingency	\$96,842
			<b>Total</b>	<b>\$5,518,518</b>
•	Percent of Budget Expended		17.6%	

E. CONTINGENCY

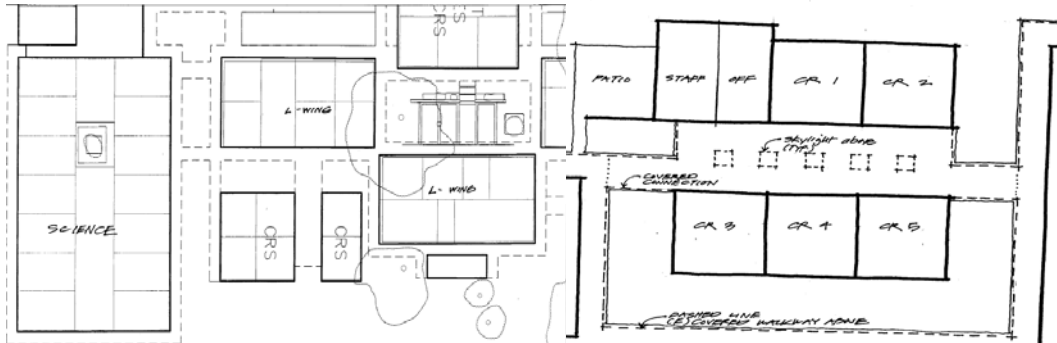
- Starting Contingency Balance \$349,000
- Remaining Contingency Balance \$335,780
- Percent Of Changes 4%  
(Change Orders + Construction Change Directives vs. Original Contract)

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

G. PROJECT OVERVIEW:

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

Gunn High School  
New Classroom Buildings A & B



A. PROJECT TEAM

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

B. PROJECT STATUS

- Deems Lewis McKinley Architects has met with the Gunn High School program users in May to continue programming the New Classroom Buildings A & B. New Classroom Building A is a two story building consisting of 28 classrooms, conference room, restrooms and office space to replace relocatables and Titan Village. New Classroom Building B is a single story structure of six classrooms for world languages and support program, covered walkways and textbook storage. One more round of programming meetings will be in early June before summer break. The overall project is approximately 2% complete.

C. CONTRACT TIME

- Current Phase: Programming/Conceptual Design
- Planned Completion for Current Phase: September 1, 2009

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0%

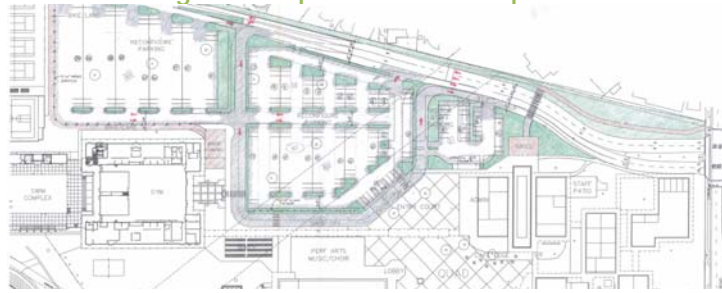
E. BOND PROJECT LIST REFERENCE: 3.1, 3.3, 3.4

F. PROJECT OVERVIEW:

- This project programming phase has commenced.



Gunn High School  
Parking and Drop-off Sitework Improvement



E. PROJECT TEAM

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

F. PROJECT STATUS

- Deems Lewis McKinley Architects will work on the Parking and Drop-off project that will involve the reconfiguration of the existing parking and drop-off area. The District traffic engineer compiled data in May to study the configuration of the parking lots and drop-off area and submitted a preliminary draft transportation study. DLM started to review this study and will further develop improvements in the parking and drop off layout. This project will be constructed in two phases due to locating portable classrooms in the north section of the existing parking lot during construction of the new classroom buildings. The overall project is approximately 2% complete.

G. CONTRACT TIME

- Current Phase: Preliminary Plans
- Planned Completion for Current Phase: June 21, 2009

H. BUDGET/FUNDING

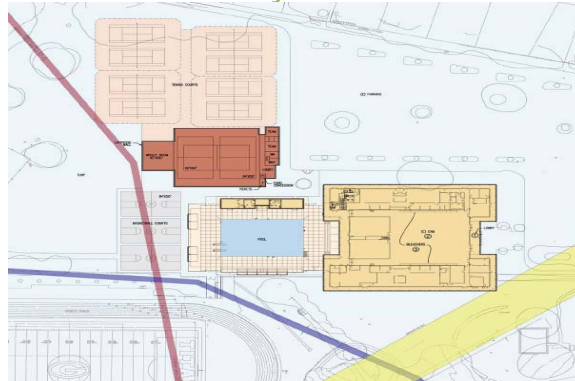
• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$3,940,000	Supplies	\$0
Other	\$0	Contracts & Services	\$898,978
<b>Total</b>	<b>\$3,940,000</b>	Construction & Equipment	\$ 2,919,840
		Contingency	\$ 121,182
		<b>Total</b>	<b>\$3,940,000</b>
• Percent of Budget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

