



MONTHLY PROGRESS REPORT

Through

September 2009

**Current Measure A Bond
Capital Improvement Projects**

Prepared by

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

TABLE OF CONTENTS

Executive Summary	page 3
Attachment 1 – Consolidated Expenditure Report	
Attachment 2 – Master Project Schedule	
Capital Projects	
High School Master Plan	page 5
Gunn High School – Aquatic Center	page 6
Gunn High School – Industrial Arts Renovation	page 7
Gunn High School – New Classroom Buildings A & B	page 8
Gunn High School – Parking and Drop-off Sitework Improvement	page 9
Gunn High School – New Gymnasium	page 10
Palo Alto High School – Home-side Bleacher Replacement	page 11
Palo Alto High School – Multi-use Field	page 12
Palo Alto High School – Classroom Building and Media Arts	page 13
Palo Alto High School – Theater and Associated Site Improvements	page 14
Jordan Middle School	page 15
J.L. Stanford Middle School	page 16
Terman Middle School	page 17
Garland Elementary School	page 18
Ohlone Elementary School	page 19
Elementary School Teaching Walls	page 20
Appendix	
Exhibit A – Bond Project List	

EXECUTIVE SUMMARY

CAPITAL PROJECTS

High School Master Plan

DLM Architects has completed the initial draft master plan for the High Schools, which was approved by the board on March 31, 2009. The CEQA process for both high schools has commenced, with a planned to publish the Initial Study on October 5, 2009. The CEQA Initial Study has been completed and will be posted for Public Review both online and in the District office. The final master plan report will be produced after the CEQA process is complete, with all findings and mitigation measures to be incorporated.

Gunn High School – Aquatic Center

The pool was open for use on June 15, 2009. The shade structure is currently being installed and should be completed by October 14. The ribbon cutting is scheduled for October 27, 2009. Of the \$5,013,750 project budget, 95.6%, or \$4,548,205 has been expended. Pending Change Orders are currently estimated to be \$149,016, which is approximately 38% of the \$389,887 construction contingency. The overall project is complete.

Gunn High School – IA Building Construction/ Renovation

Svala Construction has completed HVAC and electrical rough-in and the building is currently 'closed' for rain protection, and drywall installation has begun. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 62.4% or \$2,775,308 has been expended. Pending change orders are currently estimated to be \$123,479 which is approximately 35% of the \$349,000 construction contingency. The overall project is approximately 86% complete.

Gunn High School – New Classroom Buildings A & B

DLM received board approval on September 22, 2009 to proceed with schematic design. Meetings with the Math and English departments have commenced to review interior elevations, built-in furnishings and equipment for typical classrooms. DLM is scheduled to present the final schematic design for this building to the board in December 2009. The overall project is approximately 4% complete.

Gunn High School – Parking and Drop-off Sitework Improvement

DLM and the district's traffic consultant have met with the City School Traffic Safety Committee to review the Group 1 projects and the potential impacts on traffic and parking. Design of the interim parking and drop off plan will be incorporated into the portable relocation project. The project is scheduled to begin construction after completion of the new classroom buildings and the new gymnasium. The overall project is approximately 2% complete.

Gunn High School – New Gymnasium

DLM received board approval on September 22, 2009 to proceed with schematic design. DLM met with the Athletic and PE departments to finalize the floor plans. The existing gymnasium modernization scope includes the wrestling room and a PE classroom. DLM will also meet with the PE department to review interior elevations, finishes, and major equipment. The overall project is approximately 4% complete.

Palo Alto High School – Home Bleacher Replacement

Verde Design has submitted working drawings for the bleachers to DSA for review. The board will review an update to the project that will include replacement of the visitors side bleachers in October. This project will be constructed during the summer 2010. The overall project is approximately 24% complete.

Palo Alto High School – Multi-use Field

Final approval has been received by DSA to bid this project, which is scheduled for early 2010. Construction is scheduled to begin in May after completion of the baseball and softball seasons. The overall project is approximately 24% complete.

