

Facilities & Maintenance, Operations, & Transportation Update

June 25, 2024





Agenda

- Facilities Summer Projects
- Maintenance, Operations, & Transportation Annual Update & Deferred Maintenance Summer Projects
- Solar Update
- Measure K Update



Facilities Summer Projects

Stauffer Middle School
Trench Drain by Admin Building COMPLETED!
Concrete in Front of Admin Building, starts this week





Facilities Summer Projects

Stauffer Middle School Fence & Parking Lot

Ornamental fencing around SPED classrooms

ADA pathway through parking lot
Completed by start of school





Facilities Summer Projects

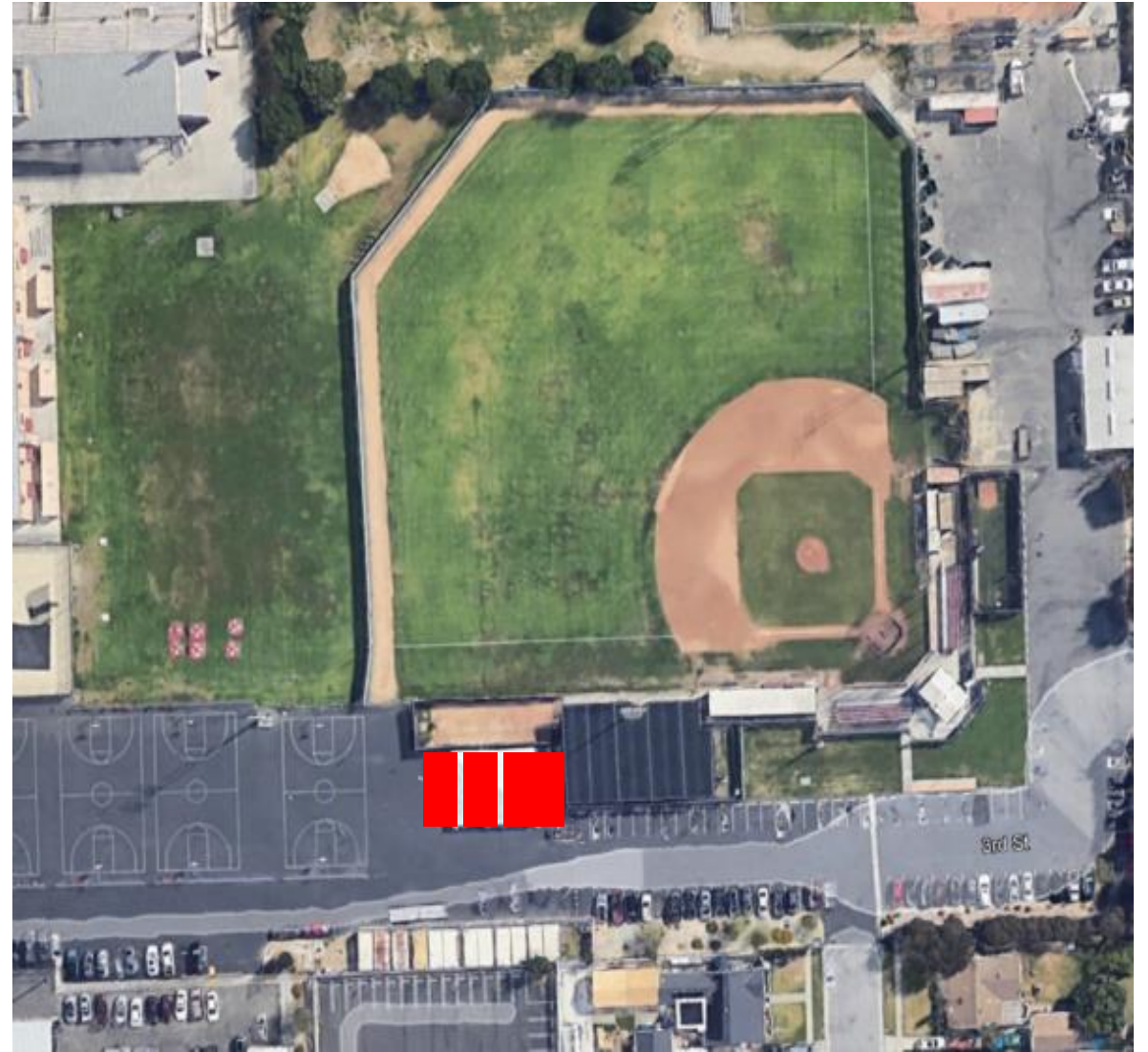
Downey High School JROTC Portables

Add three portables for JROTC program

Interim power is installed

Deliver by 6/28

Modify to meet programmatic needs





Facilities Summer Projects

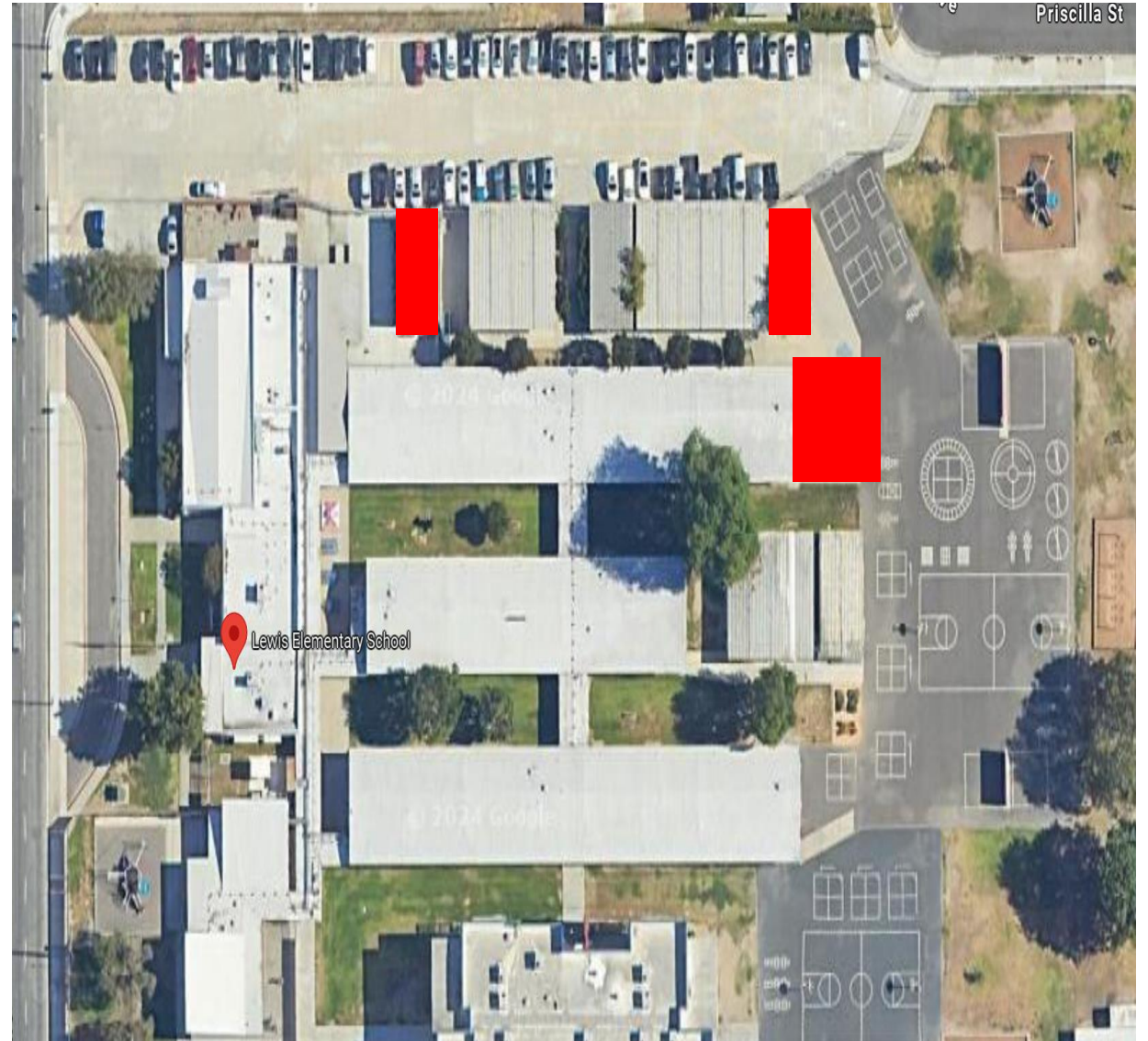
Lewis Elementary School

DHH Portables & Fire Alarm Upgrade

Demo existing portable and replace with newer

Add three portables for DHH program

Campus-wide fire alarm upgrade



Deferred Maintenance Projects

Alameda ES – Exterior Paint, Start Date July 5

Gauldin ES – Playground and Parking Lot Slurry and Stripe, **COMPLETED!**

