



# MONTHLY PROGRESS REPORT

Through

**March 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 – Planning & Design Phase**

#### **High School Master Planning**

Deems Lewis McKinley Architects has completed the planning workshops with each campus and held a second community meeting in mid March. DLM finalized campus utilization and recommended development schemes for each campus, including a project list, prioritization, and grouping of projects for each campus. Draft plans were presented to the Board of Education for discussion on March 17 and March 31 for action.

#### **Gunn High School – Administration Wing (AD-2) Renovation**

VBN Architects has completed a design scheme for this renovation, which was originally planned to be done with the Student Services Wing (AD-1) Renovation project that completed last summer. With completion of the master plan, this project was not included to proceed with design. The funds set aside for this project will be reallocated to the campus.

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

Verde is working on the design and layout of a 1600 seat bleacher section in the current football stadium. Verde is working on a preliminary layout for review with the district in April. It is anticipated that this project will be constructed in 2010, after completion of the football season.

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

Verde has produced the 95% construction documents which were received and reviewed with the District on March 13 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, which is scheduled to bid in May, with construction beginning this summer. Occupancy of the fields is planned for next February, pending favorable weather and the condition of the turf.

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

AEDIS is in the process of developing a recommended plan for each campus. AEDIS resumed meetings in March with each school's advisory committees to set priorities based on preliminary budget information. The next round of advisory committee meetings are scheduled in early April, upon return from spring break, to continue discussions on campus utilization and project prioritization.

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

Gelfand Partners has completed their study on accommodating growth at the elementary grade level, and presented their findings to the Board of Education in December. As part of this effort, Gelfand has begun identifying other high priority projects at the elementary schools.

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

AEDIS presented the recommended scheme to the Board of Education on February 10 for discussion and received approval on February 24 to move into schematic design. A budget augmentation was also approved by the board at this meeting. AEDIS held a schematic design kick-off meeting and a detailed design meeting with a larger committee of district faculty and staff in mid-March. AEDIS will update the design committee at the end of March with a programming plan that reflects input from the detailed design committee meetings.

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

Gelfand Partners recommended the 2-story option based on the community and staff input to the Board of Education on March 3, 2009 for discussion. The Board of Education approved the conceptual design and a budget augmentation on March 17, 2009. Gelfand Partners will start schematic design with a kick-off meeting and the first round of programming meetings in early April.

**Elementary School Teaching Walls**

Gelfand Partners was selected to provide design services to install new teaching wall casework units in the elementary school classrooms. Gelfand has conducted site visits to all of the campuses, and will recommend 3 schools to participate in the pilot project this summer. This project will install teaching walls in some selected classrooms throughout the district for use and critique by teachers prior to implementing a more widespread installation throughout the district.

**CAPITAL PROJECTS – Bid & Construction Phase**

**Gunn High School – Aquatic Center**

Construction began on this project in June 2008 and is experiencing some delays due to inclement weather so construction completion is currently anticipated for early June, 2009. Of the \$5,013,750 project budget, \$2,582,595 has been expended. Pending Change Orders are currently estimated to be \$221,355, which is approximately 57% of the \$389,887 construction contingency. Approximately 94% of the contract duration has elapsed, so it is anticipated that the project will be completed within the budget.

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

Svala Construction completed the second phase of abatement and demolition, and began the underground work in late March. Project completion is scheduled to occur on November 25, 2009. Of the \$5,519,032 project budget, \$550,434 has been expended. Pending Change Orders are currently estimated to be \$33,350, which is approximately 10% of the \$349,000 construction contingency. Approximately 26% of the contract duration has elapsed, so it is anticipated that the project will be completed within the budget.

