

**ROWLAND UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
FACILITY UPDATE REPORT**

April 21, 2016

Facility Project Update



Nogales High School Revival

NOGALES HIGH SCHOOL REVIVAL PROJECT

Board Presentation
April 19, 2016



NOGALES HIGH SCHOOL REVIVAL PROJECT



HMC Architects

Aerial Rendering

NOGALES HIGH SCHOOL REVIVAL PROJECT



Former Admin. Building – East Elevation



Former Manor/Multi-Purpose



Former Admin. Building – South Elevation



Former Cafeteria Building

Replace Buildings

NOGALES HIGH SCHOOL REVIVAL PROJECT



Replace Portables

NOGALES HIGH SCHOOL REVIVAL PROJECT

GC: Echo Pacific

CM: Bernards

ARCHITECT: HMC Architects

INSPECTION: Knowland Const.

Construction Start: 12/13/2013

Bid Facts

NOGALES HIGH SCHOOL REVIVAL PROJECT



Box Culvert

NOGALES HIGH SCHOOL REVIVAL PROJECT



Building A

NOGALES HIGH SCHOOL REVIVAL PROJECT



Building B

NOGALES HIGH SCHOOL REVIVAL PROJECT



Building C

NOGALES HIGH SCHOOL REVIVAL PROJECT



Building D

NOGALES HIGH SCHOOL REVIVAL PROJECT



M & O Building

NOGALES HIGH SCHOOL REVIVAL PROJECT



Site & Parking Lot

NOGALES HIGH SCHOOL REVIVAL PROJECT

BUILDING A - COMPLETE

BUILDING B - COMPLETE

SITWORK - COMPLETE

BUILDING C - APRIL 2016

BUILDING D - MAY 2016

M&O BLDG. - JUNE 2016

NOGALES HIGH SCHOOL REVIVAL PROJECT



Replacement of Building F



Replacement of Music Building

Looking Ahead

NOGALES HIGH SCHOOL REVIVAL PROJECT



RUSD-NHS REVITALIZATION - MAIN QUAD & OUTDOOR STAGE

Questions

Facility Project Update



Rowland High School Addition

ROWLAND HIGH SCHOOL ADDITIONS PROJECT

4-19-16 Board Update



Ledesma & Meyer Construction
Co., Inc.



RHS Project Update

Since last Board meeting:

- Bid preparation
- Continued plan review
- Further site review
- Currently preparing for construction to begin this summer

ADDITIONAL USE OF PRE-BID TIME

- ***Application of best practices:***
 - * Review of District input on past projects
- ***Continue to explore potential unforeseen conditions:***
 - * Additional soils and abatement testing
- ***Identify and assign items outside of the bid documents:***
 - * Preparation for use of an active campus



PLAN REVIEW

- ***Further identify and refine bid set plans and specifications:***
 - * 1500 items identified in the plan review process
- ***Continued coordination with RUSD, WLC and L/M team members:***
 - * Ongoing weekly job meetings
 - * Site walks with RUSD staff, consultants and product vendors
 - * Coordination meetings with RHS staff



Extended Site Review

- **Architect**
 - * Refined work scope and specification items
- **Consultants**
 - * Further investigation of specific site requirements
- **District Site Staff**
 - * Identify and address of needs for an occupied campus
- **Technical System Vendors coordination**
 - * Phone/PA system
 - * Closed circuit camera system
 - * Smart Board system

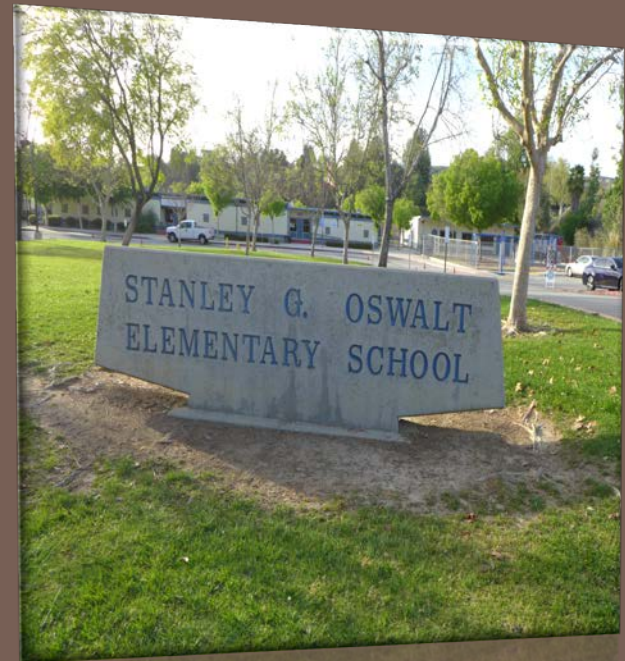
Facility Project Update



Oswalt Rebuild Project

CAMPUS REPLACEMENT PROJECT FOR:

STANLEY G. OSWALT ACADEMY



4/19/16

ARCHITECT AND PROJECT BACKGROUND



- ZIEMBA + PRIETO ARCHITECTS (Z+P) was commissioned to design a new school for Oswalt Academy.
- Oswalt Academy was built in 1983.
- It was designed as a temporary campus with portable buildings.
- The Rebuild Project will replace all portable buildings with new construction.

