

C.A.S.H. 23rd Annual Conference
“DOWNTOWN...EVERYTHING’S WAITING FOR YOU”

Room 314
Tuesday, February 26, 2002
3:40 p.m. - 5:00 p.m.
Sacramento Convention Center

WORKSHOP # 13

YOU'VE PASSED YOUR BOND, NOW WHAT?

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Sequence of Work in an Implementation Plan

Task	Duration
1. Develop Board priorities for scope of work (see attached example) and sequence of projects	2 to 4 weeks
2. Visit school sites and meet with staff to assess existing conditions and understand site priorities (see attached list of guide questions)	½ to 2 days per site
3. Develop detailed scope of work for each site	½ day per site
4. Estimate cost of scope of work for each site; organize by priority categories	2 to 5 days per site
5. Develop complete project budgets (hard and soft costs) for each site	½ day per site
6. Revisit sites to confirm scope, cost, and sequence	½ to 1 day per site
7. Develop a complete program budget including individual project budgets along with program costs and contingencies	1 to 2 days
8. Develop a master schedule for entire program	2 to 4 days
9. Compare program budget and schedule to revenue and cash flow	½ day
10. Revise as necessary using Board priorities to guide any reductions in scope and budget	2 to 4 days
11. Publish a draft plan, including project and program budgets, proposed scope of work for each site, schedules, and narrative explanation of priority development	2 weeks
12. Review draft plan with staff and revise as necessary	2 weeks
13. Review revised draft plan with Board, Citizens' Oversight Committee, and others as appropriate	4 to 8 weeks
14. Revise draft plan and adopt as a final (working) plan	2 weeks
15. Execute the plan	? years



Questions that each school site should be prepared to answer during the initial meeting:

1. Are there any places where you are aware that the roof leaks?
2. Are there any areas where you are aware of dryrot or other structural damage?
3. Are there any areas of routine flooding during rainstorms?
4. Do any sewer lines plug up often?
5. Do any storm drain lines plug up often?
6. Do any of the restroom fixtures not function properly?
7. Have any restrooms been taken out of service? If so, why?
8. Does the fire alarm system work properly?
9. Does the telephone system work properly?
10. Does the intercom system work properly?
11. Do you presently have a (working) intrusion alarm or automatic fire alarm system?
12. Do you presently have computer network wiring on your campus?
13. Are there conflicts on your site between bus drop-off and parent drop-off of students?
14. Are there any places where the windows or doors leak during rainstorms?
15. Do your heating systems work properly?
16. Are there any problems with your sprinkler/irrigation system?
17. Have any floor coverings been recently replaced?
18. Have there been any significant self-help or parent- or foundation-funded projects at your campus?
19. Do you wish to have air conditioning installed at your campus? If so, in which areas?
20. Do you need additional covered outdoor eating areas?
21. Do you need repairs to security fencing, gates, or trash enclosures?
22. What needs do you have that may be unique to your campus?



District-wide Priority Guidelines for Measure A School Facilities Improvement Program—Board draft

Priority 1--Health and safety issues

Specific Items

- Restroom fixtures should function properly
- Fire and intrusion alarms, telephone/intercom systems, emergency lighting, exit signage should function properly
- Seismic upgrades (may involve aesthetic issues)
- Provide for safe student drop-off areas

Priority 2—Access compliance (as required by DSA)

Specific Items

- Path of travel across site
- Door thresholds and hardware
- Restroom modifications
- Stage access

Priority 3--Building shell integrity

Specific Items

- Roof replacement
- Deteriorated and leaking windows
- Exterior paint and wall finishes
- Exterior doors and locks
- Dry rot and termite repair
- Site drainage issues that affect structure
- Foundation issues

Priority 4--Classroom interior renovations, technology upgrades, and associated infrastructure items

Specific Items

- Tackable wall surfaces--define a standard for how much area
- Interior painting
- Properly operating heating and ventilation systems, including air conditioning at each site's discretion