Stauffer MS

Roof Replacement on Breezeway, Start Date July 8

Breezeway Ceiling Repair & Paint, Start Date July 15



Deferred Maintenance Projects



Stauffer MS

- Field Turf Installation - Start Date June 17

Deferred Maintenance Projects

Downey HS

Stadium Light Retrofit, Start Date June 17

Building RSY Interior Classroom Paint, Interior Halls
& Building J Interior Hall, Start Date June 10

Warren HS

Stadium Light Retrofit, Start Date June 24

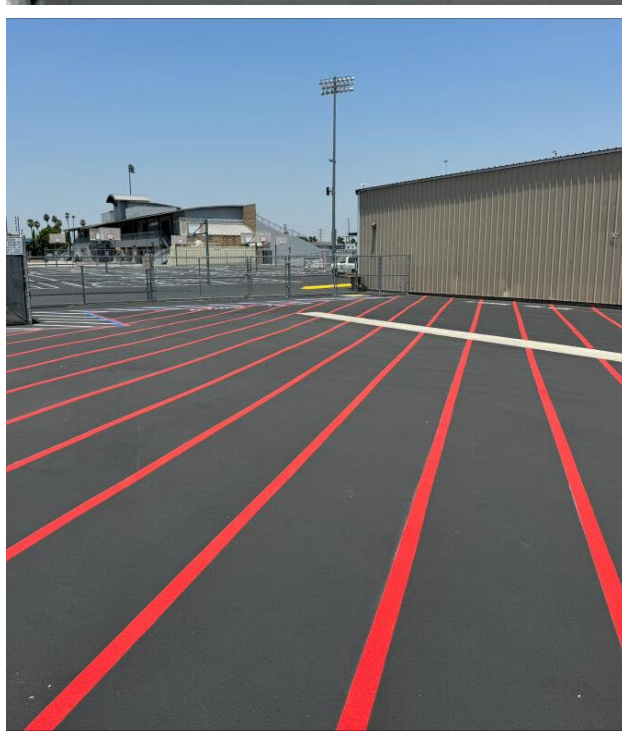
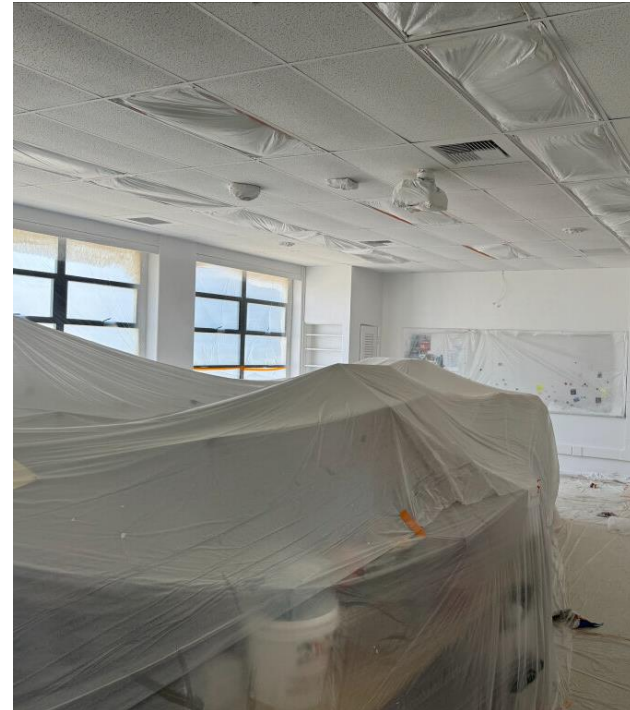
Basketball Court Slurry & Stripe, **COMPLETED!**

