

**BOARD OF EDUCATION
PASADENA UNIFIED SCHOOL DISTRICT
PASADENA, CALIFORNIA**

Topic: APPROVAL OF MTT PRIORITY LIST OF PROJECTS

RECOMMENDATION: The Board of Education approves the Measure TT Priority List of Projects. This is the Facilities Construction Master Plan for the remaining of the MTT Budget.

District Priority/Strategy: To ensure a clean, safe, and orderly environment that supports learning.

I. BACKGROUND

Since 2008, the District has used Funds from the Measure TT Bond according to the TT Bond objectives, with an approximate remaining balance of approximately \$104,666,034, as of October 12, 2017. From the last Special Facilities Committee Meeting (November 9, 2017) attachment is the Facilities Construction Master Plan being proposed for approval for the remaining of the MTT Budget. The Modernization of Don Benito, Roosevelt and Longfellow are not recommended to move forward under this Bond. The DSA for plans for these sites will continue the DSA approval process and will not be bid-out for construction. At the Special Board Meeting (April 23, 2017, District staff submitted the 2017 Facilities Master Plan which included in it, the MTT Projects & Future List of Priorities; this list was intended to show a tentative order in which projects would be executed with the available/remaining MTT funds. Since its original presentation to the Board), several modifications to the list were received from staff and feedback from Board Members that resulted in its final draft form. Staff is submitting this to the Board for approval (see attachments).

Note: Please note for further discussion and consideration the staff will bring back to the board for discussions are the Security Camera (includes intrusion alarms/monitoring and the district wide changes to safety locks) and the uncompleted track and field work at the Washington MS and ACC school sites.

II. STAFF ANALYSIS

Staff is recommending approval of the proposed MTT priority list of projects for the expenditure of remainder of the MTT Bond Funds voted by the tax payers in 2008 election.

The Facilities Committee has vetted the MTT priority list the following meeting dates: September 28, 2017 October 26, 2017, November 9, 2017, January 25, 2108 and March 15, 2018.

Attachment: THE PROPOSED MTT PRIORITY LIST OF PROJECTS.

III. FISCAL IMPACT

This list depicts the Facility Master Plan for the remainder of the MTT Funds as approved by the voters in 2008.

Pasadena Unified School District
Board of Education Agenda: March 29, 2018
Prepared by: *Nelson M. Cayabyab, Chief Facilities Officer*

Funding Code: N/A

*Note: Only Projects 1-13 & 15A
were approved by the Board.