PROJECT PHASES

- PROGRAMMING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- INTERIM HOUSING
- CONSTRUCTION DOCUMENTS
- AGENCY APPROVALS
- BIDDING
- CONSTRUCTION
- PROJECT CLOSEOUT

PROGRAMMING

- Facility As-built
- Research
- Program Analysis
- Outreach Program



OUTREACH PROGRAM

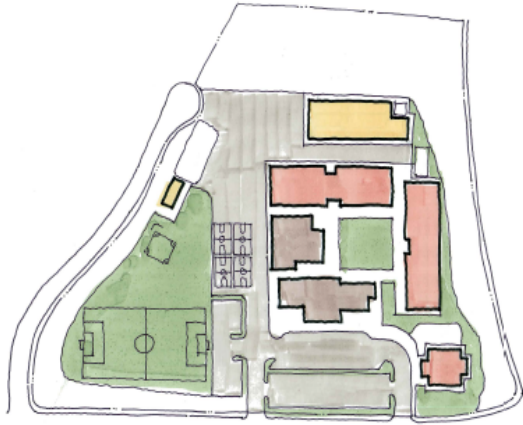
- Meeting with stakeholders
- Gather Information
- Disseminate information to stakeholders
- Visual presentations

STAKEHOLDERS

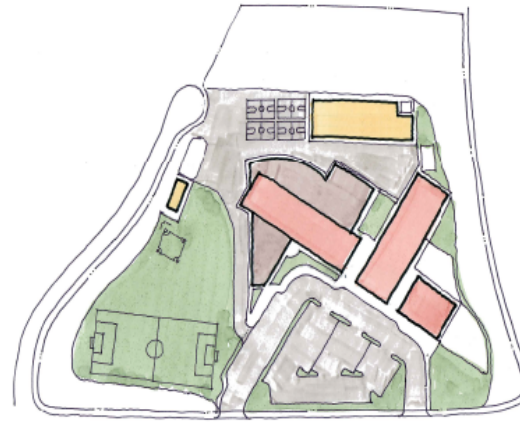
- Parents, PTA, and Community Members
- Student Body
- Teachers, Administrators, Support Staff, Others
- Board / District / Superintendent

PREPARATION FOR STAKEHOLDERS MEETING

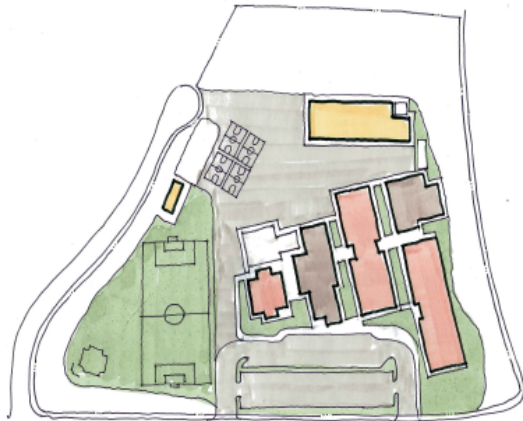
- Site Analysis Diagrams
- Conceptual Site Diagrams
- Special Consultant for Outreach Program
- Ed Spec Consultant



CLUSTER










RADIAL



LINEAR



SKEWED

-  EXISTING ONE STOREY CLASSROOM BUILDING
-  PROPOSED TWO STOREY CLASSROOM BUILDING
-  PROPOSED MULTIPURPOSE BUILDING
-  PROPOSED ADMINISTRATION AND LIBRARY BUILDING
-  PROPOSED KINDERGARTEN BUILDING
-  LAWN/TURF AREA
-  A/C PAVING AREA



INTERIM HOUSING

- DESIGN:
 - Earlier or concurrent with building schematic design
- MOBILIZATION:
 - Approval, construction and completion prior to start of building construction

PROJECT SCHEDULE

DSA
Approval
April 2018

June 2018
CONSTRUCTION NOTICE TO PROCEED

CONSTRUCTION
FINISH
Jun 2020