Palo Alto High School – Classroom Building and Media Arts Building

DLM received board approval on September 22, 2009 to proceed with schematic design. DLM met with the Math and History/Social Sciences departments to review interior elevations, built-in furnishings and equipment for the typical classrooms. In addition, DLM reviewed furnishing, equipment, and major finishes with the Media Arts department. The overall project is approximately 4% complete.

Palo Alto High School – Theater and Associated Site Improvements

DLM and their theater consultant, the Shalleck Group, conducted an informational meeting for the theater arts departments, and received each department's program statements. The Shalleck Group will return in October with a project program for review with the departments. The campus has also submitted a grant application for Proposition 1D funding for this project, which will be responded to in December.

Jordan Middle School

The Board of Education approved the Jordan conceptual plan on September 8, 2009. AEDIS commenced schematic design with the first round of programming meetings with the design groups on September 17. AEDIS is scheduled to return to the design groups with initial layouts in early October that reflects input from the design committee. Soils testing and survey work is being scheduled for early October.

J.L. Stanford Middle School

AEDIS presented recommended conceptual plans for J.L. Stanford to the Board of Education and received approval on September 8 to move into schematic design. AEDIS will begin schematic design with a kick-off meeting and the first round of programming meetings in late October. Soils testing and survey work will commence in October.

Terman Middle School

AEDIS presented recommended conceptual plans for Terman and received approval on September 8 to move into schematic design. AEDIS will begin schematic design with a kick-off meeting and the first round of programming meetings in early October. Soils testing and survey work will commence in October.

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.

Ohlone Elementary School – New Classroom Building and Modernization

Gelfand Partners submitted the design development drawings on September 21, 2009 for district review. The district will be reviewing the plans and cost estimate to ensure program requirements are met and that the design is within budget. Gelfand Partners also met with the district's traffic engineer in September to discuss the parking lot design improvements and will be presenting their design to the City School Traffic Safety Committee in October. The overall project is approximately 9% complete.

Elementary School Teaching Walls

The pilot project teaching walls that were installed at Duveneck and Escondido were reviewed with faculty for feedback on September 9, 2009. After receiving feedback from faculty and staff, Gelfand Partners is moving ahead with studying five school sites for the first phase of campus-wide installation and working on design development documents for these school sites. Gelfand will submit the design development drawings in late October for district review. The overall project is approximately 22% complete.

Board Actions in September

September 8, 2009

Consent 7 – Authorization to Issue Addendum No. 3 to Deems Lewis McKinley Architecture

Consent 8 – Furnishings and Equipment Budget for Gunn High School – Industrial Arts Building

Action 12 – Approval of Conceptual Design and Projects for Jordan, J.L. Stanford, and Terman Middle Schools

September 22, 2009

Action 8 – Approval of Conceptual Design for Gunn High School and Authorization to Proceed with Schematic Design

Action 9 – Approval of Conceptual Design for Palo Alto High School and Authorization to Proceed with Schematic Design

