AGENDA

• Construction Procurement
• Communications
• Schedule
• Projects
Construction Procurement
DELIVERY METHODS

• **Design-Bid-Build (Single General Contractor)**
  • District may hire a Construction Manager
  • District contracts with a General Contractor
  • General Contractor contracts with multiple subcontractors

• **Construction Management Multiple Prime**
  • District hires a Construction Manager
  • District contracts with multiple Prime Contractors
  • Prime Contractors may contract with subcontractors
Advantages

- Only one firm to
  - process payment
  - coordinate work
  - oversee / manage

Disadvantages

- Low bid GC
- Greater potential for change orders
- Unfamiliar subcontractors
- Self-perform work

*Varies by project between five to thirty.
CONSTRUCTION MANAGEMENT MULTIPLE PRIME

**Advantages**
- CM manages work
- Primes familiar with contract methodology
- Contract with Primes
- Similar costs as GC

**Disadvantages**
- Contract with multiple firms
- Payment to multiple firms
- Coordinate multiple firms
- Rely on Construction Manager

*Varies by project between three to twenty.*
WHICH PROCUREMENT METHOD

- **Design-Bid-Build (Single General Contractor)**
  - Lower construction value (less than $4.0M to $5.0M)
  - Less complicated project
  - Short construction schedule

- **Construction Management Multiple Prime**
  - Use on any construction value
  - Complicated project (multiple phases, accelerated schedule)
  - “Bundled” projects (two or more school sites)
Communications
• Website Updates
• Newsletter
• Homeowner Association Meetings
• City Meetings
• Project Information Meetings (each project)
• Bond Related Meetings
  • Bond Meetings / Study Sessions
  • Departmental Meetings
  • Schools Facilities Improvement Committee Meetings
Schedule
SCHEDULE OVERVIEW

- Six schools - construction started*
  - Four schools complete by August 2017
  - Two schools will complete by August 2018
- Two schools - construction starts winter 2017 / 18*
- One school - construction starts spring 2018*
- Eleven schools - construction starts summer 2018*
- One school - construction starts summer 2019*

* See next page for illustration of the 21 school sites in Series 1, including the two interim campuses
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**Legend**

- **Blue**: Preconstruction Activities
- **Red**: Construction Activities

12 | July 24, 2017
Projects
SERIES ONE: SCHOOL IMPROVEMENTS

• Improvements at various schools
  • Enclose classrooms
  • Modernize schools and facilities
  • New music classroom buildings
  • New science classroom buildings
  • Expand classrooms
  • Upgrades to science classrooms
  • New theater
  • New synthetic track and field
SUMMER 2017 – ENCLOSE CLASSROOMS

- Enclose Classrooms, Create Student Commons and Innovation Labs
  - Bonita Canyon Elementary School
  - College Park Elementary School
  - Culverdale Elementary School
  - Greentree Elementary School
  - Stone Creek Elementary School
  - Santiago Hills Elementary School
BONITA CANYON ES

Construction Phase

Interior walls of Student Commons

Picture 2: New student commons. Drywall and tape on walls.
BONITA CANYON ES

Construction Phase

Picture 3: New collaboration space with sliding glass walls.

COLLEGE PARK ES

Construction Phase

Interior view of Innovation Lab
COLLEGE PARK ES
Construction Phase

Picture 1: New entrance into administration area. Metal stud framing and new door opening.

Picture 2: New music classroom. Metal stud framing, new ductwork, and opening to multipurpose room stage.
COLLEGE PARK ES

Construction Phase

Picture 3: New student commons, door, and windows into classrooms.

Picture 4: Three new relocatable classroom buildings.
CULVERDALE ES
Construction Phase

Interior view of Student Commons
Picture 1: New student commons. Drywall and tape on walls.

Picture 2: New student commons. Drywall and tape on walls.
Construction Phase

Picture 3: New door frames and sidelites at classrooms. New concrete pads and asphalt to improvement drainage.

Picture 4: New door frames. Accessible improvements at doorways.
GREENTREE ES

Construction Phase

Interior view of Student Commons
Picture 1: New accessible student restrooms. Wood framing and electrical rough-in.

