



**Draft**

**School District:** San Diego Unified School District, Prop. S ICOC  
**Location / School:** Creative Performing Media Arts (CPMA)  
**Project:** Whole Site Mod (WSM) & Performing Arts Center (PAC)  
**Date of Work:** March 7, 2013  
**Sheet:** Sheet 1 of 8

**Summary:** An on-site walk-thru of the above projects was conducted with ICOC members for the purpose of reviewing and validating work being completed under the Prop. S bond Program.

### Background

Projects programmed for Creative Performing Media Arts (CPMA) include:

<u>Project</u>	<u>Project Budget</u>	<u>Project Status</u>
New Building Project (PAC)	> \$10M	30% Cmplt
Whole Site Modernization	\$5M - \$10M	30% Cmplt
i21 Suite Installation (Yr 1 – Yr 3)	\$400k - \$1M	Yr1 – Yr3 Cmplt

### Attachments

- CPMA: web site summary page
- CPMA Prop. S Bond Project List
- CPMA Facilities Condition Assessment (FCA) from Long Range Facility Master Plan
- ICOC Walk-Thru Photos
- Walk-Thru handout
- Construction Management Report (April 2013)
- Bidding History (extract from May 2013 Cost Controls Report)

### ICOC Walk-Thru

The ICOC walked through the Creative Performing Media Arts (CPMA) Middle School, on March 7, 2013 to observe Prop. S work underway. Attendees were: Scott Thomason (Principal CPMA), Don Webb (Director Construction Management), Gary Stanford (Director Program Management), Regina Rega (Senior Project Manager), Dave Koepecke (Project Manager), Rick Mortazavi (Construction Manager), William Ponder (ICOC Member), Kim Schoettle (ICOC Member), Michael Magallanes (ICOC Member), and Larry Goshorn (ICOC Consultant).

CPMA is a magnet school with about 928 students in grades 6-8. Walk-Thru attendees observed ongoing work on the Whole Site Modernization (WSM) and Performing Arts Center (PAC)

projects. WSM work included modernization of the Kitchen and conversion of covered locker areas into Food Kiosks. These projects are being accomplished through a single construction contract awarded in June 2012 for \$19,708,399. The contract is about 27% complete with a change order rate below 1% thanks to an initial credit change order. Construction of the PAC is 30% complete and is expected to finish in about 6 months. Sequencing requirements incorporated into the contract reduced the need for interim classroom space by dividing the work into 6 phases; construction is currently in 3<sup>rd</sup> phase.

The 4<sup>th</sup> phase calls for renovations of classroom building 500. The 5<sup>th</sup> phase will renovate the shower/locker rooms, cafeteria, auditorium, band and coral areas during summer break. Contract completion is scheduled for February 2014.



Walk-thru attendees met at the front entrance for a brief description of on-going work before proceeding to building 300. Classrooms in this building will accommodate deaf and hard of hearing (DHH) students including kitchen and bathroom facilities. The group also viewed the former covered locker area in building 400 that is being converted into a food kiosk.

The group then visited the PAC construction site. This is the first project to be designed using building information modeling (BIM) — moving forward all new buildings will use BIM which digitally models the building including all structural and mechanical components in 3-dimensions to avoid construction conflicts and permanently document as-built conditions.



Heating and cooling in the PAC theater will be a low airflow system that ventilates through the floor of the seating area. ADA ramps in the front and around the building will accommodate entrances at the various levels necessitated by the elevated theater seating. The PAC building includes shop areas for stage preparation; the stage is easily accessible from these areas. Placement of the PAC building provides for on-site pick-



up/drop-off for district busses (currently 21 busses used/needed), both permanently and during construction.

The original construction budget for the combined WSM and PAC contract was \$19,034,448 (refer to attached Construction Management Report), and the initial contract award amount was \$19,708,399, which is 3.5% over budget. Pending contract changes, including substantial deductive changes, are projected to lower the total contract to \$19,333,358, which is only 1.6%

over budget. Other construction contracts have been coming in under the construction budget, (refer to attached bid history display extracted from the May 2013 Cost Controls Report) and have generated sufficient surplus to fund the budget overage without impacting planned funding for future work.