**Board Actions in March**

<p><b><u>March 3, 2009</u></b>            Consent 5 – Change to Funding Source for Gilbane Building Company Contract             Action 9 – Budgets at the Elementary School Level for the Measure A – Strong Schools Bond</p>
<p><b><u>March 17, 2009</u></b>            Consent 6 – Measure A Purchases for Technology             Action 10 – Approval of Ohlone Elementary School New Classroom Building Conceptual Design             Action 12 – Authorization to Solicit Bids for the Palo Alto High School El Camino Field and Palo Alto High School Multi-Use Field             Action 14 – Authorization to Award Contracts for Set-Up and Rental of Modular Buildings at Ohlone Elementary and Jordan and JLS Middle Schools</p>
<p><b><u>March 31, 2009</u></b>            Action 14 – Master Plans for Gunn and Palo Alto High School</p>



# Consolidated Expenditure Report

## Account-Ability

School Name - Project Name	Budget	Committed	Expenditures & Retentions	Contract Balance	Percentage Expended	Budget Variance
001 Gunn High School - High School Master Plan	115,000.00	87,075.00	43,647.02	43,427.98	50.13%	27,925.00
001 Palo Alto High Schools - High School Master Plan	115,000.00	87,575.00	43,182.01	44,392.99	49.31%	27,425.00
002 Gunn High School - AD2	3,242,708.00	30,000.00	5,777.04	24,222.96	19.26%	3,212,708.00
003 Palo Alto High School - Multi-Use Field (Multi-Fund)	4,078,054.00	410,076.90	92,223.61	317,853.29	22.49%	3,667,977.10
004 Palo Alto High School - Bleacher	1,358,437.00	171,105.66	27,874.13	143,231.53	16.29%	1,187,331.34
005 J.L.S Middle School - Middle School Pre-Design	33,669.00	14,627.34	7,406.09	7,221.25	50.63%	19,041.66
005 Jordan Middle School - Middle School Pre-Design	33,665.00	14,627.33	7,406.08	7,221.25	50.63%	19,037.67
005 Terman Middle School - Middle School Pre- Design	33,666.00	14,627.33	7,406.09	7,221.24	50.63%	19,038.67
006 PAUSD Elementary Schools - Elementary Growth Plan	145,000.00	62,700.00	42,525.00	20,175.00	67.82%	82,300.00
007 Garland Elementary School - Phase I	22,178,544.00	1,434,027.49	36,737.20	1,397,290.29	2.56%	20,744,516.51
008 Ohlone Elementary School - Phase I	11,667,965.00	960,737.54	46,320.03	914,417.51	4.82%	10,707,227.46
009 Elementary Schools - Elem Teaching Wall Project	7,044,987.00	76,200.00	0.00	76,200.00	0.00%	6,968,787.00
010 Gunn High School - Aquatic Center	5,013,750.00	4,367,687.83	2,582,595.12	1,785,092.71	59.13%	646,062.17
011 Gunn High School - I.A	5,518,518.00	4,404,980.46	550,434.38	3,854,546.08	12.50%	1,113,537.54
099 Elementary Schools - Reserved	57,641,783.00	0.00	0.00	0.00	0.00%	57,641,783.00
099 Gunn High School - Reserved	59,952,102.00	0.00	0.00	0.00	0.00%	59,952,102.00
099 Palo Alto High School - Reserved	94,318,045.00	0.00	0.00	0.00	0.00%	94,318,045.00
100 PAUSD - Program Admin.	1,461,135.00	1,191,361.59	577,163.25	614,198.34	48.45%	269,773.41
100 PAUSD - Technology	1,935,000.00	1,284,414.60	207,421.80	1,076,992.80	16.15%	650,585.40
PAUSD - Reserved-Unallocated Fund Bal.	0.00	0.00	0.00	0.00	0.00%	0.00
	<b>275,887,028.00</b>	<b>14,611,824.07</b>	<b>4,278,118.85</b>	<b>10,333,705.22</b>	<b>29.28%</b>	<b>261,275,203.93</b>