Picture 3: Installation of new door frames and sidelites.

Picture 4: Concrete in-fill at multipurpose room.
SANTIAGO HILLS ES
Construction Phase

Interior view of Student Commons
Picture 1: Wood framing and wall insulation in new student commons.

Picture 2: Wall installation and drywall in teacher workroom.
Picture 3: New student commons. Wood framing, electrical rough-in, and mechanical ductwork.

Picture 4: New student commons. Wood framing, and electrical rough-in.
STONE CREEK ES

Construction Phase

Interior view of Design Lab
Picture 1: New window into administration office.

Picture 2: New door frames into classrooms.
STONE CREEK ES

Construction Phase

Picture 3: Underground electrical for building expansion.

Picture 4: Two interim housing classroom buildings.
STONE CREEK ES

Bid and Award Phase

Exterior view of Design and Innovation Labs
WINTER 2017/18 – MODERNIZATION

• High Schools
  • Irvine High School
  • University High School
Building FL

M&O UPGRADE
- REPLACE:
  - INT. LIGHTS
  - EXT. LIGHTS
  - CARPET FLOOR
  - PAINT WALL
  - HVAC SYSTEM

SHORT THROW PROJECTOR

ALTERNATE 2

ALTERNATE 3

ESSENTIALS

FOREIGN LANGUAGE
SPECIAL EDUCATION
HUMANITIES
COMPUTER LAB
IRVINE HS
Construction Document Phase

Interior view of Modernized Classroom
UNIVERSITY HS
Construction Document Phase

Interior view of Modernized Science Lab
SPRING 2018 – EXPANSION

• Expansion
  • Creekside High School
  • Eastshore Elementary School
  • Venado Middle School
CREEKSIDE HS
Construction Document Phase

Classroom Building Expansion
CREEKSIDE HS

Construction Document Phase

Aerial View from Barranca and Harvard
CREEKSIDES HS
Construction Document Phase

Construction Technology

Fitness Lab
EASTSHORE ES
Construction Document Phase

Kindergarten Expansion

Kindergarten Conversion and Expansion
Interior view of Kindergarten Classroom
VENADO MS
Construction Document Phase

New Science Classroom Building

Five Science Classrooms
VENADO MS
Construction Document Phase

Interior view of Science Lab
SUMMER 2018 – THEATER

• Performing Arts Center
  • Woodbridge High School
WOODB RIDGE HS
Design Development Phase

Ground Level
OPTION 1: Exterior view
WOODBRIDGE HS
Design Development Phase

OPTION 2: Exterior view
SUMMER 2018 – SCIENCE CLASSROOMS

• Middle School Science Classrooms New or Upgraded
  • Lakeside Middle School
  • Rancho San Joaquin Middle School
  • Sierra Vista Middle School
  • South Lake Middle School
RANCHO SAN JOAQUIN MS

Construction Document Phase

Exterior view of Renovated Classrooms and New Classroom Building
SIERRA VISTA MS
Construction Document Phase

Science Classroom Building Expansion – Site View
Science Classroom Building Expansion - Elevation
SUMMER 2018 – MODERNIZATION

• **Elementary Schools**
  • Brywood Elementary School
  • Meadow Park Elementary School
  • Westpark Elementary School
  • Springbrook Elementary School
Meadow Park ES
Constrution Document Phase

Student Commons
Westpark ES
Construction Document Phase

Modernized Classroom
Springbrook ES
Construction Document Phase

Student Commons
Springbrook ES

Construction Document Phase

New Music Classroom Building
SUMMER 2018 – ATHLETIC FIELD

• New Synthetic Track and Field
  • Northwood High School
Northwood HS

Design Development Phase
\textbf{FALL 2017 – INTERIM HOUSING}

- **Interim Housing**
  - El Camino School
  - Westwood Basics
EL CAMINO REAL SCHOOL

Design Development Phase

Meadow Park ES
School Year: 2018/19

Springbrook ES
School Year: 2019/20
Westwood Basic
Design Development Phase

Brywood ES
School Year 2018/19
QUESTIONS?