- Ceiling repair/replacement including light fixtures--redefine district standard based on lessons learned in new school
- New floor covering as needed
- Cabinet repair/replacement--define a standard which includes adequate storage, white-board space, and accommodation of AV equipment
- Additional electrical outlets & electrical system upgrades for computers
- Conduits and cabling for computer networks and/or distributed video
- Electrical service upgrade
- Sewer, gas and water line replacement
- Infrastructure provision for future relocatable classrooms or other expansion
- Upgraded telephone/Intercom/clock/fire and intrusion alarm systems

Priority 5--Renovation & new construction in support of educational program

Specific Items

- Adaptive re-use of existing spaces for new program
- Additional classroom support space
- Computer labs
- New & renovated science labs—establish a district-wide standard for desired outcome
- New and renovated theaters (Newport Harbor HS)
- Libraries
- Administration offices
- Teachers lounge/workroom
- Custodial and Storage
- Covered outdoor eating areas

Priority 6--Athletic/Co-curricular program support facilities

Specific Items

- Gyms/locker rooms (TeWinkle, Newport Harbor HS)
- Swimming pools (Newport Harbor HS)
- Stadium lighting & seating (Newport Harbor HS)
- Hardcourt repair and resurfacing
- Playground equipment and fall zone material replacement

Priority 7—Site landscape and hardscape

Specific Items

- Parking lot repair and repaving
- Irrigation system repair and replacement
- Landscape repair and replacement

Items moved to Site Discretionary:

- Security fencing and gate improvements & trash enclosures



Newport Elementary School

Newport Elementary is a regular K-6 elementary school located on the beach in Newport Beach. Originally built in 1936 following the demise of its predecessor in the Long Beach earthquake, the campus is the oldest elementary school in the District.

Condition:

General condition of the buildings at Newport is fair to good. Roof leaks are evident in some areas. There is evidence of structural dryrot and termite damage, especially in the (1947) annex building, which is generally in much worse repair than either the original building or the 1962 wing. Parent foundation efforts have resulted in many repair and beautification projects on this campus.

Recommended Scope of Work:

Priority 1—Health and Safety

- Provide emergency lighting in corridors of original building
- Provide exterior lighting at MPR street entrance
- Provide fire sprinklers in corridors of original building

Priority 2—Access compliance

- Replace doors, frames, and hardware as necessary throughout campus
- Provide wheelchair lift at MPR stage
- Provide wheelchair lifts at stairs at south end of original building next to library
- Provide site ramps as needed
- Repair cracked walkways as needed
- Modify existing student restrooms for handicapped access.
- Expand existing staff restroom in south corridor of original building for handicapped access.
- Provide accessible drinking fountains

Priority 3—Building Shell Integrity

- Repair dryrot and termite damage
- Replace window systems throughout campus
- Evaluate condition of existing roof for repair or replacement
- Repair stucco and repaint annex building
- Replace deteriorated gutter system at annex building
- Remove and replace non-compliant bay window at library
- Repair/replace leaking roof drain in original building where leaking in corridor adjacent to MPR

Priority 4—Classroom interiors, technology upgrades, and infrastructure

Restrooms:

- Replace toilet fixtures and accessories throughout campus
- Clean, repair and reseal tile floors and wainscot
- Replace wainscot
- Paint interior

Infrastructure:

- Replace/upgrade main electrical service and distribution system
- Provide conduit backbone around campus
- Provide surface-mounted raceway with power receptacles in classrooms
- Remove old boiler and pump equipment from boiler room

Technology and Communication Systems:

- Provide new intercom, clock and bell system
- Provide new security system

Regular Classrooms:

- Replace ceiling tile as needed
- Replace all floor coverings
- Provide tackable wall surface on two walls
- Paint interiors
- Provide new whiteboards
- Repair and refinish existing cabinets and add new cabinets as required
- Provide new sink cabinets and countertops

Priority 5—Renovation in support of education

Library:

- Main area has been renovated
- In small kitchen area, remove and do not replace sink cabinet, sink and plumbing; refinish other cabinets and replace floor covering