ID	Task Name	Duration	Start	Finish	2008				2009				2010				2011				2012				2013							
					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				
1	<b>CAPITAL IMPROVEMENT PROJECTS</b>	1367 days?	6/30/08	9/24/13	▶																											
2	<b>SERIES A PROJECTS</b>	1367 days?	6/30/08	9/24/13																												
3	<b>ELEMENTARY SCHOOL PROJECTS</b>	246 days?	10/1/08	9/9/09																												
4	<b>ELEMENTARY SCHOOL GROWTH PLAN (LISA)</b>	54 days?	10/1/08	12/15/08	◀▶																											
5	<b>PLANNING</b>	54 days?	10/1/08	12/15/08																												
6	Programming Phase	54 days?	10/1/08	12/15/08	■																											
15	<b>TEACHING WALLS - CASEWORK</b>	151 days?	2/11/09	9/9/09	◀▶																											
16	<b>DESIGN</b>	45 days?	2/11/09	4/14/09																												
17	Preliminary Plans Phase	18 days	2/11/09	3/6/09	■																											
23	Working Drawing Phase	27 days?	3/9/09	4/14/09	■																											
29	<b>DSA</b>	16 days	4/8/09	4/29/09	■																											
30	DSA Review & Approval	16 days	4/8/09	4/29/09	■																											
35	<b>CONSTRUCTION</b>	106 days	4/15/09	9/9/09																												
36	Bid & Award Phase	52 days	4/15/09	6/25/09	■																											
48	Construction Phase	41 days	6/25/09	8/20/09	■																											
51	Post Construction Phase	14 days	8/21/09	9/9/09	■																											
58	<b>GARLAND ELEMENTARY SCHOOL</b>	923 days	11/3/08	5/16/12																												
59	<b>GARLAND SCHOOL MODERNIZATION</b>	923 days	11/3/08	5/16/12	◀▶																											
60	<b>PLANNING</b>	87 days	11/3/08	3/3/09																												
61	Programming Phase	87 days	11/3/08	3/3/09	■																											
71	<b>DESIGN</b>	190 days	3/4/09	11/24/09																												
72	Preliminary Plans Phase	107 days	3/4/09	7/30/09	■																											
86	Working Drawing Phase	83 days	7/31/09	11/24/09	■																											
97	<b>DSA</b>	131 days	11/25/09	5/26/10																												
98	DSA Review & Approval	131 days	11/25/09	5/26/10	■																											
104	<b>CONSTRUCTION</b>	521 days	5/19/10	5/16/12																												
105	Bid & Award Phase	75 days	5/19/10	8/31/10	■																											
121	Construction Phase	347 days	11/29/10	3/27/12	■																											
124	Post Construction Phase	36 days	3/28/12	5/16/12	■																											
131	<b>OHLONE ELEMENTARY SCHOOL</b>	754 days?	11/3/08	9/22/11																												
132	<b>NEW CLASSROOM WING</b>	754 days?	11/3/08	9/22/11	◀▶																											
133	<b>PLANNING</b>	87 days?	11/3/08	3/3/09																												
134	Programming Phase	87 days?	11/3/08	3/3/09	■																											
144	<b>DESIGN</b>	203 days	3/4/09	12/11/09																												
145	Preliminary Plans Phase	108 days	3/4/09	7/31/09	■																											
159	Working Drawing Phase	95 days	8/3/09	12/11/09	■																											
170	<b>DSA</b>	135 days	10/1/09	4/7/10																												
171	DSA Review & Approval	135 days	10/1/09	4/7/10	■																											
176	<b>CONSTRUCTION</b>	386 days	4/1/10	9/22/11																												
177	Bid & Award Phase	75 days	4/1/10	7/14/10	■																											
193	Construction Phase	245 days	7/15/10	6/22/11	■																											
196	Post Construction Phase	66 days	6/23/11	9/22/11	■																											
203	<b>JORDAN MIDDLE SCHOOL</b>	783 days?	10/1/08	9/30/11																												
271	<b>STANFORD MIDDLE SCHOOL</b>	694 days?	11/3/08	6/30/11																												
339	<b>TERMAN MIDDLE SCHOOL</b>	1043 days?	10/1/08	9/28/12																												
406	<b>GUNN HIGH SCHOOL</b>	1159 days?	6/30/08	12/6/12																												
407	<b>POOL REPLACEMENT</b>	292 days?	6/30/08	8/11/09	◀▶																											
408	<b>CONSTRUCTION</b>	292 days?	6/30/08	8/11/09																												
409	Construction Phase	241 days?	6/30/08	6/1/09	■																											
412	Post Construction Phase	51 days	6/2/09	8/11/09	■																											
419	<b>INDUSTRIAL ARTS RENOVATION</b>	350 days?	10/1/08	2/2/10	◀▶																											
420	<b>DSA</b>	45 days?	10/1/08	12/2/08																												
421	DSA Review & Approval	45 days?	10/1/08	12/2/08	■																											
427	<b>CONSTRUCTION</b>	331 days	10/28/08	2/2/10																												
428	Bid & Award Phase	50 days	10/28/08	1/5/09	■																											
443	Construction Phase	231 days	1/6/09	11/24/09	■																											
446	Post Construction Phase	50 days	11/25/09	2/2/10	■																											
453	<b>NEW CLASSROOM BUILDINGS (Pending Board App'l on 3/31)</b>	949 days	4/20/09	12/6/12	◀▶																											
454	<b>PLANNING</b>	47 days	4/20/09	6/23/09																												