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

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

Gunn High School  
New Gymnasium



A. PROJECT TEAM

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

B. PROJECT STATUS

- Deems Lewis McKinley Architects continued to meet with the athletics and physical education departments at Gunn High School through May. The new gym will accommodate basketball and volleyball courts, provide space for other physical education program functions, storage and restrooms. Gunn's facilities steering committee has recommended that the planned modernization work in the main gym be reduced in order to enlarge the new gym to house more seating capacity and a new lobby. The overall project is approximately 3% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0%

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

F. PROJECT OVERVIEW:

- Programming for this project has commenced on schedule. Modernization of existing gym may be reduced to allow constructing a larger new gymnasium building.



Palo Alto High School  
Home-side Bleacher Replacement



A. PROJECT TEAM

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

B. PROJECT STATUS

- Verde submitted 95% design development documents on May 5, 2009 with the layout of a 1640 seat bleacher replacement project for the football stadium. This design would require removal of some trees therefore Verde also designed a layout of 1183 seats which reduces the number of trees removed. The proposed bleacher replacement schemes will be reviewed at the Facilities Steering Committee meeting on June 3, 2009, and then the board on June 23 prior to Verde finalizing design and submitting to DSA. It is anticipated that this project will be constructed in 2010, after completion of the football season. The overall project is approximately 7% complete.

C. CONTRACT TIME

- Current Phase: Working Drawings
- Planned Completion for Current Phase: Pending board approval of size

D. BUDGET/FUNDING

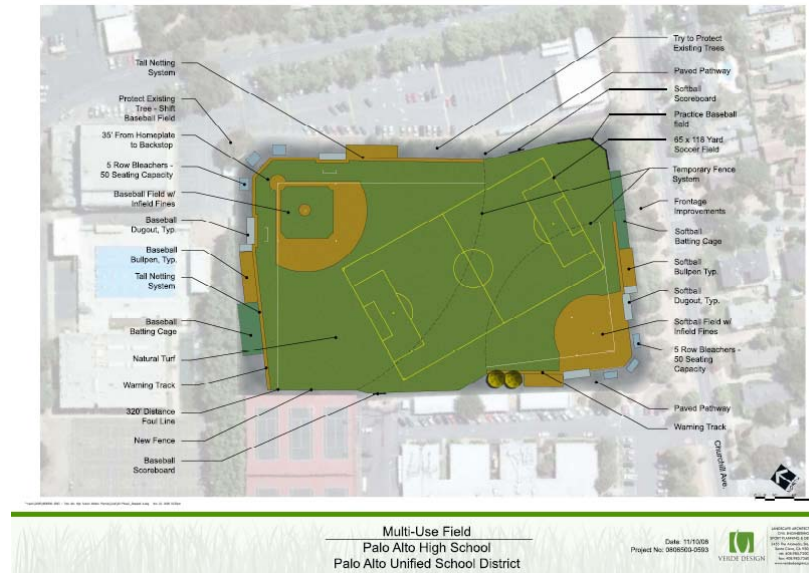
- | <u>Funding</u> |                    | <u>Budget</u>            |                    |
|----------------|--------------------|--------------------------|--------------------|
| State Funds    | \$0                | Salaries and Benefits    | \$0                |
| Bond Funds     | \$1,358,437        | Supplies                 | \$0                |
| Other          | \$0                | Contracts & Services     | \$221,281          |
| <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 3.1%

E. BOND PROJECT LIST REFERENCE: 4.13

F. PROJECT OVERVIEW:

- District has requested that board approve size of bleacher section in relation to sycamore trees proposed to be removed. This will delay submission to DSA, and possibly construction period for next summer depending on DSA review time.

Palo Alto High School  
Multi-Use Field



A. PROJECT TEAM

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

B. PROJECT STATUS

- Verde produced the 95% construction documents which were received and reviewed with the District in mid March and submitted to the Division of State Architect for review on March 19. General contractor prequalification packages were received on March 3 and six contractors were successful in prequalifying for this project. Due to delays in DSA review of this project and of the El Camino field project, this project will have to be deferred for construction in 2010, to provide athletic field space for athletics and physical education. The overall project is approximately 15% complete.