**APPROVED by the Board of
Education of the Pasadena
Unified School District on the
above mentioned date.**

Originator: Nelson M. Cayabyab, Chief Facilities Officer

Only projects 1 to 13 and 15a were approved by the board

Budget vs. Commitments and Expenditures by Fund		MEASURE TT CASH BALANCE AS OF 01-19-18: 91,353,446								
Priority Key	School Name - Project Name/Cost Group/Object Code	Total Budget	Total Cash Expenditures To Date	Unpaid Retention	Unpaid Stop Notice Withholdings	Invoices In Process for Payment	Remaining Commitments	Unencumbered Budget Remaining	Total Remaining MTT Cash Requirements	9% Contingency per Project
	PRIORITY #1: Washington Accelerated Elementary School - New Classroom/MPR Bldg (95045.0)	20,512,401	17,508,819		503,152	40,570	1,782,503	1,221,079	3,003,582	270,322
	PRIORITY #2-a: Pasadena High School - Modernize Gymnasium Complex (95075.0)	18,264,746	5,472,627	162,430	-	10,830	11,234,093	1,558,026	12,792,119	1,151,291
	PRIORITY #2-b: Pasadena High School - Campus Appearance/Identity (95080.0)	1,661,230	128,349				25,952	1,506,929	1,532,881	137,959
	PRIORITY #2-c: Pasadena High School - ADA Upgrade (DSA) (95074.0)	713,678	483,651				87,057	142,970	230,027	20,702
	PRIORITY #2-d: Pasadena High School - Campus Upgrds/Restrooms Upgrades (95119.0)	3,202,506	2,033,732				232,551	936,223	1,168,774	105,190
	PRIORITY #3-a: John Muir High School - Modernization, Abatement & Kitchen (95051.0)	29,509,786	12,210,543	415,997	4,497	44,851	14,825,179	2,474,064	17,299,243	1,556,932
	PRIORITY #3-b: John Muir High School - JMuir Black Box Theater Project (95183.0)	3,742,566	3,328,593	159,856			212,099	201,874	413,973	37,258
	PRIORITY #3-c: John Muir High School - Bldg D Accessibility / CDBG Project (95812.0)	187,591	42,558				21,508	123,525	145,033	13,053
	PRIORITY #4: Blair High School - Modernization of Main Building (95056.0)	28,229,351	10,754,537			1,231,178	14,999,535	2,475,279	17,474,814	1,572,733
	PRIORITY #4a: Blair Track & Field (95005.0) <i>Developer Fees / Meas TT \$82,311</i>	83,263	50,164			1,625	69,678	(36,579)	33,099	2,979
	PRIORITY #5-a: Norma Coombs Alternative - New CR Wing & Admin Bldg (95133.0)	9,183,883	3,721,647	115,338		339,521	4,992,909	469,327	5,462,236	491,601
	PRIORITY #5-b: Norma Coombs Alternative - Plant Replacement	1,500,000	-				-	1,500,000	1,500,000	135,000
	PRIORITY #6: Sierra Madre Elementary School (Lower) - Phase II - HVAC Auditorium Upgrades (95126.0)	1,348,451	646,221	13,481		8,597	87,889	614,341	702,230	63,201
	PRIORITY #7: Rose City High School - Rose City Modification (95170.0)	567,974	270,888	1,050		-	164,400	132,686	297,086	26,738
	PRIORITY #8: Eliot Middle School - Auditorium/Cafe Modernization (95015.0)	8,101,095	7,465,225			768	3,520,892	(2,885,022)	635,870	57,228
	PRIORITY #8a: Eliot Middle School - (HVAC) (95146.0) <i>Prop. 39 \$693,645/Meas TT \$796,609</i>	800,000	-			768	796,609	3,391	800,000	72,000
	PRIORITY #9: Marshall Fundamental Secondary School - Marshall New AC Project (95146.0) <i>Prop. 39 \$2,513,093/Meas TT \$910,278</i>	999,150	-				-	999,150	999,150	89,924
	PRIORITY #10 Longfellow HVAC (95146.0) <i>Already Expended Soft / Hard Costs: \$100,833</i>	2,201,000	95,791	5,042			22,625	2,082,584	2,105,209	189,469

Priority Key	School Name - Project Name/Cost Group/Object Code	Total Budget	Total Cash Expenditures To Date	Unpaid Retention	Unpaid Stop Notice Withholdings	Invoices In Process for Payment	Remaining Commitments	Unencumbered Budget Remaining	Total Remaining MTT Cash Requirements	9% Contingency per Project	
	PRIORITY #11: - Don Benito - Phase II HVAC & Kitchen (95146.0) <i>Already Expended Soft / Hard Costs: \$1,470,154 / \$344,188 (Plan exp. ONLY)</i>	2,858,321	114,147			888	72,188	2,671,986	2,744,174	246,976	Approved
	PRIORITY #12: Roosevelt Elementary School - Multi-purpose Facility (95025.0) <i>Already Expended Soft / Hard Costs: \$1,470,154 / \$344,188 (Plan exp. ONLY)</i>	105,206				-	105,206	-	105,206	9,469	Approved
ALL Design Fees paid for ALL different Roosevelt projects: \$971,293											
	PRIORITY #13: Jackson Portables/ Construction of Student Drop-off area <i>Already Expended Soft / Hard Costs: \$0 / \$0</i>	1,975,000						1,975,000	1,975,000	177,750	Approved
ALL Design Fees paid for ALL different Jackson projects: \$1,075,971											
	PRIORITY #14: HVAC Needs district-wide (See Tab P#14 for Details)	1,277,000							1,277,000	114,930	
	PRIORITY #15-a: Shade and Playground Needs (See Tab P#15-a for Details)	890,000							890,000	80,100	
	District Service Center - Facilities Administration (95000.0)										
	Facilities Admin	20,000,000	11,988,242			22,202	1,845,891	6,165,867	8,011,758		
	Accrued Invoices Still to Pay								1,029,724		
	Citizens' Oversight Committee Expenditures:	300,000						290,085	290,358		
	* Stenographer		9,643				273				
	* COC Website Maintenance		32,214								
	* May include public information requests,										
	TOTAL ADMINISTRATION COSTS:	20,300,000	12,030,098	-	-	22,202	1,813,950	6,455,952	9,331,839		
	Sum of all Top Priority Projects	158,214,198	76,357,590	873,194	507,649	1,701,798	55,066,823	24,622,784	82,918,545	6,622,804	

REMAINING FUND BALANCE: 1,812,098

21.1 - (Measure TT Series A)