ID	Task Name	Duration	Start	Finish	2008				2009				2010				2011				2012				2013													
					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										
774	DSA Review & Approval	59 days	3/24/09	6/12/09					█																													
778	CONSTRUCTION	222 days	5/19/09	3/24/10						█																												
779	Bid & Award Phase	88 days	5/19/09	9/17/09						█																												
794	Construction Phase	121 days	9/17/09	3/4/10							█																											
799	Post Construction Phase	14 days	3/5/10	3/24/10								█																										
806	NEW CLASSROOM BUILDING AND MEDIA ARTS BUILDING (Pendi	959 days?	4/20/09	12/20/12					◀	-----																												▶
807	PLANNING	47 days	4/20/09	6/23/09						█																												
808	Programming Phase	47 days	4/20/09	6/23/09						█																												
817	DESIGN	306 days	6/24/09	8/25/10							█																											
818	Preliminary Plans Phase	137 days	6/24/09	12/31/09							█																											
832	Working Drawing Phase	93 days	1/1/10	5/11/10							█																											
843	Interim housing	130 days	2/25/10	8/25/10								█																										
847	DSA	136 days	5/12/10	11/17/10									█																									
848	DSA Review & Approval	136 days	5/12/10	11/17/10									█																									
854	CONSTRUCTION	552 days?	11/10/10	12/20/12																																		
855	Bid & Award Phase	80 days	11/10/10	3/1/11																																		
871	Construction Phase	436 days?	3/2/11	10/31/12																																		
874	Post Construction Phase	36 days	11/1/12	12/20/12																																		
881	NEW THEATER AND SITEWORK (Pending Board App'l on 3/31)	1157 days	4/20/09	9/24/13					◀	-----																												▶
882	PLANNING	116 days	4/20/09	9/28/09						█																												
883	Programming Phase	116 days	4/20/09	9/28/09						█																												
893	DESIGN	287 days	9/29/09	11/3/10							█																											
894	Preliminary Plans Phase	152 days	9/29/09	4/28/10							█																											
909	Working Drawing Phase	135 days	4/29/10	11/3/10							█																											
920	DSA	186 days	11/4/10	7/21/11									█																									
921	DSA Review & Approval	186 days	11/4/10	7/21/11									█																									
927	CONSTRUCTION	574 days	7/14/11	9/24/13																																		
928	Bid & Award Phase	137 days	7/14/11	1/20/12																																		
944	Construction Phase	401 days	1/23/12	8/5/13																																		
947	Post Construction Phase	36 days	8/6/13	9/24/13																																		
954	SERIES B PROJECTS	2 days?	10/1/08	10/2/08																																		
2686	SERIES C PROJECTS	2 days?	10/1/08	10/2/08																																		



## High School Master Plan



### A. PROJECT TEAM

- Project Manager: Paul Stickney, O'Connor Construction Management, Inc.
- Architect/Engineer: Deems Lewis McKinley
- General Contractor: N/A

### B. PLANNING

- Deems Lewis McKinley Architects has completed the planning workshops with each campus and held a second community meeting in mid March. DLM finalized campus utilization and recommended development schemes for each campus, including a project list, prioritization, and grouping of projects for each campus. Draft plans were presented to the Board of Education for discussion on March 17 and March 31 for action.