C. CONTRACT TIME

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

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
<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>

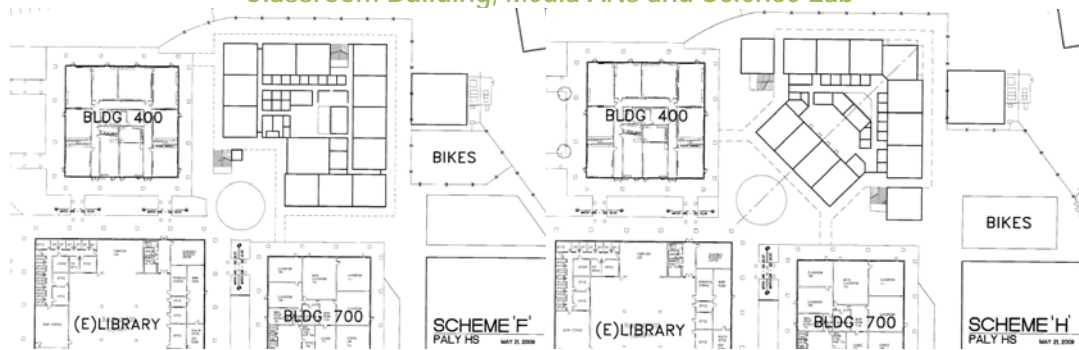
- Percent of Budget Expended 5.5%

E. BOND PROJECT LIST REFERENCE: 4.14

F. PROJECT OVERVIEW:

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

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



A. PROJECT TEAM

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

B. PROJECT STATUS

- Deems Lewis McKinley Architects continued programming efforts for the new Classroom Building and the Media Arts Building. DLM will conduct a couple meetings in early June before the last day of school to continue design efforts through the summer. Following summer break, programming meetings will recommence in the Fall. The overall project is approximately 2% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

- |                |                     |                          |                     |
|----------------|---------------------|--------------------------|---------------------|
| <u>Funding</u> |                     | <u>Budget</u>            |                     |
| State Funds    | \$0                 | Salaries and Benefits    | \$0                 |
| Bond Funds     | \$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%

E. BOND PROJECT LIST REFERENCE: 4.1 - 4.3

F. PROJECT OVERVIEW:

- Programming is continuing on this project.

**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**

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

**C. CONTRACT TIME**

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

**D. BUDGET/FUNDING**

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

- Percent of Budget Expended 0%

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

**F. PROJECT OVERVIEW:**

- This project has not yet commenced.

## Middle School Pre-Design



### A. PROJECT TEAM

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

### B. PROJECT STATUS

- AEDIS conducted the final rounds of advisory committee meetings and held a community meeting for each campus to present recommendations on accommodating enrollment growth, future campus utilization, and project prioritization. AEDIS will present concept plans for each campus based on staff and community input to the Board of Education on June 23 for discussion. The overall project is approximately 95% complete.

### C. CONTRACT TIME

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

### D. BUDGET/FUNDING

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

- Percent of Budget Expended 29.4%

### E. BOND PROJECT LIST REFERENCE: 2.1 – 2.12

### F. PROJECT OVERVIEW:

- This project on schedule and under budget.



## Elementary School Growth Plan



### A. PROJECT TEAM

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

### B. PROJECT STATUS

- Gelfand Partners, as part of this elementary school growth plan effort, has continued to identify other high priority projects at the elementary schools. Gelfand presented a proposed road map of projects for the District to consider and will continue to study the projects through next fall. The overall project is approximately 95% complete.

### C. CONTRACT TIME

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

### D. BUDGET/FUNDING

		<u>Funding</u>	<u>Budget</u>
• State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$145,000	Supplies	\$1,000
<u>Other</u>	<u>\$0</u>	Contracts & Services	\$119,000
<b>Total</b>	<b>\$ 145,000</b>	Construction & Equipment	\$0
		<u>Contingency</u>	<u>\$25,000</u>
		<b>Total</b>	<b>\$145,000</b>

- Percent of Budget Expended 34.7%

### E. BOND PROJECT LIST REFERENCE: 1.1

### F. PROJECT OVERVIEW:

- This project finished on time and under budget. The district has requested a proposal from Gelfand for the next round of elementary school projects.



Garland Elementary School  
Campus Modernization



A. PROJECT TEAM

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

B. PROJECT STATUS

- AEDIS continued to work on refining the design with further input with the design committee on layout, with maintenance and operations on building systems and equipment, and scheduled site visits to the campus. AEDIS also presented project progress at a community meeting held in mid May, where community members provided input. The district also initiated geotechnical investigations and environmental reviews in May. AEDIS is scheduled to present schematic design to the Board of Education on June 2, 2009 for discussion. The overall project is approximately 5% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

•		<u>Funding</u>	<u>Budget</u>	
	State Funds	\$0	Salaries and Benefits	\$0
	Bond Funds	\$22,178,544	Supplies	\$0
	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			0.37%

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

F. PROJECT OVERVIEW:

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

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



**A. PROJECT TEAM**

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

**B. PROJECT STATUS**

- Gelfand Partners continued to refine its design to develop a schematic design package and updated budget to the district in late May. Gelfand conducted subsequent meetings with maintenance and operations on building systems and equipment and Ohlone site committee group to continue their programming efforts. Gelfand also conducted a community meeting to hear feedback from parents and neighbors of Ohlone School. Gelfand will present their schematic design package to the Board of Education on June 2, 2009 for discussion. The overall project is approximately 5% complete.

**C. CONTRACT TIME**

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

**D. BUDGET/FUNDING**

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

- Percent of Budget Expended 0.94%

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

**F. PROJECT OVERVIEW:**

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



**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.