



FACILITY IMPROVEMENT PROJECTS DEPARTMENT
Construction Update | December 4, 2020

Malibu Middle and High School

The new Administration, Library and Classroom Building is on track to be ready for building occupancy during the 2021 spring semester. As you'll see in some of these photos, it is beginning to look like the modern educational environment we planned. The Facility District Advisory Committee was given a tour last week.

Architects are designing the new high school building as Phase 1 of the campus plan.



One of the new science classrooms.

Admin, Library and Classroom Building

Contractors:

- Are installing the roof.
- Are adjusting mechanical, electrical, plumbing and fire sprinkler components.
- Finished installing exterior and interior doors, meaning the building can be secured.
- Are adjusting light fixtures, skylight grilles and suspended ceiling components.



Work continues on the roof of the new Classroom, Library and Admin Building (top), but its final shape and place on campus is clear. Solar panel installation is underway.

- Are touching-up interior and exterior paint.
- Are installing and testing data/low voltage/security camera wire.
- Completed installing built-in furniture with counter tops, library shelving, restroom partitions, and display cabinets.
- Are nearly finished installing metal trim on all levels.
- Are nearing the end of installing carpet tiles and linoleum and polishing concrete floors.
- Are finishing the installation of room-identification signage.
- Started excavation for the Parking Lot D storm water detention system.
- Continue to install FF&E on all levels.
- Are conducting final grading around both building segments.
- Continue to pour concrete walkways around building.
- Are nearly finished installing window shade

SoCal Gas also installed the building's meter.

Building E

- Punchlist items are 96% complete.
- Concrete walkways on the Middle School side of the retaining wall continue.
- Excavation for accessible ramp on parking lot side of the continues.



Furniture in the library (above) is conducive to collaboration and can be reconfigured for different-size groups. Below, a conference room will include a wall-mounted monitor.





The building's solar panels as seen from below.

Building D Demolition

Contractors are replacing and re-grading soil in the area. The final environmental site cleanup has been completed.

Chiller Plant

Contractors are testing equipment controls prior to start-up of the chiller/ heating units.

Morning View Drive Roadwork Improvement

Contractors:

- Have nearly completed the student turnout area.
- Are prepping and patching the asphalt roadway.
- Completed the sidewalk concrete adjacent to the drop-off area.
- Continue work on accessible ramps.
- Are working to relocate existing fire hydrant adjacent to the church parking entrance.
- Continue installing curb and gutters for the new Parking Lot D & E entrance.

- Continue to install the new storm water piping that will tie-in to Morning View Drive at the new campus access entrance.



Classrooms in the new building are being equipped with easily reconfigurable tables and chairs that move and stack easily to accommodate different methods of instruction and collaboration.

Abatement in Buildings F, H, I and J

- Abatement work in Building H for the existing exterior louvers is completed.
- In Building J, work to modify the interior/exterior opening continues. Final testing of abatement around exterior louvers is complete, leaving only the installation of new metal louvers.

Campus Security Camera Installation

Contractors completed new security camera placement around MHS and the Juan Cabrillo campus. System testing is continuing in intermediate distribution frame rooms and the main distribution frame room.

Samohi

Discovery

The Discovery Building, part of a planned redesign of the entire Samohi campus, includes 38 classrooms, decentralized administrative offices, seminar rooms, common areas, a rooftop classroom, indoor and outdoor eating areas, solar panels, an Olympic-size swimming pool, a full-service kitchen that will serve the entire district, and 288 parking spaces.



The site as seen from the north. The area surrounded by orange fencing in the foreground will eventually become the pool.

Building

Our contractors:

- Are finishing up with the staircase directly opposite the Business building. This completes the exterior of the south building. Work on the courtyard continues.
- Are also completing work on the exterior of the north building.
- Are nearly finished with the roof on the north and south buildings. Skylights will be delivered in December. Openings for skylights will be made watertight with temporary coverings until then.
- Are using two crews to install access flooring. The flooring system is complex in that it provides space below for numerous underfloor utility services, including the air supply for much of the building. These utilities must be installed in sequence and in

coordination with the floor installers to avoid conflicts and schedule disruptions. When under-floor electrical is complete, the installation of walls will begin.

- Have energized the main electrical room, giving the building a permanent power supply.
- Continue to work on all restrooms on all levels.
- Have started installing suspended ceilings.



Sitework

Contractors:

- Poured the large retaining walls that are adjacent to the kitchen and wrap around to the lower level. The completion of this work will enable the terraced paving and stairs to be completed.
- Have started on the new stairs on Viking Way in front of Barnum Hall. Once completed, the area can be paved.
- Completed all ramps and stairs, including handrails.
- Are installing landscaping as it becomes available.
- Have started on the pool structure.