**Palo Alto Unified School District
Measure A Strong Schools Bond
9/30/09**

School Name - Project Name	Budget	Committed	Expenditures	Percent of Budget Expended	Contract Balance	Percentage Expended	Budget Balance
Gunn High School - High School Master Plan	115,000	90,635	75,850	66.0%	14,785	83.69%	24,365
Gunn High School 1 - Aquatic Center	5,013,750	4,976,070	4,159,527	83.0%	816,543	83.59%	37,680
Gunn High School 2 - I.A	5,576,500	4,661,781	2,768,255	49.6%	1,893,526	59.38%	914,719
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	1,262,320	79,369	0.33%	1,182,951	6.29%	22,857,680
Gunn High School 5 - Parking & Drop Off improvements	3,940,000	214,620	511	0.01%	214,109	0.24%	3,725,380
Gunn High School 6- New/Auxiliary Gymnasium	13,830,000	821,629	22,494	0.16%	799,135	2.74%	13,008,371
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	91,238	75,949	66.0%	15,289	83.24%	23,762
Palo Alto High School 1 - Bleacher	1,358,437	128,436	88,500	6.51%	39,936	68.91%	1,230,001
Palo Alto High School 2 - Multi-Use Field (Multi-Fund)	3,002,063	302,857	197,975	6.59%	104,882	65.37%	2,699,206
Palo Alto high School 3 - New classroom & Media Art Building	34,220,000	1,816,755	105,198	0.31%	1,711,557	5.79%	32,403,245
Palo Alto High School 4 - New Theater	17,720,000	1,026,210	977	0.01%	1,025,233	0.10%	16,693,790
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	164,557	112,576	18.8%	51,981	68.41%	435,785
Jordan Middle School - Reserved	17,943,194	0	0	0.0%	0	0.00%	17,943,194
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	283,925	208,824	46.7%	75,101	73.55%	162,919
J.L.S Middle School - Reserved	17,184,699	0	0	0.0%	0	0.00%	17,184,699
Terman Middle School - Middle School Pre- Design	33,666	14,627	13,386	39.8%	1,241	91.52%	19,039
Terman Middle School - Reserved	12,850,071	0	0	0.0%	0	0.00%	12,850,071
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	1,323,107	173,543	0.78%	1,149,564	13.12%	20,855,437
Ohlone Elementary School 1- Phase I	11,667,965	956,256	199,036	1.7%	757,220	20.81%	10,711,709
Elementary Schools 1 - Elem Teaching Wall Project	7,044,987	105,454	62,679	0.89%	42,775	59.44%	6,939,533
Elementary Schools - Reserved	57,641,783	0	0	0.0%	0	0.00%	57,641,783
PAUSD - Program Admin. **	3,353,097	4,911,276	1,407,313	42.0%	3,503,963	28.65%	-1,558,179
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	332,126,576	24,922,138	11,512,725		13,409,413		307,204,438

** Construction Management (Gilbane) contract, \$2,346,912, cause the negative budget balance and it will be distributed to each project budget.

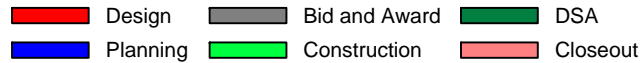
Activity ID	Phase	Activity Name	Original Duration	Start	Finish	2008				2009				2010				2011				2012				2013				2014			
						J	J	A	S	J	A	J	A	J	A	J	A	J	J	J	A	J	F	A	J	A	J	J	A	S	J	J	A
Gunn Pool Replacement																																	
	CONSTRUCTION		375	04-Jun-08 A	10-Nov-09	[Gantt bar: 04-Jun-08 to 10-Nov-09]																											
Gunn- Industrial Arts Renovation																																	
	Planning		0																														
	Design		0																														
	Bid and Award		61	30-Sep-09	24-Dec-09	[Gantt bar: 30-Sep-09 to 24-Dec-09]																											
	DSA		45	30-Sep-09	01-Dec-09	[Gantt bar: 30-Sep-09 to 01-Dec-09]																											
	Construction		283	02-Feb-09 A	03-Mar-10	[Gantt bar: 02-Feb-09 to 03-Mar-10]																											
Gunn - New Classroom Building																																	
	PLANNING		111	20-Apr-09 A	07-Oct-09	[Gantt bar: 20-Apr-09 to 07-Oct-09]																											
	DESIGN		248	02-Sep-09 A	13-Aug-10	[Gantt bar: 02-Sep-09 to 13-Aug-10]																											
	DSA		182	18-Jun-10	28-Feb-11	[Gantt bar: 18-Jun-10 to 28-Feb-11]																											
	CONSTRUCTION		504	01-Mar-11	01-Feb-13	[Gantt bar: 01-Mar-11 to 01-Feb-13]																											
Gunn - Parking and Drop Off																																	
	PLANNING		72	17-Sep-09 A	08-Dec-09	[Gantt bar: 17-Sep-09 to 08-Dec-09]																											
	DESIGN		220	09-Dec-09	12-Oct-10	[Gantt bar: 09-Dec-09 to 12-Oct-10]																											
	DSA		133	13-Oct-10	15-Apr-11	[Gantt bar: 13-Oct-10 to 15-Apr-11]																											
	CONSTRUCTION		246	01-May-13	09-Apr-14	[Gantt bar: 01-May-13 to 09-Apr-14]																											
Paly - Central Plant Assesment																																	
	CEQA Process		89	24-Jun-09 A	26-Oct-09	[Gantt bar: 24-Jun-09 to 26-Oct-09]																											
Paly - Landscape Master Plan																																	
	CEQA Process		61	22-Sep-09 A	15-Dec-09	[Gantt bar: 22-Sep-09 to 15-Dec-09]																											
CEQA Process																																	
	CEQA Process		76	01-Jul-09 A	16-Dec-09	[Gantt bar: 01-Jul-09 to 16-Dec-09]																											

