



CITIZENS' BOND OVERSIGHT COMMITTEE

Update Presentation

Rowland Unified School District
December 3, 2008

Erickson-Hall Program Management Team

Jerry Vincent, Program Manager
Khary Knowles, Project Manager

CITIZENS' BOND OVERSIGHT COMMITTEE

Update Presentation

- A. Program Update**
- B. Fiscal Services - Financial Summary**
- C. Building Services - Project Status Report**
- D. Purchasing - Bid and Contract Update**

A. Program Update

CONGRATULATIONS!!!

Measure R 2006 Bond dollars at work...

= SUCCESS!!!



A. Program Update (cont.)

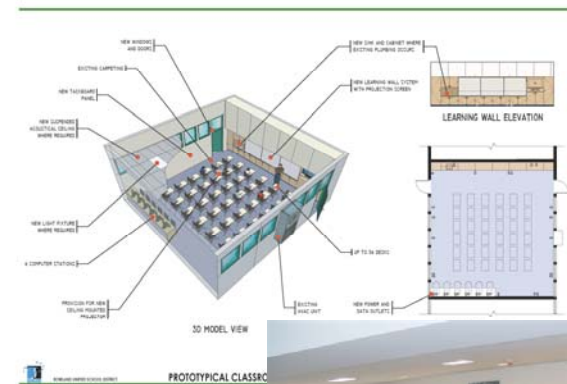
1. Planning

a. Where we've been...

[illegible]

1. Design

a. Where we are...



2. Construction

a. Where we're going...



A. Program Update: Planning

1. Assessed the **Needs**
 - a. Assessment Reports
2. Established the **Budget**
 - a. EH Assistance
3. Determined the **Priorities**
 - a. RUSD Board of Education
 - b. District Staff
4. Design the Modernizations
5. Construct the Modernizations
6. MOVE IN!!!

A. Program Update: Planning

Building Classifications	ES Total	IS Total	HS Total	Total	Total (First Glance)	Total (Minimal)	
Other Fire Life Safety Issues	12,155,000	1,196,000	2,805,400	16,156,400	16,156,400	16,156,400	
Electrical System Upgrade	901,810	1,100,501	177,190	2,179,501	2,179,501	2,179,501	
Classroom Electrical RR&U	6,626,718	1,420,757	1,717,274	9,764,749	9,764,749	9,764,749	
Plumbing RR&U	13,205,400	5,335,200	8,024,900	26,565,500	26,565,500	26,565,500	
Subtotal High	32,888,928	9,052,458	12,724,764	54,666,149	54,666,149	54,666,149	
Classroom Interiors-Architectural	4,405,297	1,387,289	2,110,687	7,903,272	7,903,272	7,903,272	
HVAC Equipment RRU	118,386	20,566	37,024	175,976	-	-	
Duct Cleaning	420,438	101,140	303,003	824,581	824,581	-	
Roof RR&U	3,605,241	584,610	430,560	4,620,411	4,620,411	-	
Environmental Issues	138,112	25,955	-	164,066	164,066	-	
Subtotal Medium	8,687,473	2,119,559	2,881,273	13,688,305	13,512,330	7,903,272	
ODE Room Size and Qun Assmnt	28,260,050	14,742,000	24,679,200	67,681,250	-	-	
Support Area Improvement	2,200,322	802,737	330,226	3,333,285	-	-	
Food Services RR&U	796,331	414,798	656,931	1,868,060	-	-	
DSA Unapproved Construction	886,600	429,975	591,500	1,908,075	1,908,075	-	
Specialized Classroom Assessment	-	393,049	593,366	986,414	986,414	-	
Campus Sup Recommendations	34,833,370	13,829,010	21,658,000	70,320,380	-	-	
Deferred Maintenance	1,584,110	497,654	929,596	3,011,360	-	-	
Internet Wiring and Access Imp	815,360	210,080	291,655	1,317,095	1,317,095	-	
Clocks, Bells, Intercom RR&U	1,267,500	253,500	474,500	1,995,500	-	-	
Subtotal Low	70,643,643	31,572,802	50,204,973	152,421,418	4,211,584	0	
Total Costs	112,220,044	42,744,819	65,811,010	220,775,873	72,390,063	62,569,421	
				66,232,762	30% Soft Costs	35,400,000	
				287,008,635	Sub-Total	107,790,063	
				28,700,863	10% Contingency	10,779,006	
				315,709,498	TOTAL	118,569,069	
				-	Learning Walls	8,640,000	
				1,500,000	Wonder of Reading	1,500,000	
				43,876,000	Science Facility Needs	43,876,000	
				2,600,000	08-09 Housing Needs	2,600,000	
				5,300,000	CTE Matching Funds	5,300,000	
				18,000,000	Misc/Other	18,000,000	
				7,127,600	10% Contingency	7,991,600	
				386,985,498	GRAND TOTAL	198,485,069	
						GRAND TOTAL	150,146,363
						Measure R 2006	118,000,000
						Remaining Difference	32,146,363