### C. CONTRACT TIME – (Planning Only)

- Notice To Proceed: October 1, 2008
- Planned Completion Date: March 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              |
|                |                   | <u>Contingency</u>       | <u>\$16,000</u>  |
|                |                   | <b>Total</b>             | <b>\$230,000</b> |
- Percent Expended 50%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

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

Gunn High School  
Administration Wing (AD-2) Renovation



A. PROJECT TEAM

- Project Manager: Connie Conroy, Gilbane Building Company
- Architect/Engineer: VBN Architects
- General Contractor: N/A

B. DESIGN

- VBN Architects has completed a design scheme for this renovation, which was originally planned to be done with the Student Services Wing (AD-1) Renovation project that completed last summer. With completion of the master plan, this project was not included to proceed with design. The funds set aside for this project will be reallocated to the campus.

C. CONTRACT TIME

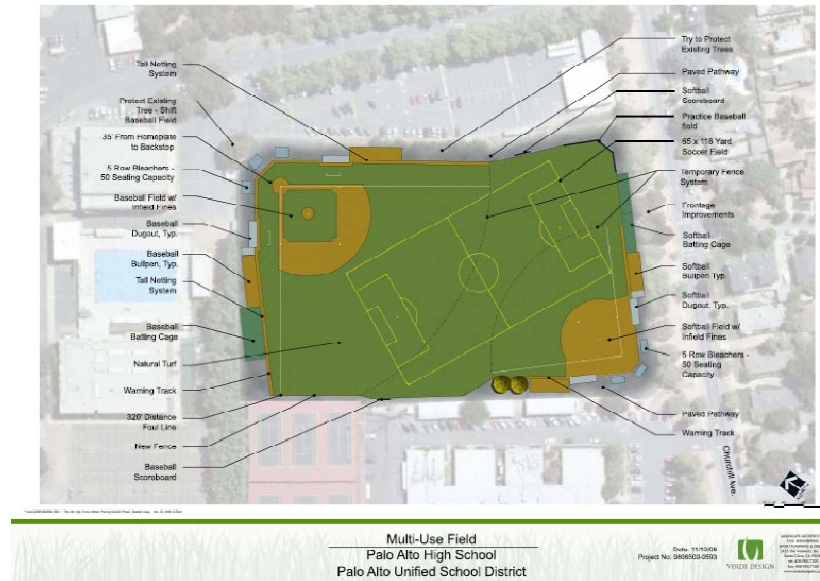
- Notice To Proceed:
- Contract Completion Date:
- Original Contract Days:
- Total Days Elapsed:

D. BUDGET/FUNDING

- |                |                     |                          |                    |
|----------------|---------------------|--------------------------|--------------------|
| <u>Funding</u> |                     | <u>Budget</u>            |                    |
| State Funds    | \$0                 | Salaries and Benefits    | \$0                |
| Bond Funds     | \$3,242,708         | Supplies                 | \$1,000            |
| <u>Other</u>   | <u>\$0</u>          | Contracts & Services     | \$756,708          |
| <b>Total</b>   | <b>\$ 3,242,708</b> | Construction & Equipment | \$2,410,000        |
|                |                     | <u>Contingency</u>       | <u>\$75,000</u>    |
|                |                     | <b>Total</b>             | <b>\$3,242,708</b> |
- Percent Expended 19%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

E. BOND PROJECT LIST REFERENCE: N/A

Palo Alto High School  
Multi-Use Field



A. PROJECT TEAM

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

B. PLANNING

- Verde has produced the 95% construction documents which were received and reviewed with the District on March 13 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, which is scheduled to bid in May, with construction beginning this summer. Occupancy of the fields is planned for next February, pending favorable weather and the condition of the turf.

