



Draft

School District: San Diego Unified School District, Prop. S ICOC
Location / School: Knox Middle School
Project: Whole Site Modernization (WSM)
Date of Work: March 20, 2013
Sheet: Sheet 1 of XX

Summary: An on-site walk-thru of the above project 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 Knox Middle School include:

<u>Project</u>	<u>Project Budget</u>	<u>Project Status</u>
Whole Site Modernization (WSM)	> \$10M	30% Cmplt
i21 Suite Installation (Yr 1 – Yr 5)	\$520k - \$2M	Yr1 – Yr4 Cmplt

Attachments

- Knox MS web site summary page
- Knox MS Prop. S Bond Project List
- Knox MS Facilities Condition Assessment (FCA) from Long Range Facility Master Plan
- ICOC Walk-Thru Photos

ICOC Walk-Thru

The ICOC walked through the Knox Middle School, on March 20, 2013 to observe Prop. S work underway. Attendees included: Garry Rollins (School Principal), Don Webb (Director Construction Management), Gary Stanford (Director Program Management), Regina Rega (Senior Project Manager), Carl Schneider (Construction Manager), Greg Shorts (Inspector of Record), Kim Schoettle (ICOC Member), Michael Magallanes (ICOC Member), and Larry Goshorn (ICOC Consultant).

Knox was recently completed an evolution from an elementary school serving grades preK-6 into a middle school supporting grades 6-8. Current enrollment is 650 students.

The Whole Site Modernization (WSM) revolves around the construction of a 2-story classroom building toward the rear of the site. The second floor of the new building is at the approximate level of the main campus and there will be a bridge from the main campus to the 2nd story — ramps, stairways and elevators will provide alternate means of getting to the new classrooms. The new building has a central courtyard. Other work includes expansion of the existing kitchen,

HVAC upgrades throughout the campus, additional on-site parking will be provided in 3 separate parking lots, and vehicle access to parking lots along with student access points will be reconfigured. It appears that students and vehicles will share the same entry point — this will be a future operational consideration to restrict vehicle access during periods of high student traffic.

The walk-through began with a review of the drawings in the construction trailer.

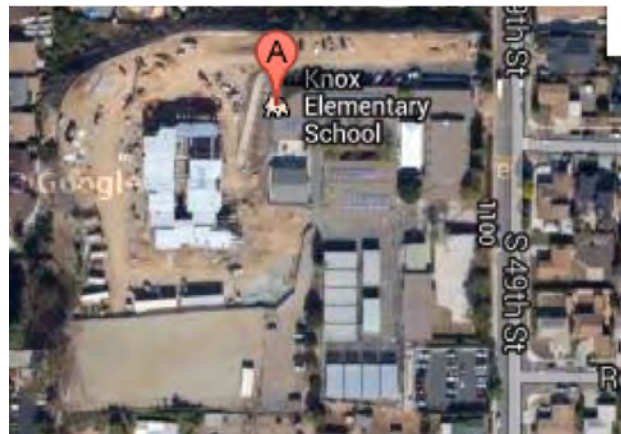


The WSM will eliminate inadequate portable buildings on the North side of the site. The site has major elevation changes, with the parking lot in the southeast being the highest, the main campus is lower, and finally the playfields and portable buildings on the west side of the site being much lower. The below Google images depict the old campus layout and the site as currently under construction. Temporary classrooms were moved on

site to house students from inadequate portables being removed until construction of the classroom building is complete. During the planning/design of the 2-story classroom building the reconfiguration of the elementary school to a middle school combined with the several surrounding elementary schools conversion to K-5 resulted in the need to house additional students. As result, four new portable buildings will remain after the project is complete (seen below as the 4 southern most portable buildings).



