

Garden Grove Unified School District

School Facilities & Modernization Update

What Lies Ahead?

May 15, 2012

Agenda

- Summer 2012 and School Year 2012-2013 Projects and Tasks Update
- Interim Housing and Growth Projects
- Additional Expedited Projects
- Specific Scope Overview
- Project Review and Recommended Delivery Method
- Next Steps

First Round Projects

Chapman Hettinga	Adjustments to be Interim Housing hosting site Present programs relocate to Lincoln Education Center	Current – Fall 2012
Brookhurst	Remains on-site, 2012 rotation of CR's and Summer 2012 utilities	Sum 2012 – Fall 2013
Monroe	Relocates to Northcutt for 2012-2013 school year	Sum 2012 – Fall 2013
Wakeham	Remains on-site, 2012 rotation of CR's and Summer 2012 utilities	Sum 2012 – Fall 2013
Enders	Remains on-site, 2012-2013 split campus rotation of CR's and Summer 2013 utilities	Sum 2012 – Fall 2013
Garden Park	Relocates to Patton for 2012-2013 school year	Sum 2012 – Fall 2013
Bell Intermediate	Relocates to Chapman-Hettinga for 2012-2013 school year	Sum 2012 – Fall 2013
Simmons	Remains on-site, 2012 rotation of CR's and Summer 2013 utilities	Sum 2012 – Fall 2013
Northcutt Interim Housing	Relocatables and Sitework to be Interim Housing hosting site Five relocatable buildings have been placed	Current – Sum 2012
Brookhurst Interim Housing	Relocatables and Sitework to be Interim Housing for rotation as needed Interim relocatables buildings and associated sitework are not needed	Current – Sum 2012

First Round Projects -continued-

Interim Housing & Growth

Wakeham Interim Housing	One interim relocatable building and associated sitework	Current – Sum 2012
Enders Interim Housing	Two interim relocatable buildings and associated sitework	Current – Sum 2012
Simmons Interim Housing	Interim relocatables buildings and associated sitework are not needed at this time for on-site modernization	Sum 2012 – Fall 2013
Patton Interim Housing	Relocatables and Sitework to be Interim Housing hosting site Four relocatable buildings have been placed	Current – Sum 2012
Allen Growth Buildings	Four growth relocatable buildings and associated sitework	Current – Sum 2012

**First Round Projects
-continued-**

**Interim Housing
Northcutt and Patton**



First Round Projects -continued-

Additional Projects Expedited for Summer 2012 (utilities portion only)

Heritage	Site Utilities portion is expedited	Sum - 2012
Eisenhower	Site Utilities portion is expedited	Sum - 2012
Excelsior	Site Utilities portion is expedited	Sum - 2012
Northcutt	Site Utilities portion is expedited	Sum - 2012
Woodbury	Site Utilities portion is expedited	Sum - 2012

Specific Scope Overview

Exactly What Should I Expect?

Some variations exist based upon site needs and budget

- New Utilities Infrastructure
 - A common trenching plan when possible including:
 - New electrical conduit and feeders/conductors for new power. Commonly upgrading from single-phase to three-phase and increasing amperage for potential future needs
 - New electrical conduit for low voltage systems. New fire alarm system conductors are in scope. Other conduits are “spares” for future: data, p.a./bell, intercom etc.
 - Electrical portions of trench are to be encased with a concrete sand slurry mix for safety.
 - New PVC or C-900 plastic domestic water piping throughout the site
 - New PE natural gas piping throughout the site
 - Top of highest utilities will be at 36” inches below surface
 - New utilities trench will connect all modernized buildings
 - Conduits will enter into each building allowing future connectivity between buildings underground
 - Over time, the existing conduits on covered walkways and fascias may be eliminated
 - Sewer would follow a separate trenching plan
 - Sewer is removed/deferred (in almost all projects) from current scope due to budget revisions

Specific Scope Overview

Exactly What Should I Expect?

Some variations exist based upon site needs and budget

- New Accessibility / ADA Upgrades/ Requirements
 - Accessibility requirements were reviewed, governed and approved by the Division of the State Architect (DSA)
 - Extends from public entry to each public space/area
 - From sidewalks onto the site and throughout the site
 - From parking spaces
 - Administration, classrooms, restrooms, cafeteria, multi-purpose rooms, gymnasiums, etc.
 - Site accessibility scope
 - Parking spaces and crosswalks
 - Signage with accessibility features
 - Parking
 - Directional
 - Doors
 - Features
 - Accessible “Drop-Off” area/zone
 - Ramps and curb-ramps
 - Grade/Topography/Paving adjustments
 - Gates and panic-hardware (*panic-hardware is FLS requirement*)

Specific Scope Overview

Exactly What Should I Expect?

Some variations exist based upon site needs and budget

- New Accessibility / ADA Upgrades/ Requirements
 - Building accessibility scope
 - Thresholds
 - Doors and Hardware
 - Cabinet / Workstations
 - Sinks & Drinking Fountains
 - Thermostats and Devices
 - Assisted Listening Devices at assembly areas
 - Wheelchair lifts at stages
 - Restrooms
 - Remodel for ADA compliance
 - Removal of existing wall finishes
 - New Tile, Plumbing and Fixtures

Specific Scope Overview

Exactly What Should I Expect?

Some variations exist based upon site needs and budget

- New Fire Life Safety / FLS Upgrades/ Requirements
 - Revisions to Exiting, Gates and Safe Dispersal Areas
 - Fire Extinguishers
 - New Automatic Fire Alarm System
 - Heat Detectors
 - Smoke Detectors
 - Visual/Audio Devices
 - Monitored 24/7 (off-site)
 - Direct location reporting to fire department by monitoring agency
 - History report capabilities

Specific Scope Overview

Exactly What Should I Expect?

Some variations exist based upon site needs and budget

- New Structural Safety / SSS Upgrades/ Requirements
 - Minor Portion of Scope (as required by other scope)
 - Widening door openings
 - Wall reconfigurations
 - Code Required Upgrades at scope affected areas

Project Review and Recommended Delivery Method

- Initial contracts will be for Summer Utilities
 - Vacant Sites
 - 60 Days
 - Site Utilities only
- Recommended Delivery Method
 - Lease / Lease-Back (Education Code 17406)

Next Steps

- Architectural Services RFQ/P's

- Qualified List – 5/15/2012
- Contract Negotiations
- Agreements for various projects – starting 6/5/2012

- Inspection Services RFQ/P's

- Qualified List – 6/5/2012
- Contract Negotiations
- Agreements – starting 6/19/2012

- Environmental Testing RFQ/P's

- Qualified List – 6/5/2012
- Contract Negotiations
- Agreements for various projects – starting 6/19/2012

Next Steps

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- **Environmental Monitoring RFQ/P's**
 - Qualified List – 6/5/2012
 - Contract Negotiations
 - Agreements for various projects – starting 6/19/2012 (depending on testing)
- **M/E/P/Engineering Services RFQ/P's**
 - Qualified List – 6/5/2012
 - Contract Negotiations
 - Agreements – starting 6/19/2012
- **Testing Laboratories RFQ/P's**
 - Qualified List – 6/5/2012
 - Contract Negotiations
 - Agreements for various projects – starting 6/19/2012

Next Steps

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- Lease / Lease-Back Contractor Agreements

- Contract Negotiations
- Agreements for various projects – starting 6/19/2012

Next Steps

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YOUR MEASURE "A" DOLLARS AT WORK

**Thank You
to our community
for your continued support
of our schools**



MEASURE
A
School Bond

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Site Signage