

Agenda Item Details

Meeting	Aug 14, 2019 - Regular Meeting of the Governing Board
Category	6. BUSINESS INFORMATION/ACTION ITEMS
Subject	C. 6:30 P.M. Facilities & Construction Update
Type	

INFORMATION

Presented by Bond Projects Director Adam Lint

Ormondale School:

- New Classroom Building & Courtyard Renovations: The architects are continuing work on developing the schematic designs. They have been focusing on the new buildings to ensure that the new design and overall layout will accomplish all aspects of the ideas accumulated from the site committee meetings. We are still targeting schematic design completion in September and an update presented to the Board in early October.
- Frontage Landscaping Improvements: The landscaping improvements project in the front of the school is now complete and currently in the 60-day maintenance stage. During this time, the contractor will be replacing plants that did not establish correctly, as well as repairing dead sections of the grass. One challenge during the project was that deer ate all of the newly planted shrub roses, so a change was made to replace with a similar looking flowering shrub that is "deer proof". The front of the school looks a lot cleaner with the overgrown plants removed and the newly installed grass. The overall appearance of the school is much more welcoming with the new landscape.
- Tree Trimming: The trees along the athletic field have been heavily trimmed, and the canopy raised from 6' to 15'. This will allow much more sunlight on this portion of the field and promote healthier, thicker grass.
- Asphalt Repairs: A large void near the playground area where a shed used to stand was saw cut, re-compacted, and overlaid with asphalt. This will prevent trip hazards in this location.
- Fencing Repairs: The void in the fencing near the back side of the playground is now repaired, and the temporary orange snow fencing has been removed. The section of missing asphalt in front of this section of missing fence has been replaced. The damaged section of fencing under the redwoods near the playground has been replaced as well.

Corte Madera School:

- New Buildings & Courtyard Renovation: The Geotechnical Engineer is continuing work on acquiring multiple proposals for the fault trench investigation to ensure a competitive cost. We are still targeting the beginning of September for this work to begin. It will take about four weeks to complete. The trench will be approximately 3' wide by 12' deep and 550' in length. Running parallel with the length of the athletic field, it will extend from the property line near the frog pond for about 200' and will pivot slightly at a more easterly direction (parallel with building 900) and terminate near the back corner of the 1100 classroom wing. Cleary has also taken an additional boring required to accommodate the new building located in the 4th/5th side of the campus. CAW is also in the middle of schematic designs for the new buildings and refining the designs for the courtyard renovation.
- Pine Tree Removal Along Frog Pond: The most noticeable change to the campus over this summer has been the removal of the pine trees along the frog pond. These trees were removed and the stumps ground down below grade. The reasons for removing these trees are as follows:

The trees were

- Nearly 70 years old and at the end of their healthy life span.
- Very unbalanced due to the lack of maintenance done on the frog pond side.
- Non-native to this area.
- Highly susceptible to a variety of different invasive beetles.
- High maintenance and liability issue due to the size and constant foliage dropping.

- Detrimental to the growth of new and existing native trees and other native habitats
- Asphalt Repairs: The pothole located at the entrance to the school site has been fixed. The area of the pothole was dug up and the existing base rock and subgrade was re-compacted and two 3" lifts of asphalt was installed. Additionally, the growing pothole in the staff lower parking lot next to the Annex was also fixed.
- Dry Rot Repairs: The dry rot along the south side of the administration building has been addressed. The dry rot on the District Office and other buildings around the site will be addressed in the next couple weeks.
- Fencing Repairs: The trash enclosure was repaired and rejuvenated this summer. All the existing chain link fabric was replaced, the posts were painted and the gates were re-adjusted and now work properly. New wheel stops have also been installed to prevent the containers from damaging the enclosure.
- Gym Floor Maintenance: The gym floor received a new coat of polyurethane over the summer. This included touching up some of the court lines prior to the coat being applied. The floor now looks new and is ready for use.

District-wide:

- Field Restorations: The fields at each site were aerovated, dethatched, leveled with topsoil, seeded and then covered in compost in the worst areas. The irrigation on the fields were also fixed, so now there will be better coverage to ensure a much healthier lawn. The landscaper will fertilize before the temporary fencing is removed in late August.
- Energy Management System: The energy management system is now online and working. Just a reminder, this was only installed in buildings that are not slated to be demolished in a couple years. A new indoor temperature standard will be set for the District to promote energy savings and reduce maintenance issues.
- Interior & Exterior Lighting: The indoor and exterior lighting project is nearly complete. Due to a few unforeseen conditions, the exterior lighting has not been completed yet. We are currently waiting for the new material to arrive before the remaining lights can be installed.
- Custodial Audit: I have been performing a custodial audit at both sites this summer. I have taken an in-depth look into the chemicals, equipment and employees this summer and, with your support, will be making a few changes in the next few weeks and months. This also spurred the need and creation of a custodial handbook, which should be complete by the end of August.
- Irrigation Audit / Maintenance: The landscape maintenance crew has completed the irrigation audit for both sites and found quite a few inoperable irrigation valves and broken sprinkler heads throughout each campus. The irrigation is now working properly and should keep all planter and lawn areas healthy moving forward.
- Landscape Maintenance: The landscape at both school sites are beginning to take a different shape. The landscaper has been directed to reduce the overall size of the shrubs around the sites to promote better visibility as well as a more aesthetically pleasing look. Many, if not all the shrubs and greenery around the sites have not been maintained properly over the past few years and has resulted in oddly shaped, overgrown and unhealthy looking plants. The goal is to greatly reduce the shrubs this summer to allow some new growth to happen before the dormant season begins in the fall.

CMS Fault Trench and Fencing Location 8-14-2019.pdf (6,228 KB)