

Facilities Master Plan
August 2, 2010 Update

- Detailed Program Phase nearly complete
- Have selected a Capital Tracking software system Called “Account-Ability” and have hired a construction accountant to maintain it with data posted July 1, 2008 forward with audited fund balances as the starting point
- Field work by the firm of Vavrinek, Trine , Day and Co., LLP is complete for initial Bond Financial and Bond Performance Audits as of June 30, 2010; Report will be ready after the District completes its September 125, 2010 “Unaudited Actuals.”
- Facilities organization approved by the Board and the “Organization Chart” below “Program Management Team” under the “Measure TT” tab on the measuret.org website depicts the current team, which is modeled on the Owner Representative approach. Two positions remain unfilled; Director-Facilities Administration, Procurement, and Contracts, and Facilities Procurement Specialist.
- Have completed nearly two hundred projects of all sizes from all funding sources in the past two years with a savings of close to \$5 Million vs. Original Facilities Master Plan budgets. Over 90% of the projects have been completed on time and within budget.
- Continuing the prioritization of project scheduling
- Grade configuration decision made include converting Webster from K-8 to K-5 effective Fall 2009, Norma Coombs conversion by fall 2010, and converting Blair from 7-12 to 6-12 effective fall 2009; this will necessitate the construction of a middle school classroom complex at Blair to be ready by fall 2010; Board approved conversion of all K-6 elementary schools to K-5 by Fall 2010
- Agreed on an MOU with City of Pasadena for Wilson Middle School tennis courts; courts open; grand opening 3-06.
- Agreed on an MOU with the City of Pasadena for the PHS girls’ softball field with the City contributing \$350,000 plus 50% of CEQA costs if they are successful in passing a Conditional Use Permit for lights. The District was successful in completing the CEQA process with a Negative Declaration approved by the Board on July 20, 2010.
- Committee (“C.O.C.”) is in its second year with a turnover of three members; has produced two reports to the communities served.
- COC has had twelve meetings.
- District-wide energy conservation measures technology underway for savings technologies with Phase I (15 sites) complete in the summer and fall of 2009 and Phase two (14 sites) to be complete in the fall of 2010; rebates from PWP and SCE a key element; expected to top \$600,000 in rebate (\$465,000 already received) and \$650,000 in savings (\$400,000 in 2009-2010 and \$250,000 in 2010-11)
- Solar assessment to be soon underway

- Central Kitchen/Culinary Academy approved by the Board on 4-28-2009 (concept and Architect) and 8-25-2009 (Project Substitution request); schematic drawings delivered on 8-17; Plans submitted to DSA on December 13, 2009. The plans are now in back-check and expected to be approved in August 2009
- Windows and paint are nearing completion at eight schools; McKinley "B" Building also re-stuccoed, re-roofed and re-painted.
- Sierra Madre Upper school, McKinley gymnasium, and Washington Middle gymnasium being demolished in preparation for replacements
- Have removed over 20 portables to date with another forty to be gone by the end of the 2011-2012 school year.
- Cumulative Bid list attached for projects formally bid this over the past 15 months
- Of the 7 architects recommended in the first rank, three are from Pasadena and one from Monrovia. An orientation meeting was held on 3-27-09 laying out expectations and tremendous progress has been made with detailed program now complete for all sites, many projects done, and several now in DSA. Over 120 meetings have been held with Site Councils, PTAS or PTSA groups and site administration to complete program detail
- RFP process held for Project Inspectors, Testing, Inspection, and Geotech, and Owner Representative complete with pre-qualified firms established.
- Four pre-qualified Lease Leaseback firms pre-qualified through an RFQ with two of the firms being local
- Blair Middle School Classroom Wing (26 classrooms and Admin) nearly 1/2 complete; this was a lease leaseback project won on a hard bid process by a local contractor, C.W. Driver
- Hired two local hiring consultants, one to monitor and assist in local labor hiring, and one to assist in Small Business Enterprise efforts and Career Technical Education; their second monthly reports are attached. We are at 20% local laborers, 29% Small Business Enterprise, and 34% local businesses.
- Property Disposition Consultant selected through an RFP process and Asset Management Valuation report presented to the Board on June 30, 2010
- Link to MEASURE TT website:
<http://www.measurett.org>