- In general, building work is on schedule to be available for classes on the first day of the fall semester 2021.

Solar Project — Innovation Building

- The Battery Energy Storage System (BESS) is being installed. It allows for the storage of solar-generated energy for later use.
- If parts are delivered as scheduled, the system will be in use by the end of December.

P/A and clocks

- The public address system for the entire campus is now fully operational. Staff and M&O have been trained to use and maintain it. Dr. Shelton is enjoying being able to make announcements from his office again. He can play Samohi choir students singing the Star Spangled Banner and the Hymn of Praise.

Signage

- The new Michigan Gate signage is complete and is getting good feedback.



Fire alarm replacement

- Work on the project is complete and the final testing of the system is being conducted.
- The installation of the new system revealed some faulty smoke dampers, which are currently being repaired under a different contract.

Library Refresh

Contractors:

- Finished all painting.
- Are installing new carpeting.
- Are finishing the installation of light fixtures, which are the last construction items.

FIP is working to procure furniture, fixtures and equipment, due for installation in December, when the bookshelves will also be restocked.

Football Field Replacement

- The old turf has been removed. The base rock below is less porous than anticipated.
- Additional trenching is necessary to replace some of the rock work for more effective drainage.
- All grading work is scheduled for completion this week.
- The new turf, with preinstalled markings and lines, is scheduled to arrive and be installed in December, with anticipated completion by the end of the year.

Phase 3

- The next milestone in the Design Development (DD) process is the presentation of the 75% DDs, at which stage another cost estimate will be done and compared with the budget.
- Environmental testing of the Cafeteria, History and Pool Buildings is underway.
- Abatement and demolition of the Cafeteria, Pool and History Buildings is scheduled to start in June 2021. Construction of the Exploration Building will begin in January 2022.

Other Design Work

Art Gallery

- The existing textbook office, in the lower level of the Admin Building, will be converted into the new Roberts Art Gallery.
- The design concept has been finalized, and plans are being readied for submission to DSA.
- Discovery is on track to accommodate the new distribution center by May. That will free up space for the new Roberts Gallery.

Utility Infrastructure

- The team is working on designing a new power supply for Business, English, Art and Language, as the current supply will be cut when the History Building is demolished. The schedule calls for the work to be put out for bid in December.

Malibu Elementary

The new playground will be open for community use on weekends when allowed by the county's coronavirus orders.



The playground includes a bridge (above) between sliding board towers and musical instrument stations, including a vibraphone (below).



John Adams Middle School

Performing Arts Center

When complete, the center, a joint project with Santa Monica College, will house a 750-seat theater, dedicated rehearsal space, choir room and more.



Contractors work on the interior of the choir room.

Stage and Seating Area

Contractors:

- Started applying plaster at the north wall of the PAC building facing Pearl Street. The scratch and brown coats are applied. They are also installing lath and wire mesh on the remaining walls.
- Are installing acoustic panels, electrical and audio-visual conduit, light fixtures and fire sprinkler equipment on the ceiling of the auditorium. The base plates of the Stage lift are delivered and installed.
- Theatrical rigging equipment has started to arrive on site.

Lobby and Front of House

On **level 1**, contractors:

- Are installing metal stud framing and Metal stud framing and sheathing around the lobby.
- Completed taping of the interior walls and ceilings, including two restrooms, which will have tile work and fixtures installed next.
- Completed in-wall and overhead mechanical, electrical and plumbing work.

On **level 2**, contractors:

- Completed metal stud framing and drywall at the control and mixing booths. Electrical and audio-visual rough-in continues.

On the **catwalk level**, contractors:

- Completed painting and all associated structural work.
- Installed the mechanical plenum, sound attenuator and register grills.