ROWLAND
COUNTY

Master Program: Scope for Measure R 2006

January 8, 2008

Key:
Red - High Priority
Orange - Medium Priority
(No color) - Additional Items



Master Program: Scope for Measure R 2006

January 8, 2008

Key:

Red - High Priority

Orange - Medium Priority

(No color) - Additional Items

A. Program Update: Planning Budget Goals

GRAND SCOPE

220,775,873
66,232,762
287,008,635
28,700,863
315,709,498
-
1,500,000
43,876,000
2,600,000
5,300,000
18,000,000
7,127,600
386,985,498

30% Soft Costs

Sub-Total

10% Contingency

TOTAL

Learning Walls

Wonder of Reading

Science Facility Needs

08-09 Housing Needs

CTE Matching Funds

Misc/Other

10% Contingency

GRAND TOTAL

"FIRST GLANCE" SCOPE

72,390,063
35,400,000
107,790,063
10,779,006
118,569,069
8,640,000
1,500,000
43,876,000
2,600,000
5,300,000
18,000,000
7,991,600
198,485,069

30% Soft Costs

Sub-Total

10% Contingency

TOTAL

Learning Walls

Wonder of Reading

Science Facility Needs

08-09 Housing Needs

CTE Matching Funds

Misc/Other

10% Contingency

GRAND TOTAL

Measure R 2006

Remaining Difference

MINIMAL SCOPE

62,569,421
35,400,000
97,969,421
9,796,942
107,766,363
6,480,000
1,500,000
8,500,000
2,600,000
5,300,000
18,000,000
4,238,000
150,146,363
118,000,000
32,146,363

A. Program Update: Planning Scope Priorities

1. Infrastructure and Code Items

- a. \$55 Million Budget

2. Science Labs

- a. \$18 Million Budget

3. Modernize Permanent Classrooms

- a. Remaining Dollars = Baseline: Create a minimum scope of work list for classrooms