During this walk-thru attending ICOC members witnessed construction work underway for the following items listed in the Prop. S ballot:

#### Project Improvements to Support Student Learning and Instruction

- Improvements to classrooms to support the VAPA curriculum
- Provide new performing arts building to support magnet school program

#### School Improvements to Support Student Health, Safety and Security

- Provide new performing arts building
- *Discussed as being included in the project, but not yet underway:*
  - Improve the student drop-off and pick-up area by adding an on-site bus loading zone and a parent drop-off area
  - Provide additional visitor parking to accommodate visitors
  - Renovate food service areas to increase service efficiency, provide healthier food choices and improve eating environment
  - Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing and gates
  - Provide site safety communication system

#### Projects to Improve School Accessibility, Code Compliance Upgrades

- Improve accessibility to all classrooms, labs, restrooms and other school facilities to comply with accessibility regulations, including ADA Title I & II
- *Discussed as being included in the project, but not yet underway:*
  - Renovate existing restrooms and locker rooms
  - Install three-compartment sink in kitchen
  - Install a grease trap in kitchen to comply with city regulations
  - Provide new kitchen staff restroom and locker area

#### Major Building Systems Repair/Replacement

- Repair/replace sidewalks and improve path of travel on site
- Repair/restore classroom building exteriors, interiors, finishes and fixtures as needed
- Repair/replace/upgrade performance spaces/multipurpose rooms

Previously at a walk-thru August 5, 2009 other ICOC members witnessed completed work for the following items listed in the Prop. S ballot:

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Project Improvements to Support Student Learning and Instruction

- Enhance fiber optics in classrooms to increase bandwidth, which facilitates multiple concurrent applications
- Install a wireless network (WIFI)
- Provide 21st century technology upgrades, including audiovisual projection capabilities for all students

For the complete list of planned work, refer to attached list of bond work items, or to pages PR-32D0-68 thru PR-32D0-68 and pages PR-32D0-96 thru PR-32D0-97 of the Prop. S Ballot.

Report prepared for ICOC by Larry Goshorn: \_\_\_\_\_



Date of Report: May 23, 2013

**Draft**

**Copy To:** File, Attendees, ICOC Secretary



Creative Performing Media Arts School at Kroc



Related Documents

- [English\\_CPMA MS\\_bond project list](#)
- [Spanish\\_CPMA MS\\_bond project list](#)
- [District Facilities Assessment](#)

21st Century Classroom Initiative (i21): The Proposition S-funded i-21 initiative delivers a suite of new digital tools that are designed to create an engaging and personalized learning environment. The main components include an interactive whiteboard, audio/visual cabinet, a teacher's presentation station, a wireless voice amplification system, an advanced model document camera, and a DVD player. Classrooms are being equipped across the district. The interactive classroom suites are being installed in approximately 20 percent of the classrooms each year according to a five-year plan that started in summer 2009. For more information, please visit [www.sandi.net/i21](http://www.sandi.net/i21) or e-mail [PropSinfo@sandi.net](mailto:PropSinfo@sandi.net).

Project Schedules

Project	Project \$	2012	2013	2014
<a href="#">i21 Suite Installation (Yr 1 - Grade 6)</a>	\$407,020	Construction completed 12/20/2009		
<a href="#">i21 Suite Installation (Yr 2 - Grade 7)</a>	\$8,064	Construction completed 12/20/2010		
<a href="#">i21 Suite Installation (Yr 3 - Grade 8)</a>	\$200K - \$1M	Construction completed 12/20/2011		
<a href="#">New Building Project (PAC: Prop S)</a>	> \$10M	[Gantt chart bars for 2012, 2013, 2014]		
<a href="#">WSM (Prop S)</a>	\$5M - \$10M	[Gantt chart bars for 2012, 2013, 2014]		
<a href="#">WSM (Prop S)</a>	\$5M - \$10M	[Gantt chart bars for 2012, 2013, 2014]		

