



FACILITIES MASTER PLAN THE FIRST YEAR AND THE SECOND YEAR

The First Year

During the first year of plan execution, the Facilities Staff embarked on a strenuous process of refining the program at each site, as well as executing those projects that could be advanced pending clarity on the overall program from a timing and execution standpoint. Architects have been exhorted to proceed as expeditiously as possible to construction documents to take advantage of the remarkable bid climate in which bids are coming in between 20% and 40% below budget.

Staff and architects attended scores of site council or PTSA/PTA meetings and conferred with site leadership, staff and committee members as part of a process of refining the program. This was largely accomplished and the “**Immediate Needs**” sheets in the Appendix to the Facilities Master Plan represent the revised program. Likewise, the site cost sheets have been revised to reflect those revisions and the new allocations, after the adoption of two new District-wide projects, the Central Kitchen/Culinary Academy and the Clock speaker system, have been incorporated into the Plan. Some of the more notable projects accomplished or nearing completion in **year one** are listed below. In all, more than 120 projects of all types have been accomplished since June 1, 2008. The Facilities group is responsible for all capital projects and the District had over \$28 Million in capital money available when the 2008-09 fiscal year began. A \$7.7 Million District-wide technology infrastructure upgrade project was a significant collaborative effort in the 2008-09 fiscal year. It should be noted that the Early Childhood fund and the Cafeteria fund will also contribute to capital projects. To the extent those contributions are for already identified Plan projects, that will represent a new funding source.

Principal First Year Projects:

- A new grass field at Willard Elementary
- New paint and windows at Audubon Elementary School as part of asset preservation
- A new multi-use room at Willard Elementary
- New paint and windows at Willard Elementary
- New paint and windows at Wilson Middle
- Demolition of 7 portables at Wilson middle
- Asset preservation selective demolition at Linda Vista Elementary

- Demolition of portables at Noyes Elementary
- Roof repair at Rose City and Noyes
- Muir High School fencing
- Muir High School artificial surface field and track
- Pasadena High School artificial surface field and track
- Loma Alta pre-school conversion, fire sprinkler enclosure, and accessibility upgrades
- Ceiling tiles and flooring at several Williams' sites
- Exterior painting and upgrades at San Rafael
- Exterior painting at parts of Burbank
- New clock speaker system at 27 sites
- Lunch shelters at San Rafael and Burbank
- Jackson drainage correction and tackwall at Building F
- Over forty Deferred Maintenance projects
- Energy Conservation Measures at 15 sites with energy savings of over \$500,000 and rebates estimated at \$465,000 from **Pasadena Water and Power** and Southern California Edison

The Second Year

During the second year programs will be further refined and more projects will be executed. Some of the noteworthy projects expected to begin or be completed in the second year are:

Principal Second Year Projects

- Cleveland Elementary new West Wing
- Modernize approximately 10 elementary kitchens
- Construct Blair Middle School
- Initiate new building construction at Sierra Madre Lower
- Begin new middle school construction at Sierra Madre Upper
- Initiate building plans at Altadena Elementary
- Initiate HVAC project at Muir
- Initiate auditorium modernizations at many sites based on 2009 assessment
- Place Franklin Elementary library and shade structures.
- Start new construction program at McKinley
- Start new construction program at Washington Accelerated and Washington Middle
- Replace lunch shelter, bleachers and improve accessibility at Eliot; improve acoustics in Science labs
- Separate domestic from fire meters throughout the District
- Phase II of the energy savings measures at remaining schools
- Begin Marshall library modernization and other modernizations
- Begin Roosevelt new building program – (multi-use, etc.)