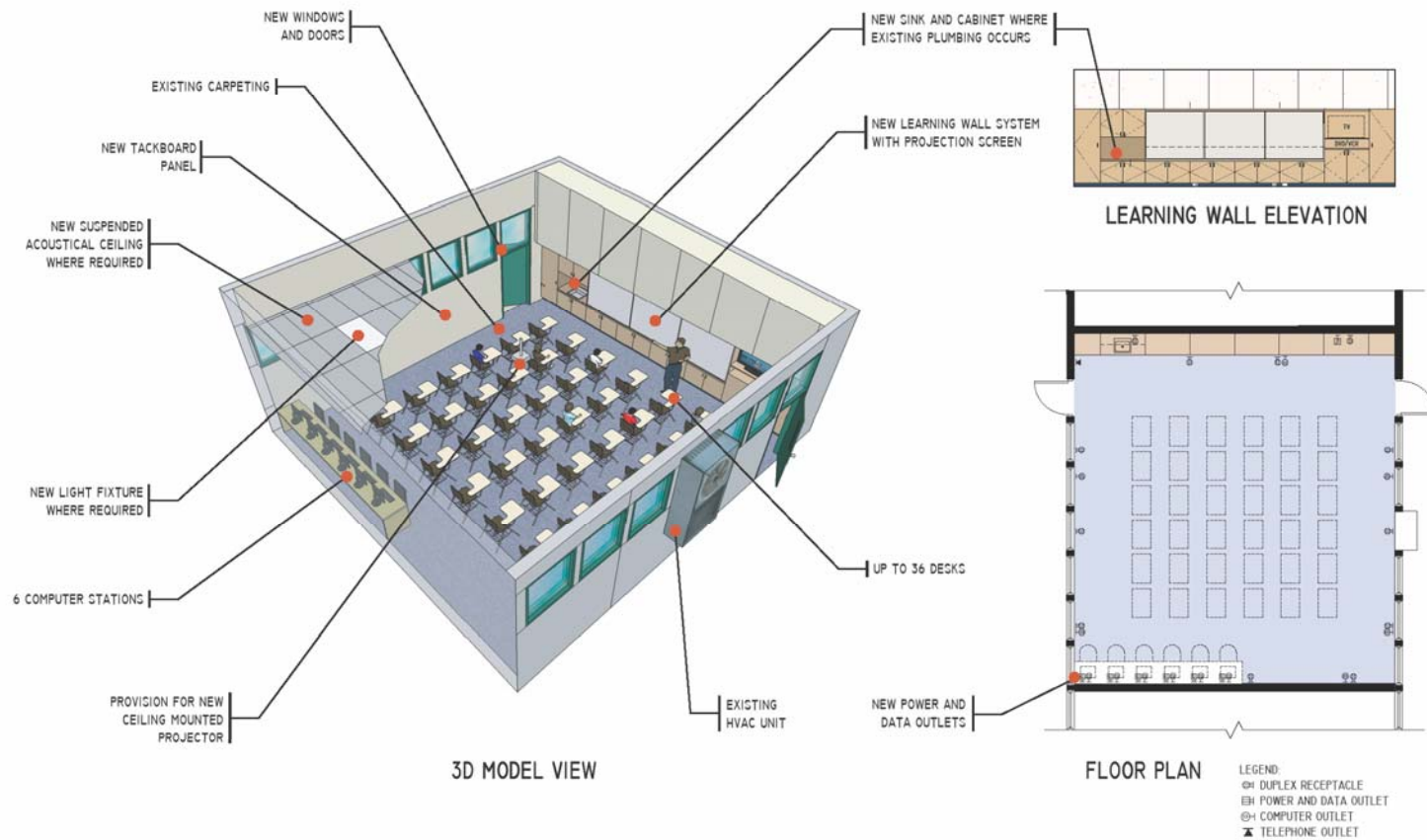
A. Program Update: Planning

Typical/Permanent Classroom Modernization Overview

School Type	Classroom Mod / Total	Mod %
Elementary Schools	184/221	83%
K8 (excluding Oswalt Academy)	12/14	86%
Intermediate Schools	53/68	78%
High Schools	47/96	49%
Total	296 / 399	74 %

A. Program Update: Planning

Typical Classroom Modernization Type 1: “Finger” Schools



ROWLAND UNIFIED SCHOOL DISTRICT

PROTOTYPICAL CLASSROOM - ELEMENTARY SCHOOL (FINGER TYPE)



HENRY WOO ARCHITECTS, INC.
400 20TH
1010 BELLA CANTON ROAD
DANFORD, CA 94519

A. Program Update: Design

1. Assessed the Needs
2. Established the Budget
3. Determined the Priorities
4. **Design** the Modernizations
 1. Architects
 2. District Consultants
5. Construct the Modernizations
6. MOVE IN!!!

A. Program Update: Design

Architects

1. Adolph Ziemba, AIA & Associates
2. Henry Woo Architects
3. DC Architects
4. LPA, Inc.

District Consultants

1. Funding
2. Surveying
3. Geotechnical
4. Hazardous Materials

Pre-Design Phase – Complete (Secondary School Example)

Alvarado Intermediate School

Architect: Henry Woo Architects, Inc.