Northeast Parking Lot Slurry & Stripe, **COMPLETED!**

Transportation

Slurry & Stripe, **COMPLETED!**





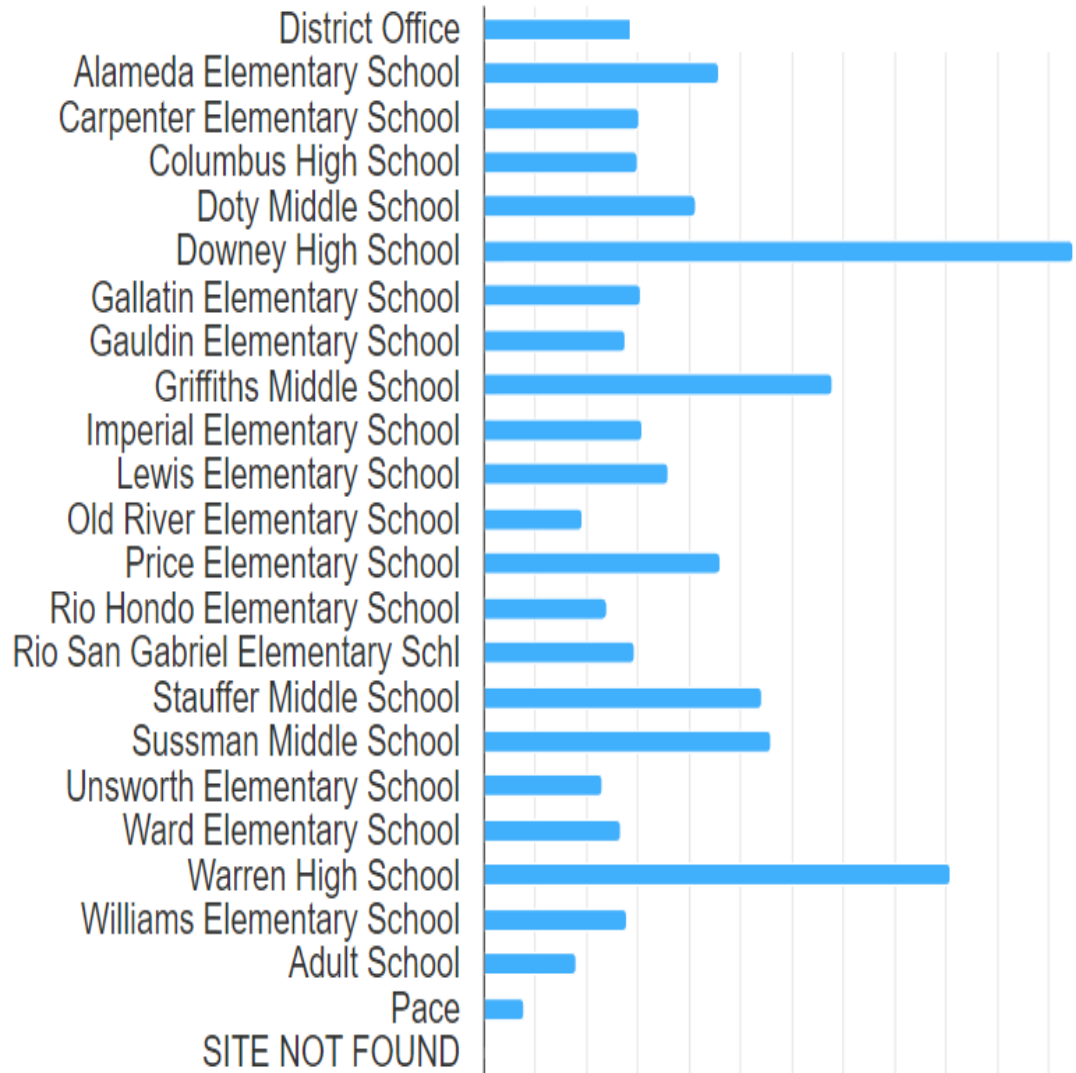
- Columbus High School, Roofing Project
- Downey High School, RSY/J Interior Paint
- Transportation, Slurry and Stripe
- Warren High School, Slurry and Stripe