Contact Us - Prop. S and Facilities Planning & Construction  
 (619) 725-5588 English | (619) 725-7419 Spanish  
 Email: [PropSinfo@sandi.net](mailto:PropSinfo@sandi.net) or [FacilitiesInfo@sandi.net](mailto:FacilitiesInfo@sandi.net)

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## CPMA @ Kroc Middle School

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5050 Conrad Avenue, San Diego, CA 92117

Built in 1962  
Site Acreage: 24 acres  
600 Students

Guiding principles were established by the Board of Education's Ad Hoc Task Force on the Bond to assist in developing educational facilities that:

- are the heart and soul of the community
- have parity of the physical facilities and structures
- improve student learning and achievement
- improve accountability

### Site-Specific Bond Project List

The following needs were identified through a comprehensive planning process, which included input from school site representatives to cluster meetings, district departments and other assessment measures.

The language below will be included in the bond resolution:

#### Project Improvements to Support Student Learning and Instruction

- **Enhance fiber optics in classrooms to increase bandwidth, which facilitates multiple concurrent applications**
- **Install a wireless network (WIFI)**
- **Provide 21<sup>st</sup> century technology upgrades, including audiovisual projection capabilities for all students**
- **Improvements to classrooms to support the VAPA curriculum**
- **Provide new performing arts building to support magnet school program**

#### School Improvements to Support Student Health, Safety and Security

- **Improve the student drop-off and pick-up area by adding an on-site bus loading zone and a parent drop-off area**
- **Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing and gates**
- **Provide site safety communication system**
- **Remove or minimize risks of any potentially hazardous material throughout the facility**
- **Renovate food service areas to increase service efficiency, provide healthier food choices and improve eating environment**
- **Provide new performing arts building**
- **Provide additional visitor parking to accommodate visitors**

#### Projects to Improve School Accessibility, Code Compliance Upgrades

- **Renovate existing restrooms and locker rooms**
- **Improve accessibility to all classrooms, labs, restrooms and other school facilities to comply with accessibility regulations, including ADA Title I & II**
- **Install three-compartment sink in kitchen**
- **Install a grease trap in kitchen to comply with city regulations**
- **Provide new kitchen staff restroom and locker area**

#### Major Building Systems Repair/Replacement

- **Replace aging wiring and upgrade electrical systems, including adding additional receptacles throughout campus**
- **Repair/replace sidewalks and improve path of travel on site**
- **Repair/restore classroom building exteriors, interiors, finishes and fixtures as needed**
- **Repair/replace inefficient heating and ventilation systems**
- **Repair/replace deteriorating plumbing and sewer lines as needed**
- **Repair/replace/upgrade performance spaces/multipurpose rooms**



## 6: District Facilities Assessment

### Site Data Evaluation for CPMA at Kroc

SITE DATA	CPMA @ KROC	307
Site Net Acreage:	24	
Total Permanent Building Sq. Footage:	114,443	
Total Quantity of Classrooms:	53	
Quantity of Permanent Classrooms	53	
Number of Permanent Buildings	11	
School Program Capacity	1102	
Current Enrollment - 2007-08	600	
Projected Enrollment - 2016-17:	881	
Student to Acre Ratio:	25	
Quantity of Portable Classrooms	0	
% of Total Classrooms in Portables	0%	
Quantity of Portable Buildings on Site	1	
Quantity of Undersized Classrooms	0	
% of Undersized Classrooms	0%	
API Rating (2007 Base Statewide Rank)	5	
Quantity of buildings over 50 years	0	
Age of Building-% over 50 years	0%	
FCA Rating	Fair	
Climate Control	II	
ADA Report	Poor	
Delta from Capacity	502	

CPMA is in the process of moving to the Kroc site. Some comments may not be applicable due to site change.