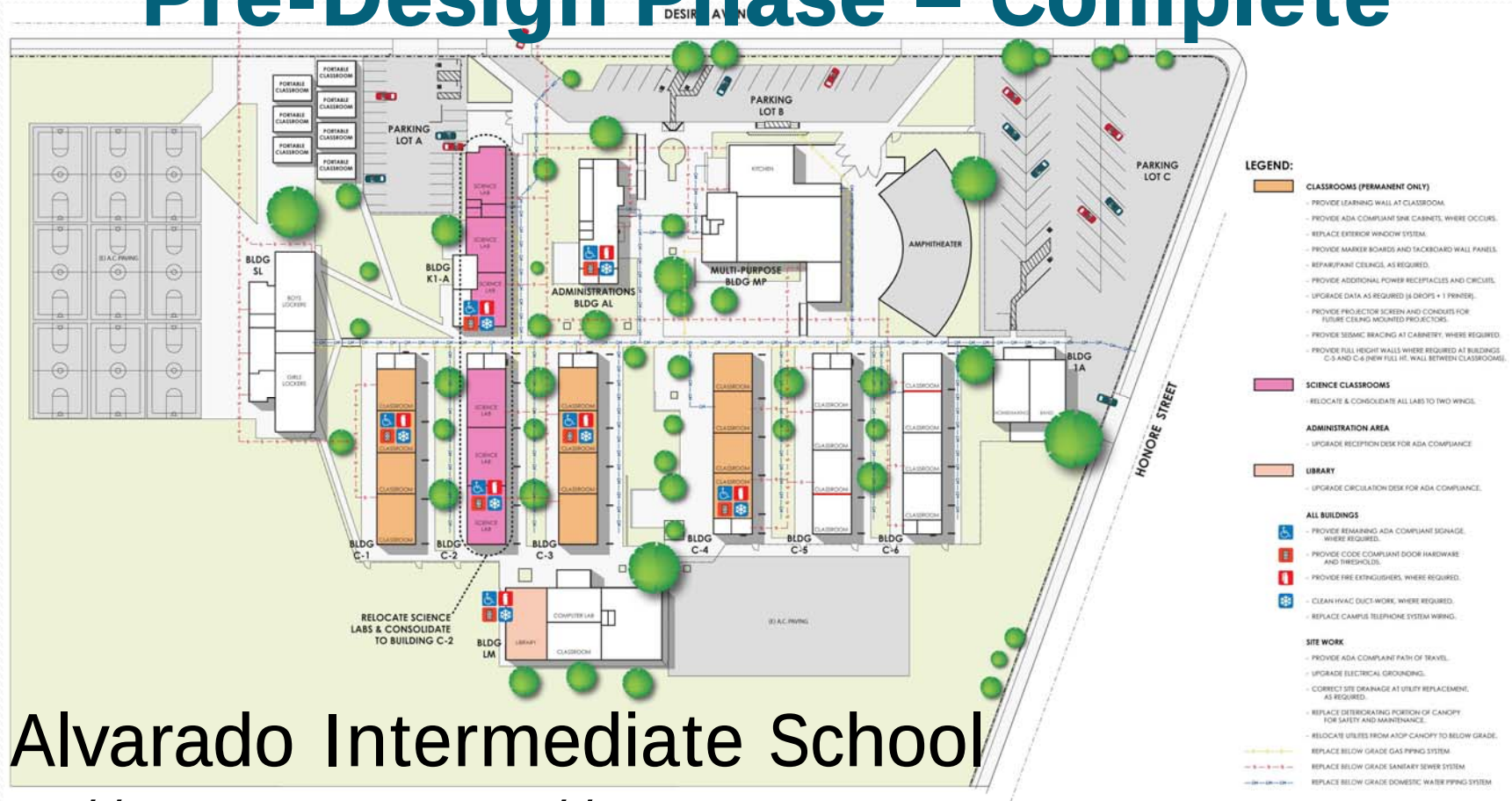
Principal: Ying Tsao

Presentation:

Priority Scope of Work

Optional “Vision” Scope of Work

Pre-Design Phase – Complete



Alvarado Intermediate School

Architect: Henry Woo Architects, Inc.