Original Site Plan



Under Construction

Construction of the new building was well underway. Approaching 50% complete the contractor, Roel Construction, has placed a larger crew on-site to expedite work. The current project

completion date is mid-October 2013, the project is expected to be complete by the end of October 2013. In addition, to electrical upgrades to support the new building a new sewer pump with emergency back-up is being constructed to eliminate a long time maintenance issue to reliably get sewage from the lower elevations of the site to the city sewage system above on the main campus. It was noted that a new technology for underground irrigation of landscaped areas was being installed as a trial test case for the district — developed in Australia the system should dramatically reduce water requirements for landscaping. As the long-term maintainability of this new technology is not yet field tested by the district, underground transmission lines for a traditional irrigation system are being installed in case the new system does not work as expected, or can not be maintained. — the total installation cost, including transmission lines for traditional irrigation, is within the cost of a fully functional traditional irrigation system. If this new technology works well, it could result in significant operational cost savings.



The walk-through then proceeded to the main campus for a visit to the kitchen that is to be expanded into space currently used as a teach lunch room — additional spaces for teachers will be provided in the new classroom building.

Before concluding the walk-through, ICOC members talked briefly with the principal, Garry Rollins, who talked about the challenges of getting an elementary school equipped to support a middle school curriculum.

During the 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

- Provide additional instructional support space

School Improvements to Support Student Health, Safety and Security

- Provide new parking area at north end of campus
- *Discussed as being included in the project, but not directly observed:*
 - Provide campus-wide emergency communications system
 - Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing
 - Remove or minimize risks of any potentially hazardous material throughout the Facility
 - Provide air-conditioning in educational spaces

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 to include access to new classroom building
- Provide food service kiosk and shade shelter at new classroom building
- Install three-compartment sink in kitchen
- Install a grease trap to comply with city regulations in the kitchen
- Replace portable classrooms and restroom facilities with new permanent construction to support curriculum needs
- *Discussed as being included in the project, but not yet underway:*
 - Renovate existing restrooms

Major Building Systems Repair/Replacement

- Repair site sidewalks and hardscape
- Upgrade electrical systems as needed
- *Discussed as being included in the project, but not yet underway:*
 - Repair/replace heating and ventilation systems as needed
 - Repair/reconfigure building interior/exterior finishes and fixtures as needed
 - Repair/replace/upgrade performance spaces/multipurpose rooms

For the complete list of planned work, refer to attached list of bond work items, or to pages PR-32D0-41 thru PR-32D0-42 and pages PR-32D0-96 thru PR-32D0-97 of the Prop. S Ballot.

Report prepared for ICOC by Larry Goshorn: _____

Date of Report: June 3, 2013



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Copy To: File, Attendees, ICOC Secretary



ICOC members review plans with CM



2-Story Classroom Bldg - from Northwest



elevator to be in this area, ADA ramp to connect 2nd story to main campus



Note extensive cross bracing to meet earthquake standards very evident



existing ADA ramp on right to remain, new ADA ramps beyond on left, ADA bridge to be added beyond



Stairway



Foundation for new sewer pumping station w/ emergency power backup



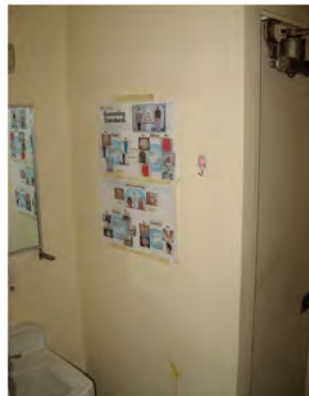
Interim classrooms during construction - 4 relocatable classrooms beyond to remain



Lunch Shelter installed by Prop MM



Kitchen equipment to be upgraded during WSM



Current "locker room", door to toilet facilities on the right - to be expanded in WSM



Kitchen to be expanded as part of WSM



multiple buidling systems added/modified since original construction



Principal explains that their science equipment inventory is expanding - before this was the single microscope available to the school - that's changing



2-Story Classroom Bldg - from East



School Entrance to upgraded - new teacher parking to right, sharing of driveway by cars/students is 'operational issue'



Prop S construction sign



School Sign - original sign out of date, it's a Middle School