C. CONTRACT TIME

- Notice To Proceed: Planned May 25, 2009
- Contract Completion Date: Planned February 1, 2010

D. BUDGET/FUNDING

• <u>Funding</u>		<u>Budget – Measure A Only</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$3,002,063	Supplies	\$0
Other	\$ 1,075,991	Contracts & Services	\$646,593
<b>Total</b>	<b>\$4,078,054</b>	Construction & Equipment	\$ 3,312,683
		Contingency	\$ 118,778
		<b>Total</b>	<b>\$4,078,054</b>

- Percent Expended 22.5%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

E. BOND PROJECT LIST REFERENCE: 4.14

Palo Alto High School  
Home-side Bleacher Replacement



A. PROJECT TEAM

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

B. PLANNING

- Verde is working on the design and layout of a 1600 seat bleacher section in the current football stadium. Verde is working on a preliminary layout for review with the district in April. It is anticipated that this project will be constructed in 2010, after completion of the football season.

C. CONTRACT TIME

- Notice To Proceed: Planned December 2009
- Contract Completion Date: Planned February 2010

D. BUDGET/FUNDING

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

- Percent Expended 16%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

E. BOND PROJECT LIST REFERENCE: 4.13

## Middle School Pre-Design



### A. PROJECT TEAM

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

### B. PLANNING

- AEDIS is in the process of developing a recommended plan for each campus. AEDIS resumed meetings in March with each school's advisory committees to set priorities based on preliminary budget information. The next round of advisory committee meetings are scheduled in early April, upon return from spring break, to continue discussions on campus utilization and project prioritization.

### C. CONTRACT TIME – (Planning Only)

- Notice To Proceed: October 15, 2008
- Planned Completion Date: May 26, 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 Expended 51%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

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



## Elementary School Growth Plan



**A. PROJECT TEAM**

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

**B. PLANNING**

- Gelfand Partners has completed their study on accommodating growth at the elementary grade level, and presented their findings to the Board of Education in December. As part of this effort, Gelfand has begun identifying other high priority projects at the elementary schools.

**C. CONTRACT TIME – (Planning Only)**

- Notice To Proceed: October 15, 2008
- Planned Completion Date: March 1, 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 Expended	68%		
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)			

**E. BOND PROJECT LIST REFERENCE: 1.1**

Garland Elementary School  
Campus Modernization



A. PROJECT TEAM

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

B. PLANNING

- AEDIS presented the recommended scheme to the Board of Education on February 10 for discussion and received approval on February 24 to move into schematic design. A budget augmentation was also approved by the board at this meeting. AEDIS held a schematic design kick-off meeting and a detailed design meeting with a larger committee of district faculty and staff in mid-March. AEDIS will update the design committee at the end of March with a programming plan that reflects input from the detailed design committee meetings.

C. CONTRACT TIME

- Notice To Proceed: November 1, 2010
- Planned Completion Date: March 27, 2012

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        |
|                |                     | Contingency              | \$862,805           |
|                |                     | <b>Total</b>             | <b>\$22,178,544</b> |
- Percent Expended 2.5%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

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



Ohlone Elementary School  
New Classroom Building and Modernization



A. PROJECT TEAM

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

B. PLANNING

- Gelfand Partners recommended the 2-story option based on the community and staff input to the Board of Education on March 3, 2009 for discussion. The Board of Education approved the conceptual design and a budget augmentation on March 17, 2009. Gelfand Partners will start schematic design with a kick-off meeting and the first round of programming meetings in early April.

C. CONTRACT TIME

- Notice To Proceed: November 1, 2008
- Planned Completion Date: August 1, 2011

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>       | <u>\$298,399</u>    |
|                  |                     | <b>Total</b>             | <b>\$11,667,965</b> |
- Percent Expended 4.9%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

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

Elementary School Teaching Walls



**A. PROJECT TEAM**

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

**B. PLANNING**

- Gelfand Partners was selected to provide design services to install new teaching wall casework units in the elementary school classrooms. Gelfand has conducted site visits to all of the campuses, and will recommend 3 schools to participate in the pilot project this summer. This project will install teaching walls in some selected classrooms throughout the district for use and critique by teachers prior to implementing a more widespread installation throughout the district.