Principal: Ying Tsao



ALVARADO INTERMEDIATE SCHOOL MASTER PLAN
ROWLAND UNIFIED SCHOOL DISTRICT

SITE DIAGRAM (Primary Modernization Scope)



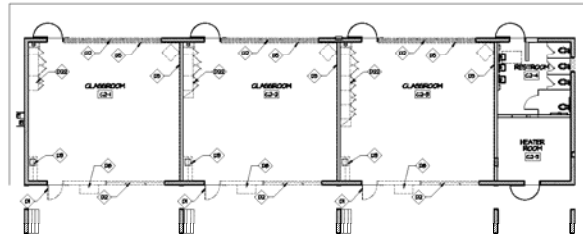
HENRY WOO ARCHITECTS, INC.

6-10-2008 1210 8824 CANYON ROAD DIAMOND BAR, CA 91769

- Sink Locations
- Plumbing Connections
- Equipment Storage
- Equipment Infrastructure
- Accessible Workstation(s)
- Exiting Requirements
- Gas
- Electrical
- Data/Technology
- Lighting
- Teacher Workstation Prep.



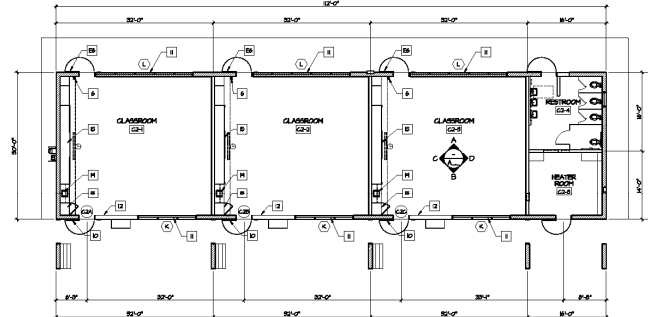
Design Coordination and Production



BUILDING "C-2" DEMOLITION FLOOR PLAN

SCALE
$1/10^3 =$

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BUILDING "C-2" MODERNIZATION FLOOR PLAN

SCALE
1/2" = 1'

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MODERNIZATION KEY NOTES:

ALL KEY NOTE NUMBERS ON THIS SHEET REFER ONLY TO ITEMS ON THIS SHEET AND DO NOT APPLY ELSEWHERE IN THIS SET OF DRAWINGS.

- | | | | |
|----|------------------|----|---|
| 01 | IS COMPUTER WORK | 1 | IS BASIC PHONE |
| 02 | IS CABLE/PHONE | 2 | IS BASIC SERVICE OR REGULAR CONNECTION FOR BPO. |
| 03 | IS CABLE/PHONE | 3 | IS BASIC LAMINATE OR REGULAR ORDER FOR PAPER |
| 04 | IS CABLE/PHONE | 4 | IS BASIC TO GO COMPANY OR ORDER FOR SCHEDULE OR |
| 05 | IS CABLE/PHONE | 5 | IS BASIC TO GO COMPANY OR ORDER FOR SCHEDULE OR |
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LEGEND

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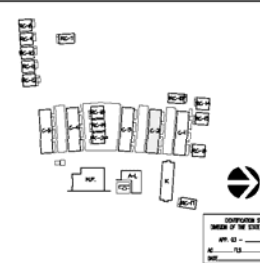
SHEET NOTES:

- [illegible]

DEMOLITION KEY NOTES:

- [illegible]