■ Design
 ■ Bid and Award
 ■ DSA
■ Planning
 ■ Construction
 ■ Closeout

Activity ID	Phase	Activity Name	Original Duration	Start	Finish	2008				2009				2010				2011				2012				2013				2014			
						J	J	J	A	J	A	J	J	J	A	J	J	J	J	J	A	J	F	A	J	J	J	A	J	J	J	J	J
Gunn New Gymnasium																																	
	PLANNING		111	21-Apr-09 A	22-Sep-09 A																												
	DESIGN		211	16-Sep-09 A	30-Jun-10																												
	DSA		173	01-Jul-10	28-Feb-11																												
	CONSTRUCTION		826	30-Sep-09	28-Nov-12																												
Paly - Home Side Bleachers																																	
	PLANNING		0	17-Aug-09 A	08-Nov-10																												
	DESIGN		175	17-Aug-09 A	29-Apr-10																												
	DSA		87	01-Oct-09 A	28-Jan-10																												
	CONSTRUCTION		219	06-Jan-10	08-Nov-10																												
Paly - Multi Use Field Improvements																																	
	PLANNING		52	03-Nov-08 A	13-Jan-09 A																												
	DESIGN		68	03-Nov-08 A	17-Feb-09 A																												
	DSA		161	18-Feb-09 A	30-Sep-09 A																												
	CONSTRUCTION		248	04-Jan-10	16-Nov-10																												
Paly New Classroom Building & Medi...																																	
	PLANNING		112	20-Apr-09 A	22-Sep-09 A																												
	DESIGN		246	23-Sep-09 A	01-Sep-10																												
	DSA		176	28-Jun-10	28-Feb-11																												
	CONSTRUCTION		965	01-Mar-11	03-Nov-14																												
Paly - New Theater and Sitework																																	
	PLANNING		1248	09-Sep-09 A	11-Jun-14																												

■ Design
 ■ Bid and Award
 ■ DSA
■ Planning
 ■ Construction
 ■ Closeout

Activity ID	Phase	Activity Name	Original Duration	Start	Finish	2008												2009												2010												2011												2012												2013												2014											
						J	J	J	A	S	J	J	A	J	J	A	S	J	J	A	J	J	A	S	J	J	A	S	J	J	A	S	J	J	A	S	J	J	A	S	J	J	A	S	J	J	A	S	J	J	A	S																																					
PLANNING			142	09-Sep-09 A	16-Mar-10																																																																																				
DESIGN			272	17-Mar-10	31-Mar-11																																																																																				
DSA			172	01-Apr-11	28-Nov-11																																																																																				
CONSTRUCTION			662	29-Nov-11	11-Jun-14																																																																																				
Paly - El Camino Field Improvements			252	16-Dec-08 A	17-Nov-09																																																																																				
DESIGN			205	16-Dec-08 A	09-Feb-09 A																																																																																				
DSA			51	10-Feb-09 A	01-Jun-09 A																																																																																				
CONSTRUCTION			158	24-Mar-09 A	17-Nov-09																																																																																				
Jordan New Classroom Wing & Mode...			1077	03-Nov-08 A	18-Dec-12																																																																																				
PLANNING			225	03-Nov-08 A	30-Sep-09																																																																																				
DESIGN			219	17-Sep-09 A	20-Jul-10																																																																																				
DSA			179	21-Jul-10	28-Mar-11																																																																																				
CONSTRUCTION			457	21-Mar-11	18-Dec-12																																																																																				
Stanford New Classroom Wing			1153	03-Nov-08 A	10-Apr-13																																																																																				
PLANNING			279	03-Nov-08 A	08-Sep-09 A																																																																																				
DESIGN			252	13-Oct-09	29-Sep-10																																																																																				
DSA			173	30-Sep-10	30-May-11																																																																																				
CONSTRUCTION			493	23-May-11	10-Apr-13																																																																																				
Terman Admin Wing Addition & Mode...			1171	03-Nov-08 A	03-May-13																																																																																				
PLANNING			196	03-Nov-08 A	09-Sep-09 A																																																																																				
DESIGN			236	06-Oct-09	31-Aug-10																																																																																				