**C. CONTRACT TIME**

- Notice To Proceed: February 24, 2009
- Planned Completion Date: August 15, 2009  
(Pilot Project)

**D. BUDGET/FUNDING**

• <u>Funding</u>		<u>Budget</u>	
State Funds	\$0	Salaries and Benefits	\$0
Bond Funds	\$7,044,987	Supplies	\$0
Other	\$0	Contracts & Services	\$1,341,394
<b>Total</b>	<b>\$7,044,987</b>	Construction & Equipment	\$5,498,498
		Contingency	\$205,095
		<b>Total</b>	<b>\$7,044,987</b>
• Percent Expended	0%		
	(Contract Earned + Soft Costs Expenditures + Contingency Allocated)		

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

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 and is experiencing some delays due to inclement weather so construction completion is currently anticipated for early June, 2009. Of the \$5,013,750 project budget, \$2,582,595 has been expended. Pending Change Orders are currently estimated to be \$221,355, which is approximately 57% of the \$389,887 construction contingency. Approximately 94% of the contract duration has elapsed, so it is anticipated that the project will be completed within the budget.

C. CONTRACT TIME

- Notice To Proceed: June 20, 2009
- Contract Completion Date: April 18, 2009
- Original Contract Days: 300 Days
- Total Days Elapsed: 282 Days
- Total Days Remaining: 18 Days
- Rain Days: 20 Days

D. BUDGET/FUNDING

- | <u>Funding</u> |                    | <u>Budget</u>            |                    |
|----------------|--------------------|--------------------------|--------------------|
| State Funds    | \$0                | Salaries and Benefits    | \$0                |
| Bond Funds     | \$5,013,750        | Supplies                 | \$1,000            |
| <u>Other</u>   | <u>\$0</u>         | Contracts & Services     | \$542,350          |
| <b>Total</b>   | <b>\$5,013,750</b> | Construction & Equipment | \$4,377,649        |
|                |                    | <u>Contingency</u>       | <u>\$92,751</u>    |
|                |                    | <b>Total</b>             | <b>\$5,013,750</b> |
- Percent Expended 59%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

E. CONTINGENCY

- Starting Contingency Balance \$ 389,887
- Remaining Contingency Balance \$347,612
- Percent Of Changes 11%  
(Change Orders + Construction Change Directives vs. Original Contract)

F. BOND PROJECT LIST REFERENCE: 3.12

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. BIDDING

- Svala Construction completed the second phase of abatement and demolition, and began the underground work in late March. Project completion is scheduled to occur on November 25, 2009. Of the \$5,519,032 project budget, \$550,434 has been expended. Pending Change Orders are currently estimated to be \$33,350, which is approximately 10% of the \$349,000 construction contingency. Approximately 26% of the contract duration has elapsed, so it is anticipated that the project will be completed within the budget.

C. CONTRACT TIME

- Notice To Proceed: January 5, 2009
- Contract Completion Date: November 25, 2009
- Original Contract Days: 324 Days
- Total Days Elapsed: 85 Days
- Total Days Remaining: 239 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          | <u>\$0</u>         | Contracts & Services     | \$1,267,676        |
| <b>Total</b>   | <b>\$5,518,518</b> | Construction & Equipment | \$4,154,000        |
|                |                    | <u>Contingency</u>       | <u>\$96,842</u>    |
|                |                    | <b>Total</b>             | <b>\$5,518,518</b> |
- Percent Expended 12.5%  
(Contract Earned + Soft Costs Expenditures + Contingency Allocated)

E. CONTINGENCY

- Starting Contingency Balance \$349,000
- Remaining Contingency Balance \$349,000
- Percent Of Changes 0%  
(Change Orders + Construction Change Directives vs. Original Contract)

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

**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.