KEY PLAN



AZ ADOLPH ZIEMBA, AIA & ASSOCIATES, INC.
6511 S. GLENDALE BOULEVARD, SUITE 400
BURBANK, CA 91522

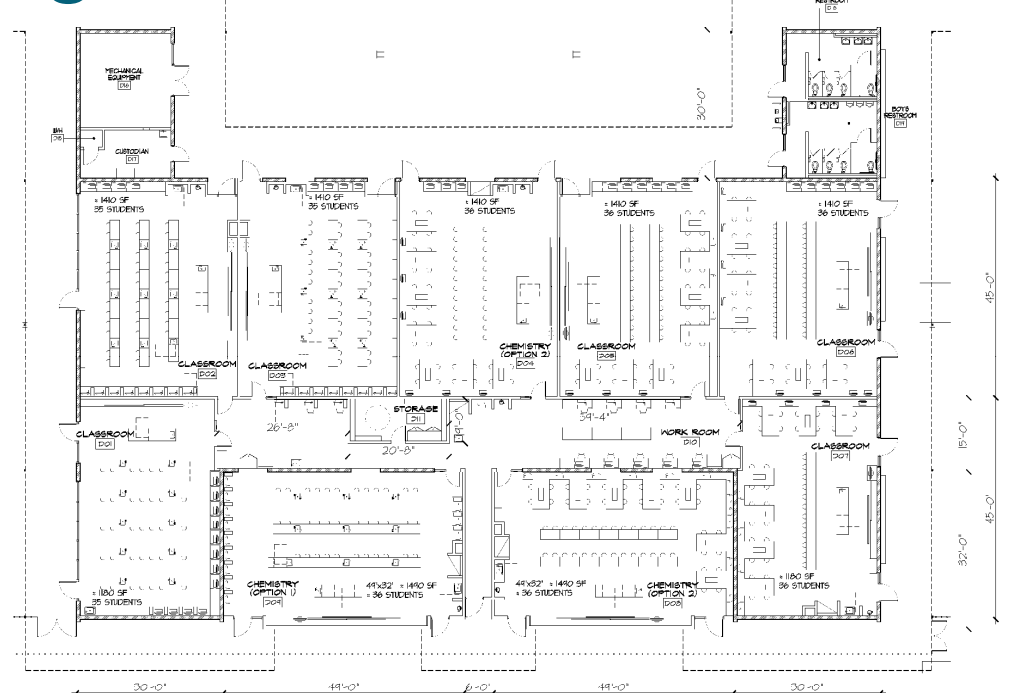
BUILDING 'C-2' DEMOLITION	ROWLAND UNIFIED SCHOOL DISTRICT 1830 NOGALES STREET ROWLAND HEIGHTS, CA 91748
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DATE:
10-15-08

JOB NO.:
080201

SHEET NO.
A15

Design Coordination and Production



ROOM NUMBER	ROOM NAME	REQUIREMENTS					
		FIRE HOOD	COMPUTER	STUDENT SINK	TEACHER SINK	ROOM SINK	EYE WASH
D01	CHEMISTRY						
D02							
D03							
D04		●	1 COMP.	7 SINKS	1 SINK	1 SINK	●
D05							
D06							
D07							
D08	CHEMISTRY	●	12 COMP.	7 SINKS	1 SINK	1 SINK	●
D09	CHEMISTRY	●	12 COMP.	7 SINKS	1 SINK	1 SINK	●
D10	WORKROOM	●	12 COMP.	-	-	2 SINKS	●
D11	STORAGE	-	-	-	-	-	

BOB,
PLEASE FILL IN THE BLANKS AND REVIEW
THE REVISED PLAN WITH VARIOUS OPTIONS
THANK YOU,

 (AL) 

FLOOR PLAN - SCIENCE BUILDING 'D'

SCALE:
100% = 1 - 0

PRELIMINARY, 07-29-2008

FLOOR PLAN - BUILDING 'D'

FLOOR PLAN - BUILDING D
PARTIAL MODERNIZATION
PORTLAND HIGH SCHOOL

DATE: _____
ICE NO: _____

A1.4

ADOLPH ZIEMBA, AIA & ASSOCIATES, INC.
601 S. GILSON AVE., SUITE 403
NORWALK, CA 91552
Tel. (916) 341-2585 Fax (916) 341-7792
E-mail: ziembad@aiafirm.com

n

Design Planning and Production

- **DSA Submittals – Completed (Oct.-Nov. 2008)**

- Blandford Elementray School
- Villacorta Elementary School
- Ybarra Elementray School
- CTE: Autoshop @ Nogales HS
- CTE: Culinary Arts/JAR @ Rowland HS

- **DSA Submittals – December 2008**

- Alvarado Intermediate School
- Giano Intermediate School
- Hurley Elementary School
- Nogales High School
- Rowland High School

A. Program Update: Construction

1. Assessed the Needs
2. Established the Budget
3. Determined the Priorities
4. Design the Modernizations
- 5. Construct the Modernizations**
 1. District Building Services
 2. Contractors
- 6. MOVE IN!!!**