#### Input From Site Surveys:

- No band, drama or art rooms on site
- No lockers in PE changing room
- Resurfacing of blacktops and removal of playground equipment requested
- Washing machine & plumbing/electrical upgrades in locker room requested
- Computers in lab crashing due to heat reported
- Site appearance enhancements requested
- Requested relocation of CPMA or restructuring of and upgrades to “cafetorium”, classrooms, arts/PE facilities and parking

#### Input from Cluster Meetings for CPMA at Kroc Site:

- Request wireless, teacher stations (AV package including ceiling-mounted projectors, document cameras, microphones and speakers), leasing equipment to circumvent 5-year obsolescence
- Would like AC in tech and arts media labs (low priority)
- Request artificial turf (low priority)
- Request new theater/performing arts space
- Request appropriate upgrades to classrooms for magnet focus
- Request new food distribution system
- Request off-street parking and bus turnaround



Whole Site Renovation (WSR) Bldg 300 special ed classrooms



WSM Bldg 300 - New exterior walls, doors, windows



WSM Bldg 300 - Interior Bldg Systems



WSM Bldg 300 - ICOC Briefing



Interim Classrooms during construction



Performing Arts Center (PAC)



PAC - Theater seating area



PAC - Stage area



PAC - exterior walls



ICOC reviews PAC construction



PAC - public toilet area near main entrance



New back-flow preventor for PAC fire protection system



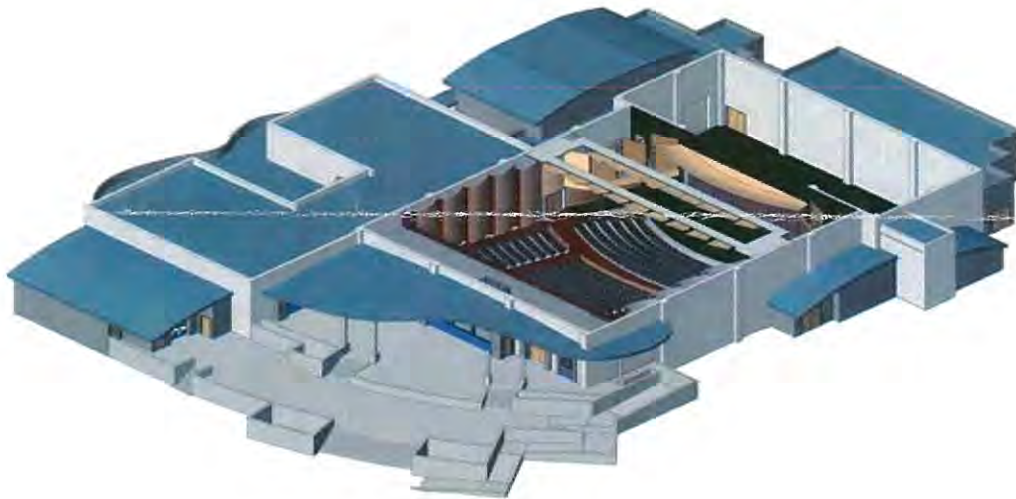


# CPMA Middle School

5050 Conrad Ave

ICOC Site Visit

- **New Performing Arts Center Building**
- **Kitchen Modernization and Food Kiosk**
  - **Whole Site Modernization**



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## **New Performing Arts Center (PAC)**

### **Project Description**

**PAC** – A new performing arts center building measuring approximately 20,600 square feet will be constructed at the east side of the campus. The new PAC will feature the following amenities:

- 400-seat theatre
- Two music classrooms
- Scene shop
- Green room
- Restrooms
- Control and ticket booths
- Support and storage spaces

### **Construction Schedule**

- Commenced in 2Q 2012
- To be complete 1Q 2014

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## **Whole Site Modernization:**

### **Project Description**

**WSM** - Whole site modernization with building alterations at every building on site in order to comply with Title 24, accessibility standards and fire codes as well as HVAC upgrades, lighting upgrades, low voltage/technology upgrades, refurbishing of wall, floor and ceiling surfaces and exterior paint. Project scope currently in progress is framing within the Building 400 food kiosk and Building 300 upgrades are currently the rough lighting and low/voltage technology conduit installation.