Multipurpose room:

- Refinish/rebuild stage floor
- Replace lighting panel
- Provide new theater lighting
- Remove old wall registers
- Replace audio system
- Refinish hardwood floors
- Refurbish kitchen bathroom

Office/Administration/Staff room:

- Replace floor coverings
- Refurbish restrooms
- Refinish pine paneling
- Refinish cabinets
- Repair wood base

- Repair ceiling in after-school office

Provide new 3,000 square foot learning center at corner of campus where old bus barn will be removed

Priority 6—Athletic facilities

- Provide new playground equipment and fall zone at upper grade play area

Priority 7—Landscape & hardscape (including parking lots)

- Resurface hardcourt area
- Remove and replace cracked sidewalks
- Repair irrigation system
- Replace low wall and fence along back of campus adjacent to pedestrian path

Items noted but not included in recommended scope of work:

- Air conditioning

Other Recommendations:

1. Work at this campus may be affected by its historical status. Planning should begin early to identify and address potential conflicts.
2. The 1947 annex building is in very poor repair. We recommend investigating its condition further and analyzing renovation vs. replacement cost prior to start of design work.

GENERAL INFORMATION		Newport Elementary					CPM/McCarthy Program Budget		Remarks
Item	FACILITY NEEDS	Priority	Quantity	Unit	Unit Cost	Total			
Priority 1--Health & Safety									
A.	HEALTH AND SAFETY COMPLIANCE	1							
A.3	Campus security lighting upgrades	1							
A.3.a	Site lighting	1	4	EA	\$ 1,500.00	\$6,000	At MPR exiting to Balboa Ave.		
A.3.c	Walkway lighting	1	7,097	BSF	\$ 0.75	\$5,323	In corridors		
A.7.c	Fire Sprinklers in corridors	1	7,097	SF	\$ 2.50	\$17,743			
A.7.d	Main service to building	1	1	LS	\$ 25,000.00	\$25,000			
Subtotal Priority 1:						\$54,065			
Priority 2--Access compliance									
A.11	Accessibility (ADA) improvements	2							
A.11.b	Site ramp - concrete sidewalk type 1:20 slope	2	16	LF	\$ 45.00	\$720	Ramps to 1947 Annex building		
A.11.d	Drinking Fountains (Accessible)	2	2	EA	\$ 1,500.00	\$3,000			
A.11.e	Site ramps - concrete switchback with handrails	2	96	LF	\$ 300.00	\$28,800	Ramp w/ stem wall, 5'. Replace ceramic tile mural		
A.11.h	Interior handrails	2	70	LF	\$ 50.00	\$3,500	At ramp at main corridor in west wing		
A.11.i	HDCP wheelchair Lifts	2	3	EA	\$ 25,000.00	\$75,000	One at MPR, Two at west wing		
A.11.k	Door System - Exterior HM Door/Frame/Hardware - Single	2	21	EA	\$ 2,000.00	\$42,000			
A.11.m	Door System - Exterior HM Door/Frame/Hardware - Pair	2	20	EA	\$ 3,500.00	\$70,000			
A.11.p	Door System - Interior Wood Door/Hardware - Single	2	40	EA	\$ 900.00	\$36,000			
A.11.r	Door System - Interior Wood Door/Hardware - Pair	2	9	EA	\$ 1,600.00	\$14,400			
A.11.t	rubber threshold - < 1 1/4"	2	61	EA	\$ 250.00	\$15,250			
A.11.u	rubber threshold - < 1 1/4" - pair	2	29	EA	\$ 400.00	\$11,600			
Subtotal Priority 2:						\$300,270			
Priority 3--Building Shell Integrity									
E.	BUILDING REPAIRS/IMPROVEMENTS	3							
E.11	Exterior painting/stucco repair	3							
E.11.a	Exterior Painting	3	0	BSF	\$ 1.50	\$0			
E.11.b	Stucco Repair - Patch and surface repair	3	6,800	SF	\$ 5.00	\$34,000	Annex building only		
E.11.c	Stucco Repair - Crack repair only	3	2,000	SF	\$ 10.00	\$20,000	1962 building		
E.4	Window and door system improvements/replacements	3							
E.4.a	Window system - (storefront type w/ operable windows)	3	5,020	SF	\$ 25.00	\$125,500			