Priority Key	School Name - Project Name/Cost Group/Object Code	Total Budget	Total Cash Expenditures To Date	Unpaid Retention	Unpaid Stop Notice Withholdings	Invoices In Process for Payment	Remaining Commitments	Unencumbered Budget Remaining	Total Remaining MTT Cash Requirements	Total Contingency
	PRIORITY #15-b: Immediate Site needs								2,630,000	236,700
	PRIORITY #16: Site Beautification district wide								2,780,000	250,200
	PRIORITY #17: Continue With Priority List								8,156,803	734,112
TOTAL LOW-PRIORITY PROJECTS C - H & THEIR CONTINGENCIES									14,787,816	

REMAINING FUND BALANCE AFTER TOP, MID, LOW-PRIORITY PROJECTS, FACILITIES ADMIN, & CONTINGENCY: (12,975,718)

Priority 14
HVAC Needs District-Wide

Priority #	Schools	Description: District Wide HVAC Concerns to be addressed immediately.	Budgetary
		Aging individual package A/C units & Misc.	
1	Sierra Madre ES	Electrical issues during triple digit weather (look at adding an auto transformer to boost system voltage coming in to within the chillers acceptable operating range & install Power Factor Capacitor to improve power factor). Chiller replacement is to be determine.	\$ 59,000
2	Washington MS	Replace two primary loop pumps (\$15,000) for central plants and one of two boilers & boiler expansion tank (boiler and tank replacement \$165,000)	\$ 180,000
3	Washington ES	Replace one (1) fan coil unit (Rm 101A)	\$ 20,000
4	Eliot	Upgrade and move (1) fan coils unit in dead zone (no accessibility) with duct work modifications (found after the contract was awarded. This needs to be done separately).	\$ 20,000
5	Madison	Replace one (1) chiller 150 tons (postpone to next bond) + Replace one (1) Boiler (boiler replacement \$155,000).	\$ 155,000
6	Webster ES	Replace 2 split A/C units both 5-ton	\$ 25,000
7	Jackson	Auditorium - replace three (3) heatpump units 7-tons + Classrooms - four (4) water source heatpump units all 6-ton.	\$ 81,000
8	Field	Replace one (1) chiller 150 tons, flow meter & bypass valve (postpone to the next bond- \$455,000) , replacement one (1) boiler (boiler replacement \$155,000).	\$ 155,000
9	Jefferson	Replace two (2) package A/C units both 5-ton	\$ 22,000
10	Franklin	Replace two (2) package A/C units one (1) 7.7-ton and one (1) 10.5-ton	\$ 42,000
11	San Rafael	Replace (33) 1.5-ton heat pumps and (2) 1.0-ton heat pumps	\$ 58,000
12	Willard	Replace one (1) 4-ton bungalow wall unit. (Room 12- in process \$9,500)	\$ 360,000
	Allendale	Need EMS Controller installation (get from Eliot when the EMS is completed - \$3,500)	\$ -
	Hamilton	Replace and upsize Bldg D fan coil units to bigger units (not enough cooling) Six (6) fan coil units 6-ton (postpone till next bond- done under MYY but undersized-\$72,000)	\$ -
	Altadena	Replace one (1) chiller 150 tons, flow meter & bypass valve and pumps (postpone for the next bond - \$455,000)	\$ -
	Cleveland	Upgrade pump, flow meter & bypass valve (postpone to next bond-\$185,000)	\$ -
	Rose City HS	Replace eight (8) bungalow wall units all approx. 4-ton (\$75,000 needed replacement next time)	
	Wilson	Replace one (1) chiller 150 tons (postpone to next bond-\$425,000), flow meter, add pump	\$ -
As Needed	EMS Controllers	District Wide Aging EMS Controllers require change-out " as needed " due to on-going failures.	\$ 100,000

Subtotal

\$ 1,277,000

Priority 15-a
Shade Structure Needs Playground Needs

P#15-a Shade & Playground Needs						
School	Site	Priority	Need Type	Cost	Sub totals	Accumulative Cost
McKinley	McKinley DSA approved bidding	1	Shade			
	Kinder yard 1 - 40' x20'			\$75,000		
	C wing 4 shade structures 10 x 10			\$75,000		
					\$150,000	150,000
McKinley	McKinley proposed over	2	Shade			
	Lower playground equipment			\$75,000		
	Kinder play equipment			\$75,000		
					\$150,000	300,000
Jefferson ES	Jefferson Pre-K shade structure for PreK area	3	Shade	TBD		
Field ES	Kinder shade structure	4	Shade	TBD		
PHS	PHS Shade Structure Quad		Shade	TBD		
San Rafael	San Rafael	5	Shade	160,000.00	160,000.00	460,000
	San Rafael	5a	Playground	\$110,000	\$110,000	570,000
Willard	Willard South Playground (Wilson side asphalt only)	6	Shade	\$40,000	\$40,000	610,000
Roosevelt	Roosevelt	7	Playground	\$160,000	\$160,000	770,000
Don Benito	Don Benito	8	Playground	\$120,000	\$120,000	890,000
Jefferson	Jefferson Pre-K (installation - Peoria Playground)		Playground	TBD		
Field ES	Field ES Kinder playground replacing complete playground Library and I Bldg paving, concrete issues.		Playground	TBD		
Total of shade structure and playground site needs						890,000
Sub Total Shade						500,000
Sub Total Playground						390,000