High School Master Plan Palo Alto HS and Gunn HS



A. PROJECT TEAM

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

B. PROJECT STATUS

DLM Architects has completed the initial draft master plan for the High Schools, which was approved by the board on March 31, 2009. The CEQA process for both high schools has commenced, with a planned to publish the Initial Study on October 5, 2009. The CEQA Initial Study has been completed and will be posted for Public Review both online and in the District office. The final master plan report will be produced after the CEQA process is complete, with all findings and mitigation measures to be incorporated.

C. CONTRACT TIME

- Current Phase: Planning
- Planned Completion for Current Phase: November 30, 2009

D. BUDGET/FUNDING

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

- Percent of Budget Expended 66.0%

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

F. PROJECT OVERVIEW:

- CEQA initial study is scheduled for public review on October 5, 2009.

Gunn High School
Aquatic Center



A. PROJECT TEAM

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

B. CONSTRUCTION

The pool was open for use on June 15, 2009. The shade structure is currently being installed and should be completed by October 14. The ribbon cutting is scheduled for October 27, 2009. Of the \$5,013,750 project budget, 95.6%, or \$4,548,205 has been expended. Pending Change Orders are currently estimated to be \$149,016, which is approximately 38% of the \$389,887 construction contingency. The overall project is complete.

C. CONTRACT TIME

- | | | | |
|-----------------------------|----------------|---------------------------|------------|
| • Current Phase: | Construction | • Original Contract Days: | 300 Days |
| • Notice To Proceed: | June 20, 2009 | • Total Days Elapsed: | 475 Days |
| • Contract Completion Date: | April 18, 2009 | • Total Days Remaining: | (175) Days |
| | | • Rain Days: | 20 Days |

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$5,013,750	Supplies	\$1,000
Other	\$0	Contracts & Services	\$542,350
Total	\$5,013,750	Construction & Equipment	\$4,377,649
		Contingency	\$92,751
		Total	\$5,013,750

- Percent of Budget Expended 83.0%

E. CONTINGENCY

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$121,017
- Percent Of Changes 31%
 (Change Orders + Construction Change Directives vs. Original Contract)

F. BOND PROJECT LIST REFERENCE: 3.12

G. PROJECT OVERVIEW:

- The ribbon cutting is scheduled for October 27, 2009.

Gunn High School
Industrial Arts Renovation



A. PROJECT TEAM

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

B. PROJECT STATUS

Svala Construction has completed HVAC and electrical rough-in and the building is currently 'closed' for rain protection, and drywall installation has begun. The project is scheduled to be complete on November 25, 2009. Of the \$5,519,032 project budget, 62.4% or \$2,775,308 has been expended. Pending change orders are currently estimated to be \$123,479 which is approximately 35% of the \$349,000 construction contingency. The overall project is approximately 86% complete.

C. CONTRACT TIME

- Current Phase: Construction
- Notice To Proceed: January 5, 2009
- Contract Completion Date: Nov. 25, 2009
- Original Contract Days: 324 Days
- Total Days Elapsed: 237 Days
- Total Days Remaining: 87 Days
- Rain Days: 0 Days

D. BUDGET/FUNDING

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

- Percent of Budget Expended 49.6%

E. CONTINGENCY

- Starting Contingency Balance \$349,000
 - Remaining Contingency Balance \$232,585
 - Percent Of Changes 35%
- (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 received board approval on September 22, 2009 to proceed with schematic design. Meetings with the Math and English departments have commenced to review interior elevations, built-in furnishings and equipment for typical classrooms. DLM is scheduled to present the final schematic design for this building to the board in December 2009. The overall project is approximately 4% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