E.4.d	Replace windows (hopper type)	3	2,093	SF	\$ 75.00	\$156,975	Historical windows at north and west elevations		
E.5.a	Dryrot/Termite Repair/Replace (Allowance for unforeseen)	3	1	LS	\$ 50,000.00	\$50,000	\$50K Elementary, \$100K Middle, \$250K High School		
E.5.b	Dryrot/Termite Repair/Replace (visible)	3	1	LS	\$ 20,000.00	\$20,000	At south end of annex		
E.5.f	Demo of existing non-DSA storage shed	3	0	LS	\$ 2,500.00	\$0			
Subtotal Priority 3:						\$406,475			
Priority 4--Classroom Interiors, technology upgrades, & infrastructure									
A.10	Restroom Improvements	4							
A.10.a	R/R all fixtures - (Toilets, Urinals, Sinks, Flush Valves)	4	51	EA	\$ 1,750.00	\$89,250			
A.10.b	Partial HDCP upgrade (toilets, urinals, grab bars)	4	1	EA	\$ 5,000.00	\$5,000			
A.10.c	Extensive HDCP upgrade (wall R&R, urinals, grab bars)	4	0	LS	\$ -	\$0			
A.10.d	New toilet partitions	4	6	EA	\$ 400.00	\$2,400			
A.10.e	New toilet accessories - small	4	4	EA	\$ 750.00	\$3,000			
A.10.f	New toilet accessories - large	4	6	EA	\$ 2,000.00	\$12,000			
A.10.g	Grind/polish terrazzo	4	0	SF	\$ 5.00	\$0			
A.10.h	Clean/seal floors	4	1,875	SF	\$ 1.75	\$3,281			
A.10.i	Paint walls/ceiling	4	1,875	BSF	\$ 1.25	\$2,344			
A.10.j	New surface mounted lights	4	1,875	SF	\$ 1.25	\$2,344	Reuse existing		
A.10.k	New exhaust fans	4	6	EA	\$ 1,500.00	\$9,000			
A.10.l	Replace windows	4	219	SF	\$ 25.00	\$5,475			
A.10.m	Replace VCT Flooring	4	0	SF	\$ 2.25	\$0			
A.10.n	Replace flush valves - floor mounted urinals	4	8	EA	\$ 350.00	\$2,800			
A.10.o	Install new terrazzo	4	0	SF	\$ -	\$0			
A.10.p	Re-Texture Ceilings	4	0	SF	\$ -	\$0			
A.10.q	Ceiling replacement - 1x1 Tiles	4	0	SF	\$ 1.25	\$0			
A.10.r	Ceiling replacement - 2x4 Lay In	4	0	SF	\$ 2.50	\$0			
A.2	Campus security system improvements	4							
A.2.a	Door contacts	4	0	BSF	\$ 0.90	\$0			
A.2.b	Motion sensors	4	4,528	BSF	\$ 0.90	\$4,075			
A.5	Fire alarm and fire protection modifications/upgrades	4							
A.5.a	Fully automatic system	4	4,528	BSF	\$ 2.50	\$11,320	(For essential service areas/buildings)		
A.5.b	Local system	4	43,928	BSF	\$ 1.50	\$65,892			
B.	INFRASTRUCTURE	4							
B.1	Electrical service/transformer and/or main panel	4	2,000	AMP	\$ 40.00	\$80,000	2000 Amp for ES, 3000 Amp for MS, 6000 Amp for HS		
B.2	Electrical distribution system upgrades (For Wiremold)	4	1,350	AMP	\$ 35.00	\$47,250	45 amps per classroom (3 - 15 amp breakers) 30 Classrooms		
C.	TECHNOLOGY	4							
C.1	Technology infrastructure-related improvements	4							
C.1.a	Conduit Backbone Distribution Around Campus	4	48,456	BSF	\$ 1.25	\$60,570			
C.1.b	Surface-Mounted raceway Within Classrooms (With Power)	4	48,456	BSF	\$ 1.50	\$72,684			
C.1.c	Computer Network Cabling	4	1	LS	\$ -	\$0	Per notes - has been provided throughout campus		
D.	CLASSROOM IMPROVEMENTS	4							
D.1	Complete interior renovations	4							
D.1.a	Demolition of existing improvements	4	22,159	BSF	\$ 3.00	\$66,477			
D.1.c	Tackable wall surfaces (2 Walls Only)	4	22,159	BSF	\$ 3.25	\$72,017			
D.1.d	Interior painting (2 Walls/Ceiling)	4	29,256	BSF	\$ 1.00	\$29,256	Includes corridors		
D.1.e	Interior painting, walls only (w/ new ceiling)	4	0	BSF	\$ 0.50	\$0			
D.1.f	Ceiling repair - 1x1 Tiles	4	22,159	SF	\$ 0.25	\$5,540			
D.1.j	Light fixtures - Surface Mounted	4	3,000	SF	\$ 3.50	\$10,500	Allows for 10% replacement in classrooms		
D.1.m	VCT flooring	4	4,500	SF	\$ 2.25	\$10,125			
D.1.n	Carpeting	4	24,756	SF	\$ 3.00	\$74,268	Includes corridors		
D.1.v	Misc. Painting	4	7,097	SF	\$ 0.75	\$5,323	Additional allowance to paint wood trim in corridors		