- Begin new Madison building construction and replace all windows and complete building painting
- Pasadena High School girls softball field
- Shade structures at several sites
- Begin Don Benito building plan – Admin conversion and portable classroom replacement
- Selectively remove/replace (if necessary) portables/bungalows
- Roosevelt automatic door operators
- Altadena Elementary School modernization
- Pasadena High School restroom upgrades
- Williams Settlement funded projects at 10 sites

GREEN CONSTRUCTION

Sustainability:

The Board of Education and the Facilities staff value sustainability in its building practices. Leadership in Energy and Environmental Design (“LEED”) is a framework for certifying construction for sustainability. A common way of referring to these practices is “green building.” As part of the newly launched LEED v3, the Green Building Certification Institute (“GBCI”) has assumed administration of LEED certification for all commercial and institutional projects registered under any LEED Rating System.

LEED certification provides independent, third-party verification that a building project meets the highest green building and performance measures. Sustainable building strategies should be considered early in the development cycle. An integrated project team will include the major stakeholders of the project such as the developer/owner, architect, engineer, landscape architect, contractor, and asset and property management staff. Implementing an integrated, systems-oriented approach to green project design, development and operations can yield synergies and improve the overall performance of a building. Initial LEED assessment will bring the project team together to evaluate and articulate the project's goals and the certification level sought. There are four categories of certifications: Certified 40–49 points, Silver 50–59 points, gold 60–79 points, Platinum 80 points and above. The Board has adopted the goal of a silver certification for all new construction. The board of Education passed Resolution 2026 setting a goal of Silver Certification for all new construction.

Following are projects now registered with the U.S. Green Building Council:

- **Cleveland Elementary School West Wing and modernization – we expect Certified**
- **Sierra Madre Middle School construction – we expect Silver**
- **Blair Middle School – we expect Silver**
- **Sierra Madre Lower construction of classroom wing – we expect Silver**

In addition we expect to register at least the following projects in 2010;

- **McKinley new construction – we expect certified**

- **Madison Elementary School family center/child care complex – we expect Silver**
- **Washington Elementary School construction – we expect Silver**
- **Washington Middle School – we expect Silver**
- **Roosevelt Elementary school – multi purpose .etc. we expect Silver**
- **Don Benito Elementary School– new Administration/Classroom complex – we expect Silver**

LOCAL HIRING UPDATE

February 9, 2010

- Bid ads, RFQ's and RFP's are posted on Measure TT website, which has a button on the District website. Clicking on the button takes the user directly to the Measure TT website. Contractors or service providers who sign on as contractors are directed right to the bid notice page. A contact form and instructions for pre-qualification are included on the site as well. The TT website has a contractor sign-on. It takes 2 clicks for a contractor to get to the bid notice page
- Links have been established directly from the following organizations' websites directly to the measure TT website: Black Business Association, Latin Business Association, Armenian Business Association, Asian Business Association, National Association of Women-owned Businesses, City of Pasadena, County of L.A. and City of Sierra Madre
- RFQ went out for Local Hiring and consultant decided upon
- Reports will be made to the Facilities Subcommittee monthly and the Board quarterly. Selection will be made 1-15-10
- Selected the Lease-Leaseback construction delivery vehicle as a way of influencing local outreach and educational tie-in. Pre-qualified 4 firms through a comprehensive process. Two are local. Incorporated local hiring Board Resolution #2021 and requirements into the process. All four finalists for the first significant projects, the Blair Middle School, indicated a firm commitment to meet the quotas established. A comprehensive list of local contractors and providers will be gained through this process to be used in future bidding.
- Met with two different local hiring experts to gain knowledge on process and legalities
- Have incorporated local hiring language from Board Resolution 2021 in bid ads, project manuals, and lease-leaseback Construction Services Agreement
- Have used local contractors and workers in fencing, acoustical ceiling, and painting
- Have pre-qualified 8 local contractors (14 packets sent out); updated the process December
- Selected four Project Inspectors, one of whom is local
- Three of seven architects District is working with are local
- Maintenance and operations department is aware of local hiring resolution and is using local firms wherever possible
- Contracted for one constructability review; a local minority-owned business was the successful bidder

- Local contractor (C.W. Driver) won the lease-leaseback process for the \$14 Million Blair Middle School construction.
- Approximately 17% of all facilities vendors are local
- Advertising in the Pasadena Journal; and the Star News