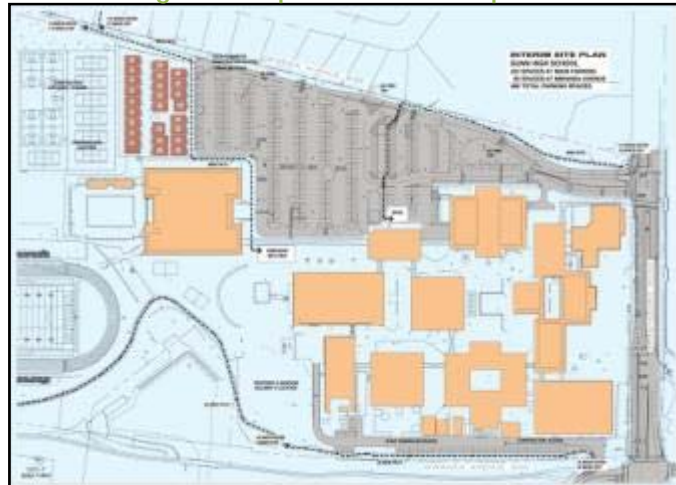
- Percent of Budget Expended 0.33%

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

DLM and the district's traffic consultant met with the City School Traffic Safety Committee to review the Group 1 projects and the potential impacts on traffic and parking. Design of the interim parking and drop off plan will be incorporated into the portable relocation project. The project is scheduled to begin construction after completion of the new classroom buildings and the new gymnasium. The overall project is approximately 2% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0.01%

E. BOND PROJECT LIST REFERENCE: 5.5

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

Gunn High School
New Gymnasium



A. PROJECT TEAM

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

B. PROJECT STATUS

DLM received board approval on September 22, 2009 to proceed with schematic design. DLM met with the Athletic and PE departments to finalize the floor plans. The existing gymnasium modernization scope includes the wrestling room and a PE classroom. DLM will also meet with the PE department to review interior elevations, finishes, and major equipment. The overall project is approximately 4% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

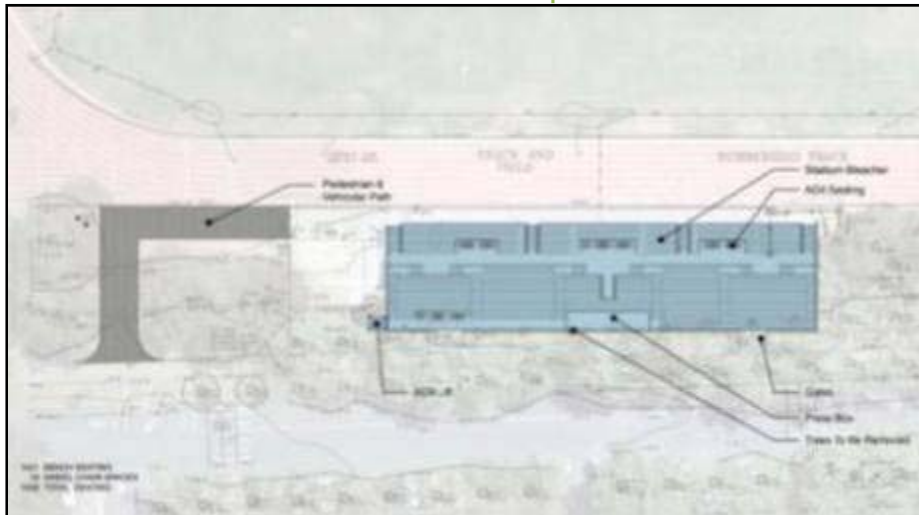
- Percent of Budget Expended 0.16%

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

F. PROJECT OVERVIEW:

- This project is proceeding on schedule and within budget.

Palo Alto High School
Home-side Bleacher Replacement



A. PROJECT TEAM

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

B. PROJECT STATUS

Verde Design has submitted working drawings for the bleachers to DSA for review. The board will review an update to the project that will include replacement of the visitors side bleachers in October. This project will be constructed during the summer 2010. The overall project is approximately 24% complete.