Priority 15-b
Immediate Site Needs

P#15-b Immediate Site Needs				
School	Scope of Work per site request	Priority	ROM Cost	Accumulative Cost
PHS	Athletic Fields Repair stadium track surfacing repair	1	\$100,000	\$100,000
	Athletic Fields Repair/turf replacement	1	\$650,000	\$750,000
Muir	Pool Circulation/Heater Replacement	2	\$120,000	\$870,000
McKinley	Bathroom for Pre-K	3	\$100,000	\$970,000
Franklin	Structural and Drainage	4	\$250,000	\$1,220,000
Willard	Camera System (security)	5	\$90,000	\$1,310,000
McKinley	Sewage pump and piping repairs	6	\$125,000	\$1,435,000
Muir	Front door replacement	7	\$30,000	\$1,465,000
PHS	Baseball field	8	\$350,000	\$1,815,000
Field	Additional Portable	9	\$100,000	\$1,915,000
San Rafael	PA and Speaker system for MPR	10	\$40,000	\$1,955,000
	Lower grass and sand area (redone)	11	\$150,000	\$2,105,000
Muir	HVAC Design in gymnasium	12	\$500,000	\$2,605,000
Willard	Structural Changes for front door access	TBD	\$25,000	\$2,630,000
Total Site Needs				\$2,630,000

Other site needs		
Muir	Athletic Fields Repair/stadium track surfacing repairs/turf replacement	Covered in the existing project.
Muir	PA System in Auditorium	Covered in the existing project.
Muir	Pool resurfacing	Done

Priority 16
Site Beautification Needs

Turf/irrigation projects						
School	Priority	Location	Area (Sq. ft.)	ROM Cost Turf/irrigation	Sub totals by school	Accumulative cost
Unit price use for cost calculations				\$4.00/sq.ft.		
Wilson	1	Front of campus	30,000	\$120,000		
		interior	20,000	N/A		
		Field	130,000	\$150,000		
		School garden	10,000	N/A	\$270,000	\$270,000
Eliot MS	2	Front of campus	55,000	\$220,000		
		Field	100,000	\$125,000		
		School Garden	10,000	N/A	\$345,000	\$615,000
John Muir HS	3	Front of campus	37,500	\$150,000		
		Interior	30,000	\$120,000	\$270,000	\$885,000
Hamilton	4	Front of Campus	5,000	\$20,000		
		Interior	2,000	\$8,000		
		Fields	25,000	\$60,000	\$88,000	\$973,000
Allendale	5	Front of campus	5,000	\$20,000	\$20,000	\$993,000
Blair HS	6	Interior	10,000	N/A	N/A	\$993,000
Franklin	7	Front of campus	3,500	N/A		
		interior	10,000	N/A		
		field	10,000	40,000		
		school garden	3,500	N/A	\$40,000	\$1,033,000
Jefferson	8	Front of campus	20,000	\$80,000		
		Interior	15,000	\$60,000		
		Field	10,000	\$40,000		
		School garden	5,000	N/A	\$180,000	\$1,213,000
Washington M	9	Front of campus	50,000	N/A		
		Fields	225,000	\$300,000		
		School Gardens	25,000	N/A	\$300,000	\$1,513,000
Marshall	10	Front of Campus	37,000	\$148,000		
		Interior	15,000	N/A		
		Fields	200,000	\$250,000		
		School garden	5,000	N/A	\$398,000	\$1,911,000