### **Construction Schedule**

- Commence in 2Q 2012
- Complete 1Q 2014

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## **Construction Contract award:**

- \$19,708,399

## **Approved Change Order Rate:**

- 0.19%

## **Project Status:**

- 27% Complete



# Construction Management Department Construction Management Report

Data as of April 22, 2013

Prop. S ICOC Subcommittee  
Construction  
May 1, 2013, Exhibit 3.2

Project	Contractor	Construction		Final Construction Estimate	Award Amount	NTP Start Date	WIP %	Approved Change Orders	Change Order Rate	Original Completion Date	Forecasted Completion Date	CMI's
		Budget	DSA Estimate									
1	SOLTEK	\$9,891,422	\$7,836,563	\$9,683,241	\$9,313,000	5/29/12	78%	\$211,331	2.3%	5/15/13	6/3/13	
2	SUFFROEL	\$17,554,597	\$15,178,541	\$16,182,895	\$17,628,669	6/4/12	48%	\$175,292	1.0%	10/17/13	10/30/13	
3	TRICON	\$8,984,396	\$8,845,546	\$9,643,591	\$8,618,740	6/4/12	54%	\$297,729	3.5%	7/31/13	10/14/13	
4	SUFFROEL	\$7,153,521	\$5,800,000	\$6,932,470	\$6,999,999	6/4/12	44%	\$139,770	2.0%	8/30/13	12/11/13	
5	TRICON	\$19,034,448	\$16,760,201	\$19,333,358	\$19,708,399	6/29/12	34%	\$96,883	0.5%	2/19/14	5/29/14	
6	SOLTEK	\$5,727,897	\$5,773,000	\$5,620,044	\$5,717,750	6/29/12	61%	\$72,023	1.3%	7/16/13	7/29/13	
7	SOLTEK	\$9,700,015	\$8,026,800	\$9,703,307	\$10,046,000	7/16/12	61%	\$80,392	0.8%	1/4/14	1/4/14	
8	STRAIGHT	\$1,200,000	\$955,300	\$1,017,053	\$1,168,888	8/13/12	74%	\$94,515	8.1%	5/10/13	6/23/13	
9	TRICON	\$7,610,293	-	\$7,610,293	\$7,081,700	12/17/12	48%	\$73,143	1.0%	7/26/13	7/26/13	
10	SOLTEK	\$1,341,804	\$1,100,000	\$1,391,804	\$1,194,080	12/17/12	70%	-	0.0%	5/31/13	5/31/13	
11	ADAMSM	\$1,776,738	\$998,873	\$1,640,726	\$1,599,568	4/8/13	0%	-	0.0%	4/5/13	10/4/13	
12	STRAIGHT	\$1,196,239	\$815,066	\$905,537	\$1,141,665	4/8/13	0%	-	0.0%	4/30/13	9/5/13	
13	SDGRAN	\$434,094	\$351,941	\$363,268	\$556,000	4/8/13	0%	-	0.0%	4/30/13	12/17/13	
Subtotal: Active Construction Projects		\$91,605,463	\$72,441,831	\$88,927,587	\$90,774,458			\$1,241,077	1.4%			
Completed Construction Projects Only		\$147,385,603	\$118,068,493	\$132,465,230	\$120,347,727			\$5,992,974	5.0%			
Grand Total		\$238,991,066	\$190,510,324	\$221,392,817	\$211,122,185			\$7,234,051	3.4%			

changes made since last report



This chart measures general contractor construction bids as a percentage of the construction budget for projects awarded since July 2011. The award amount during this period is 3% under budget. Since the inception of Prop. S, the overall award amount is 13% under budget.