A. Program Update: Construction

1. Design Schedule

- a. Phase 1 Schools: Currently being submitted to DSA
- b. Phase 2 Schools: Submittal to DSA by end of 2008
- c. Phase 3-5 Schools: TBD

2. Construction Schedule

- a. Five (5) Phases from Spring 2009 – Summer 2012
- b. Phase 1: Blandford, Oswalt, Villacorta, Ybarra
- c. Phase 2: Secondary Schools
- d. Phase 3-5: TBD

A. Program Update: Construction

Completed Projects



Rowland ES "Standard" Classroom:
Interior Learning Wall

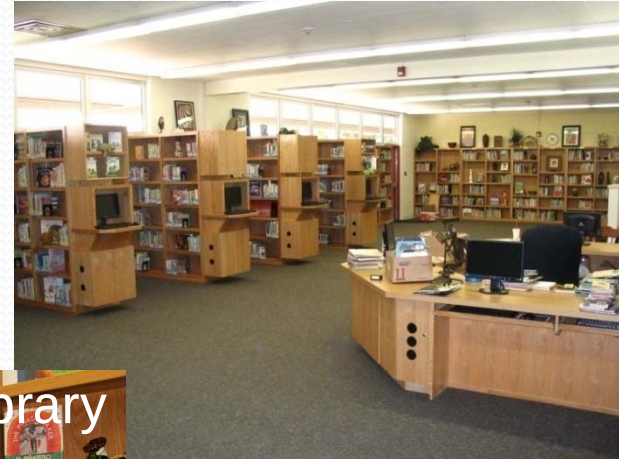


Rowland ES "Standard" Classroom:
Interior

A. Program Update: Construction



La Seda ES:
Exterior Garden



Northam ES: Library

La Seda ES:
Interior Library



Library Modernizations

A. Program Update: Construction

Completed Projects



Villacorta ES:
Multipurpose
Room
Remodel



B. Fiscal Services

Financial Summary

For the Period Ended October 28, 2008

BEGINNING FUND BALANCE: JULY 1, 2008	\$43,873,411
REVENUE	
* Interest – July to October 2008	\$ 0
LESS: EXPENDITURES PAID (Total All)	
July 2008 to October 2008	<u>\$ 1,846,713</u>
FUND BALANCE AS OF OCT. 31, 2008	
MEASURE R 2006	\$42,026,698

* First quarter interest not posted yet by LACOE

B. Fiscal Services (cont.)

EXPENDITURES PAID - July to October, 2008				<u>08-09</u>	<u>07-08</u>	<u>06-07</u>	<u>Cumulative</u>
90300	Stadium - Nogales, Rowland HS			\$1,600	\$3,305,080	\$1,193,704	\$4,500,384
90301	Wonder of Reading			66,092	493,717	156,294	716,103
90302	Playground - La Seda Elementary				260,664	10,162	270,826
90303	Covered Walkway - Rowland Elementary				706,332	71,642	777,974
90304	Multi-Purpose/Kitchen - Villacorta Elementary			4,160	982,123	163,952	1,150,235
90305	Library Renovation - Nogales High School				52,362	9,944	62,306
90307	Curb Appeal/Fencing				57	0	57
90308	K-8 Conversion - Ybarra/ Oswalt El Schools			325,540	155,944	14,755	496,239
90309	Career Tech - Nogales/Rowland High Schools			211,565	109,646		321,211
90310	New Construction - Oswalt Academy			39,840	35,264		75,104
90319	Career Tech - Nogales/Rowland High Schools				6,918		6,918
90400	Modernization			984,800	161,980		1,146,780
90100	Centralized Costs - Legal, Consultants			3,541	47,157	17,740	68,438
90200	Program Management			208,682	486,514		695,196
90201	Program Management - Reimbursables			893	3,976		4,869
	Total			\$1,846,713	\$6,807,734	\$1,638,192	\$10,292,639
* First quarter interest not posted yet by the Los Angeles County Office of Education (LACOE). This is approximately \$300,000 for the quarter.							