C. CONTRACT TIME

- Current Phase: DSA Review
- Planned Completion for Current Phase: DSA Approval anticipated March, 2009

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$1,358,437	Supplies	\$0
Other	\$0	Contracts & Services	\$221,281
Total	\$1,358,437	Construction & Equipment	\$1,098,590
		<u>Contingency</u>	<u>\$38,566</u>
		Total	\$1,358,437
• Percent of Budget Expended			6.51%

E. BOND PROJECT LIST REFERENCE: 4.13

F. PROJECT OVERVIEW:

- Construction documents submitted to DSA on September 28, 2009.

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 received board approval on September 22, 2009 to proceed with schematic design. DLM met with the Math and History/Social Sciences departments to review interior elevations, built-in furnishings and equipment for the typical classrooms. In addition, DLM reviewed furnishing, equipment, and major finishes with the Media Arts department. The overall project is approximately 4% complete.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

- Percent of Budget Expended 0.31%

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 their theater consultant, the Shalleck Group, conducted an informational meeting for the theater arts departments, and received each department's program statements. The Shalleck Group will return in October with a project program for review with the departments. The campus has also submitted a grant application for Proposition 1D funding for this project, which will be responded to in December.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

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

E. BOND PROJECT LIST REFERENCE: 4.11

F. PROJECT OVERVIEW:

- Planning phase commenced September 9, 2009.

Jordan Middle School



A. PROJECT TEAM

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

B. PROJECT STATUS

The Board of Education approved the Jordan conceptual plan on September 8, 2009. AEDIS commenced schematic design with the first round of programming meetings with the design groups on September 17. AEDIS is scheduled to return to the design groups with initial layouts in early October that reflects input from the design committee. Soils testing and survey work is being scheduled for early October.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

- Schematic design has commenced on schedule.

J.L. Stanford Middle School



A. PROJECT TEAM

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

B. PROJECT STATUS

AEDIS presented recommended conceptual plans for J.L. Stanford to the Board of Education and received approval on September 8 to move into schematic design. AEDIS will begin schematic design with a kick-off meeting and the first round of programming meetings in late October. Soils testing and survey work will commence in October.

C. CONTRACT TIME

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

D. BUDGET/FUNDING

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

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 presented recommended conceptual plans for Terman and received approval on September 8 to move into schematic design. AEDIS will begin schematic design with a kick-off meeting and the first round of programming meetings in early October. Soils testing and survey work will commence in October.

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
		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:

- Schematic design scheduled to commence in October.

Garland Elementary School
Campus Modernization



A. PROJECT TEAM

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

B. PROJECT STATUS

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

C. CONTRACT TIME

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

D. BUDGET/FUNDING

<ul style="list-style-type: none"> • <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>Contingency</u>	<u>\$862,805</u>
		Total	\$22,178,544

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

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

F. PROJECT OVERVIEW:

- This project has been put on hold.

Elementary School Teaching Walls



A. PROJECT TEAM

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

B. PROJECT STATUS

The pilot project teaching walls that were installed at Duveneck and Escondido were reviewed with faculty for feedback on September 9, 2009. After receiving feedback from faculty and staff, Gelfand Partners is moving ahead with studying five school sites, Fairmeadow, Hoover, El Carmelo, Duveneck and Escondido, for the first phase of campus-wide installation and working on design development documents for these school sites. Gelfand will submit the design development drawings in late October for district review. The overall project is approximately 22% complete.

C. CONTRACT TIME

- Current Phase: Construction Documents
- Planned Completion for Current Phase: October 31, 2009

D. BUDGET/FUNDING

<ul style="list-style-type: none"> • <u>Funding</u> 		<ul style="list-style-type: none"> • <u>Budget</u> 	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$7,044,987	Supplies	\$0
Other	\$0	Contracts & Services	\$1,341,394
Total	\$7,044,987	Construction & Equipment	\$5,498,498
		Contingency	\$205,095
		Total	\$7,044,987

• Percent of Budget Expended	0.89%
------------------------------	-------

E. BOND PROJECT LIST REFERENCE: 1.9

F. PROJECT OVERVIEW:

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

EXHIBIT A

**PALO ALTO UNIFIED SCHOOL DISTRICT
BOND PROJECT LIST**

[Note: The order in which projects are listed is not an indication of priority for funding or completion. Not all listed projects will be completed at every site.]

1. ELEMENTARY SCHOOL PROJECTS

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.