Item	FACILITY NEEDS	Priority	CPM/McCarthy Program Budget				Remarks
			Quantity	Unit	Unit Cost	Total	
D.1.y	Sinks/casework for permanent classrooms	4	30	EA	\$ 5,500.00	\$165,000	
E.13	Other	4	1	LS	\$ 7,500.00	\$7,500	Demo boiler equipment
Subtotal Priority 4:						\$924,690	
Priority 5--Renovation in support of education							
E.14	Library Improvements	5	1	LS	\$ 10,000.00	\$10,000	Demo and wall in fill at bay window - 8' x 20' aea
E.15	Demo existing old bus garage	5	3,216	SF	\$ 5.00	\$16,080	Summary error
E.6	Covered walkway repair/improvements	5					
E.6.a	Covered walkway replacement	5	400	SF	\$ 40.00	\$16,000	
E.7	Multipurpose facilities Improvements	5					
E.7.a	VCT flooring	5	880	SF	\$ 1.75	\$1,540	
E.7.b	Refinish wood flooring	5	4,036	SF	\$ 3.00	\$12,108	
E.7.f	Paint Walls/Ceiling	5	4,916	BSF	\$ 1.50	\$7,374	
E.7.h	Demo of existing Improvments	5	4,036	BSF	\$ 2.00	\$8,072	
E.7.j	Sound system upgrades	5	1	LS	\$ 15,000.00	\$15,000	
E.7.k	Stage lighting upgrades	5	1	LS	\$ 20,000.00	\$20,000	
E.7.n	Light fixtures - Surface Mounted	5	4,036	SF	\$ 1.50	\$6,054	Reuse existing
E.8	Ed support facilities Imprvts/upgrades (faculty/staff room	5					
E.8.a	Office/staff area upgrades - interior painting	5	2,528	BSF	\$ 3.00	\$7,584	
E.8.bb	Light fixtures - Surface Mounted	5	500	SF	\$ 2.50	\$1,250	Provide for 25% of area
E.8.c	Office/staff area upgrades - replace windows	5	40	SF	\$ 50.00	\$2,000	
E.8.d	Office/staff area upgrades - refurbish restrooms	5	40	SF	\$ 35.00	\$1,400	
E.8.f	Office/staff area upgrades - R/R VCT in nurse station	5	196	SF	\$ 2.75	\$539	
E.8.g	Office/staff area upgrades - R/R plumbing fixtures	5	0	EA	\$ 1,750.00	\$0	In category A.10
E.8.n	New carpet	5	2,019	SF	\$ 3.00	\$6,057	
E.8.r	Re-finished casework	5	115	LF	\$ 30.00	\$3,450	
E.8.u	Demo Office area	5	2,528	SF	\$ 4.00	\$10,112	
E.8.z	1x1 Tiles (Replace)	5	500	SF	\$ 1.25	\$625	Provide for 25% of area
Subtotal Priority 5:						\$145,245	
Priority 6--Athletic facilities							
A.6	Playground equipment/fall-use zone Improvements	6					
A.6.a	Primary grade	6	1	EA	\$ 50,000.00	\$50,000	
A.6.b	Kindergarten	6	0	EA	\$ 35,000.00	\$0	
A.6.c	Playground Area Fall Zone - Primary	6	4,000	SF	\$ 7.50	\$30,000	