Priority 16
Site Beautification Needs

School	Priority	Location	Area (Sq. ft.)	ROM Cost Turf/irrigation	Sub totals by school	Accumulative cost
PHS	12	Fields	100,000	\$125,000	\$125,000	\$2,036,000
		School garden	10,000	N/A		
Willard	13	Front of Campus	10,000	\$40,000	\$102,000	\$2,138,000
		interior	3,000	\$12,000		
		field	20,000	\$50,000		
		school garden	3,000	N/A		
Webster	14	Front of campus	10,000	\$40,000	\$120,000	\$2,258,000
		Interior	5,000	N/A		
		Field	20,000	\$80,000		
		School Garden	2,000	N/A		
San Rafael	15	Front of campus	3,500	\$14,000	\$94,000	\$2,352,000
		Interior	3,000	N/A		
		Field	20,000	\$80,000		
		School garden	3,000	N/A		
McKinley	16	Front of campus	7,500	\$30,000	\$180,000	\$2,532,000
		Interior	50,000	N/A		
		Field	125,000	\$150,000		
		School Garden	5,000	N/A		
Roosevelt	17	Field	50,000	\$60,000	\$60,000	\$2,592,000
Washington E	18		20,000	N/A		
Don Benito	19	Front of Campus	20,000	N/A	\$40,000	\$2,632,000
		Field	10,000	\$40,000		
		Interior	100,000			
		School Garden	10,000	N/A		
Edison	20	Front of Campus	2,000	\$8,000	\$8,000	\$2,640,000
Ed Center	21	Front of Campus	10,000	\$40,000	\$60,000	\$2,700,000
	21	Rose City	5,000	\$20,000		
Cleveland		Field	10,000	\$40,000	\$40,000	\$2,740,000
Jackson		Field	10,000	\$40,000	\$40,000	\$2,780,000
Total				\$2,780,000		

Priority #17
Continue with Priority List

REMAINING FUND BALANCE AFTER TOP, MID, LOW-PRIORITY PROJECTS, FACILITIES ADMIN, & CONTINGENCY: (12,975,718)

21.1 - (Measure TT Series A)

School Name - Project Name/Cost Group/Object Code	Total Budget	All Commitments	Total Cash Expenditures To Date	Unpaid Retention	Unpaid Stop Notice Withholdings	Invoices In Process for Payment	Remaining Commitments	Unencumbered Budget Remaining	Total Remaining MTT Cash Requirements
PRIORITY #17-a: Don Benito Elementary School - New Admin Bldg (95097.0) <i>Already Expended Soft / Hard Costs: \$640,001 / \$103,699 (Plan exp. ONLY Displayed to the right)</i>	694,884	694,884	522,574	-	-	-	172,310	-	172,310
PRIORITY #17-b: Don Benito Elementary School - Interim Housing (95181.0) <i>Already Expended Soft / Hard Costs: \$0 / \$397,779 (Plan exp. ONLY Displayed to the Right)</i>	-	-	-	-	-	-	-	-	-
PRIORITY #17-c : Longfellow Elementary School - New Kitchen Bldg/Lunch Shelter/Auditorium (95050.0) <i>Already Expended Soft / Hard Costs: \$876,575 / \$263,847</i>	1,979,236	1,228,930	1,038,183	-	-	28,371	190,747	750,306	941,053
ALL Design Fees paid for ALL different Longfellow projects: \$886,725									
PRIORITY #17-d: Franklin Structural and Drainage	1,700,000	-	-	-	-	-	-	1,700,000	1,700,000
PRIORITY #17-e: Jefferson ADA Access Campus-Wide	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
PRIORITY #17-f: Wilson Auditorium Upgrade (Mechanical & HAZMAT removal)	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
PRIORITY #17-g Willard HVAC prop 39 and MTT Funds (TBD Measure TT and Prop 39 Fund) <i>TBD</i>	-	-	-	-	-	-	-	-	-
PRIORITY #17-h Washington Child Care Portables & Washington Old Bldg	169,697	154,153	34,897	-	-	2,499	119,256	15,544	134,800

PRIORITY #17-i District Wide Camera:	No. of Cameras per site	
Phase 1 (90%CD)		
Eliot MS	35	\$105,000.00
Longfellow ES	27	\$81,000.00
Madison ES	35	\$105,000.00
Washington ES	28	\$84,000.00
Washington MS	56	\$168,000.00
Phase 2:		
Jefferson ES	23	\$69,000.00

Priority #17
Continue with Priority List

Marshall FS		40	\$120,000.00
McKinley		39	\$117,000.00
Sierra Madre MS	59		\$177,000.00
Wilson MS		33	\$99,000.00
John Muir HS		18	\$54,000.00
Phase 3:			
Jackson ES		21	\$63,000.00
Sierra Madre ES		18	\$54,000.00
Sum		432	\$1,296,000.00
Contingency	9%		\$116,640.00
Total District-Wide Camera Needs:			\$2,708,640.00

TOTAL LOW-PRIORITY PROJECTS & THEIR CONTINGENCY: 9,752,457 2,077,967 1,595,654 - - 30,870 482,313 7,674,490 8,156,803

FUND BALANCE AFTER ALL PLANS: (21,132,522)

#17- j Jefferson HVAC Auditorium and Cafeteria In progress TBD 1,800,000