C. Building Services

Project Status Report

Library Modernization Projects

Phases I, II & III

Joint Venture Between “Wonder of Reading” and
Rowland Unified School District

- Hollingworth ES - Complete
- Jellick ES - Complete
- Villacorta ES - Complete
- Rorimer ES - Complete
- La Seda ES - Complete
- Northam ES - Complete
- Rowland ES - Complete
- Hurley ES - Coming Soon

C. Building Services (cont.)

Project Status Report

Rowland ES - Library Wing Enhancement

- Full modernization in two phases—Estimated at \$500,000
- Coincides with the library modernization
- Classroom will be a showcase for RUSD “21st Century Plan”
- Construction is 100% complete



Interior Library



Interior Library
Reading Area



Reading Garden

C. Building Services (cont.)

Project Status Report

Nogales High School Library Modernization

- Nogales HS Library floor is currently under design
- Approximate budget is \$1,400,000
- Engineering and plans are required—Design in process
- LPA is currently preparing study for mitigation

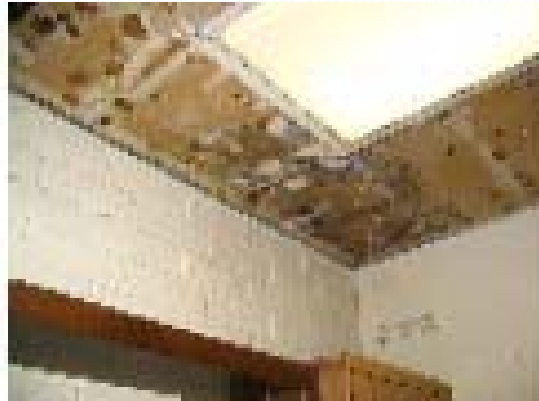
C. Building Services (cont.)

Project Status Report

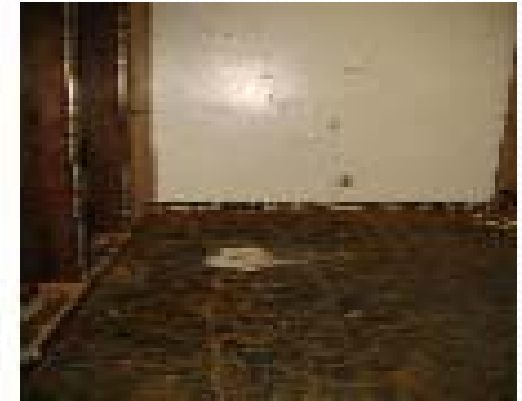
Nogales High School Library Modernization



Interior Wall Failure



Water Infiltration



Slab Failure
throughout Curb

C. Building Services (cont.)

Project Status Report

Curb Appeal – Public Frontage Improvements

- Design firms—will incorporate work into Modernization
 - Hurley Elementary—commons area landscaping design—design in process
 - Rincon—frontage wrought iron fencing—design in process
 - Hollingworth—frontage wrought iron fencing—design in process
 - Shelyn—frontage wrought iron fencing—design in process
 - La Seda—frontage fencing—complete
 - Villacorta—frontage fencing—design

D. Purchasing Services

Bid and Contract Update

Project Name	Status	Bids Due	Award Date	Construction Dates	Contract Amount / Estimate
Nogales HS					
Stadium Fields, Track	Complete	4/17/2007	6/24/2007	3/30/07-3/1/08	\$2,399,605
Rowland HS					
Stadium Fields, Track	Complete	4/17/2007	6/24/2007	3/30/07-3/1/08	\$2,128,814
La Seda ES					
Playground	Complete	4/9/2007	7/1/2007	6/20/07-5/25/08	\$270,825
Rowland ES					
Covered Walkway **	Complete	3/7/2007	4/1/2007	4/15/07-4/1/08	\$778,324
Villacorta ES					
Multi-Purpose Room	Complete	5/10/2007	6/11/2007	6/30/07-6/24/08	\$1,982,504
Ybarra K-8					
Portables	DSA Approved	12/17/2008	1/17/2009	1/29/09-5/11/09	\$425,000



CITIZENS' BOND OVERSIGHT COMMITTEE PRESENTATION

Rowland Unified School District
December 3, 2008

THANK YOU

Erickson-Hall Program Management Team