A.6.f	Demolition of existing playground equipment	6	12	EA	\$ 250.00	\$3,000	
Subtotal Priority 6:						\$83,000	
Priority 7--Landscape & hardscape (Including parking lots)							
A.4	Campus security fencing and gate Improvements	7					
A.4.a	Standard Chain Link w/ small masonry wall (incl demo)	7	476	LF	\$ 85.00	\$30,940	
F.	SITE IMPROVEMENTS/REPAIRS	7					
F.1	Site asphalt paving	7					
F.1.e	Site paving - hardcourt (Replace/Re-Stripe)	7	53,357	SF	\$ 4.00	\$213,428	half of (E) square footage; city to share costs
F.3	Irrigation Improvements	7					
F.3.b	Irrigation System - Repairs	7	37,800	SF	\$ 0.30	\$11,340	
F.6	Ball wall repairs/Improvements	7					
F.6.a	Masonry wall w/ footing - 8' high x 15' wide	7	0	EA	\$ 8,000.00	\$0	
F.7	Lunch shade structure	7					
Subtotal Priority 7:						\$255,708	
Total Hard Cost Priorities 1 through 7:						\$ 2,169,453	
Priority 11--Seismic allowances							
A.1	Seismic Upgrades	11	40,338	BSF	\$ 3.00	\$121,014	Seismic upgrades limited to permanent structures
A.1.a	Shear wall infill w/footing at permanent classrooms	11	132	LF	\$ 250.00	\$33,000	Shear walls at Annex building
Subtotal Priority 11:						\$154,014	
Priority 12--Roof replacement							
E.10	Roofing systems Improvements/modifications	12					
E.10.a	Four ply built up	12	14,593	SF	\$ 5.50	\$80,262	Annex and 1962 building
E.10.c	Roofing systems - Asbestos Abatement	12	14,593	SF	\$ 2.25	\$32,834	
E.10.e	Shake tiles	12	31,113	SF	\$ 8.50	\$264,461	
Subtotal Priority 12:						\$377,556	
Priority 13--New air conditioning							
E.12	Heating/Ventilation/Air conditioning	13					
E.12.a	HVAC package system (All Inclusive)	13	48,456	BSF	\$ 23.00	\$1,114,488	
E.12.c	Electrical Secondary Distribution (For HVAC)	13	1,815	AMP	\$ 45.00	\$81,675	15 amps per ton of AC cooling.
E.12.d	Energy Management System	13	48,456	BSF	\$ 1.45	\$70,261	
Subtotal Priority 13:						\$1,266,424	
Priority 15--Extra classrooms							
G.	ADDITIONAL SUPPORT FACILITIES	15					
G.10	Community learning center	15	1	LS	\$ 150,000.00	\$150,000	New learning center and classroom per note G.6, incl demo of
Subtotal Priority 15:						\$150,000	
Total Hard Cost (Section A-G)						\$4,117,448	