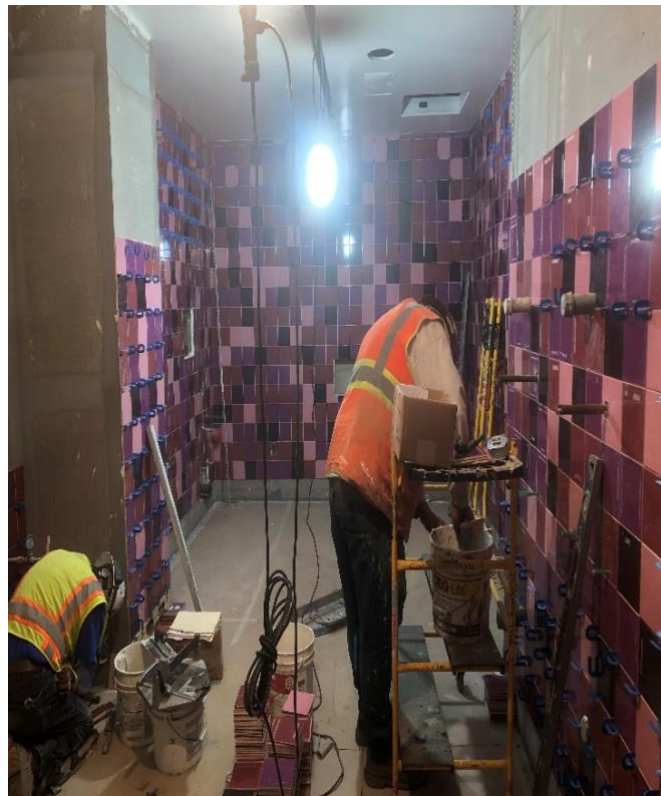
Back of House

On **level 1**, contractors:

- Finished installing drywall and began painting interior walls.
- Continue to rough-in electrical and fire alarm equipment.
- Began tiling a restroom (103).
- Accepted delivery of the BOH elevator.

On **level 2**, contractors:

- Installed drywall at the choir room (210) and continue installation on rest of floor.
- Installed the steel bracket for choir room drapery.
- Began plastering exterior walls.
- Finished overhead mechanical duct work and rough-in of electrical and fire-alarm components.



Tile being installed in a bathroom on level 1.

Rehearsal Building

Contractors:

- Erected scaffolding around exterior of rehearsal building.
- Began installing lath and wire mesh on exterior walls.
- Completed metal stud framing on the interior around mechanical duct soffits and began installing and taping drywall.
- Installed the air conditioning unit and its condenser on the roof.

Sitewide, all utilities have been installed, including gas, fire water, domestic water, sewer and storm drain.

McKinley Elementary

We are in the process of closing out this modernization effort. It included new windows, paint, floors, doors, air conditioning and a new fire alarm system.



*The main building has new windows and paint on the first floor and new glazing and paint on the second floor.
Below: Final work on a concrete ramp at a modular building.*



- A completion contractor was hired to work on outstanding punch list items began at the end of October. Twelve of the 18 items have been completed.
- Separate purchase orders for completion of work including: Path of travel grates, Assistive listening devices, Elevator interface with new fire alarm system, and window water tests are being developed.
- The construction team is working through the closeout documents.

Webster Elementary

The FIP Department was able to accelerate this HVAC project due to schools being empty because of the pandemic. Installation of air conditioning was scheduled to take place from June through December, but is complete.

Furniture, Fixtures and Equipment (FF&E) Projects

The District just published its furniture specifications, where you can [see what furniture has been selected for various grade levels.](#)



Some of the furniture testing during the pilot. Small chairs and stools have to be easily movable by children in elementary schools.

Child Development Services Project

The Board approved the purchase and installation of new FF&E for 12 Pre-K and 3 Special Ed Pre-K classrooms during the July 16, 2020, meeting for the following school sites: Washington West, Will Rogers Learning Community, John Adams Middle School, McKinley Elementary School, John Muir Elementary School & Lincoln Child Development Center. Much of that has already been installed.

Districtwide: 21st Century Learning Environment Project

The District completed the pilot FF&E project in March. It aligned the classroom furnishings with the District's Educational Specifications. The thoughts of staff who participated were compiled into a report dated April 22. The District is now working to prepare the orders from

the results for the first two schools. The plan calls for Will Rogers Learning Community and McKinley Elementary to have new FF&E installed over winter break of 2020.

Below is the schedule for the remaining school sites:

- **Spring break 2021:** John Adams Middle School & Webster Elementary
- **Summer or Winter break 2021:** Franklin Elementary School, Roosevelt Elementary School, Grant Elementary School, SMASH, John Muir Elementary School, Malibu Elementary School & Lincoln Middle School

JAMS Performing Arts Center

FF&E is being planned. The schedule calls for it to be installed upon substantial completion of the building.

Samohi Discovery Building

FF&E is being planned. The schedule calls for it to be installed upon substantial completion, in summer of 2021.

UPCOMING PROJECTS

Grant Elementary, Lincoln Middle School, John Muir Elementary/Santa Monica Alternative Schoolhouse

These Modernization Projects were postponed because pricing came in well above what was expected and budgeted. They are going out to bid next week.

The projects include:

- Installing heating, ventilation, and air conditioning throughout the campus;
- Upgrading the fire alarm system;
- Upgrading accessibility; and
- Modifying the entrance to campus at Grant. This will improve safety & security for the campus while respecting the historic entrance.

Will Rogers Elementary and Roosevelt Elementary

These HVAC Modernization Projects are scheduled for Summer 2021. They are going out to bid early next year. The projects include: Installing heating, ventilation, and air conditioning throughout the campus.