Bollard Project

Work Orders Closed by Site From: 07/01/2023 To 06/20/2024

Total Work Orders Closed: 6257



By Trade

GM, 6 FTE's - 1,307

Plumbing Shop, 3 FTE's - 489

SBC, 4 FTE's - 949

Electric Shop, 3 FTE's - 681

Locksmiths, 2 FTE's - 1,268

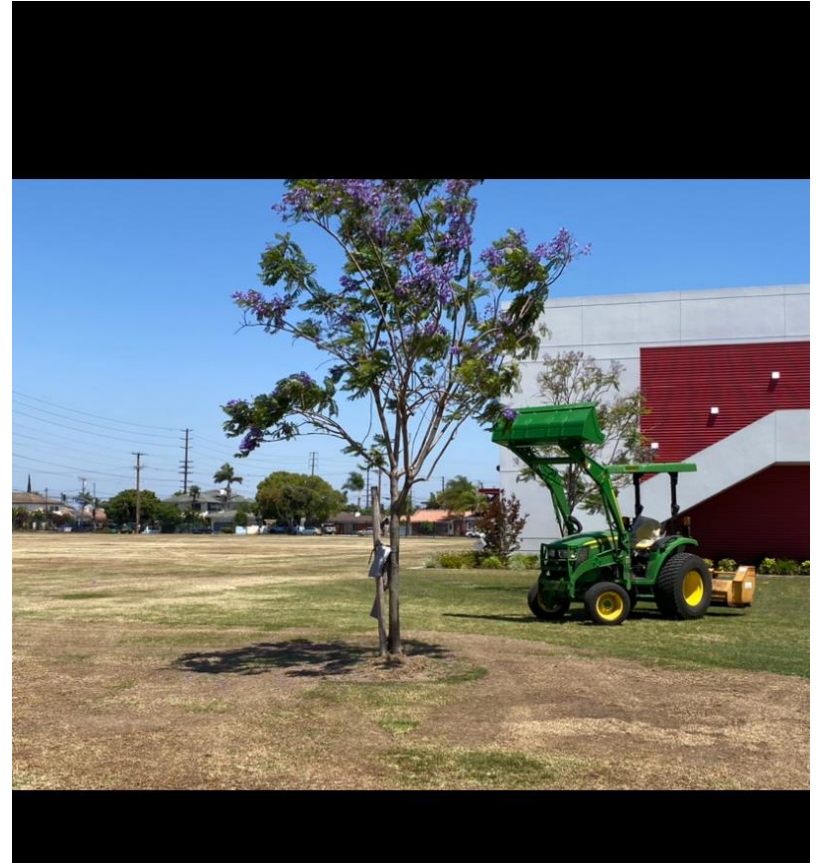
HVAC, 5 FTE's - 1,002

Paint shop, 2 FTE's - 245

Glazier 1 FTE - 158

Miscellaneous - 158





Operations Department Projects

A photograph of a school bus depot. A long line of yellow school buses is parked in a row on a dark asphalt surface. In the background, there is a dry, hilly landscape with some sparse vegetation and a clear sky. The foreground shows a concrete curb and yellow painted lines on the pavement.

Transportation
257,261 miles driven



Solar Update

Phase

1

Construction Tentative Start Date:
September 2024

Sequencing: Columbus HS, District Office, Downey HS, Stauffer MS, Griffiths MS, Sussman MS, Doty MS, and Warren HS.

Phase

2

Preconstruction activities: underground utility mapping and geotechnical borings
DSA plan submission early 2025.

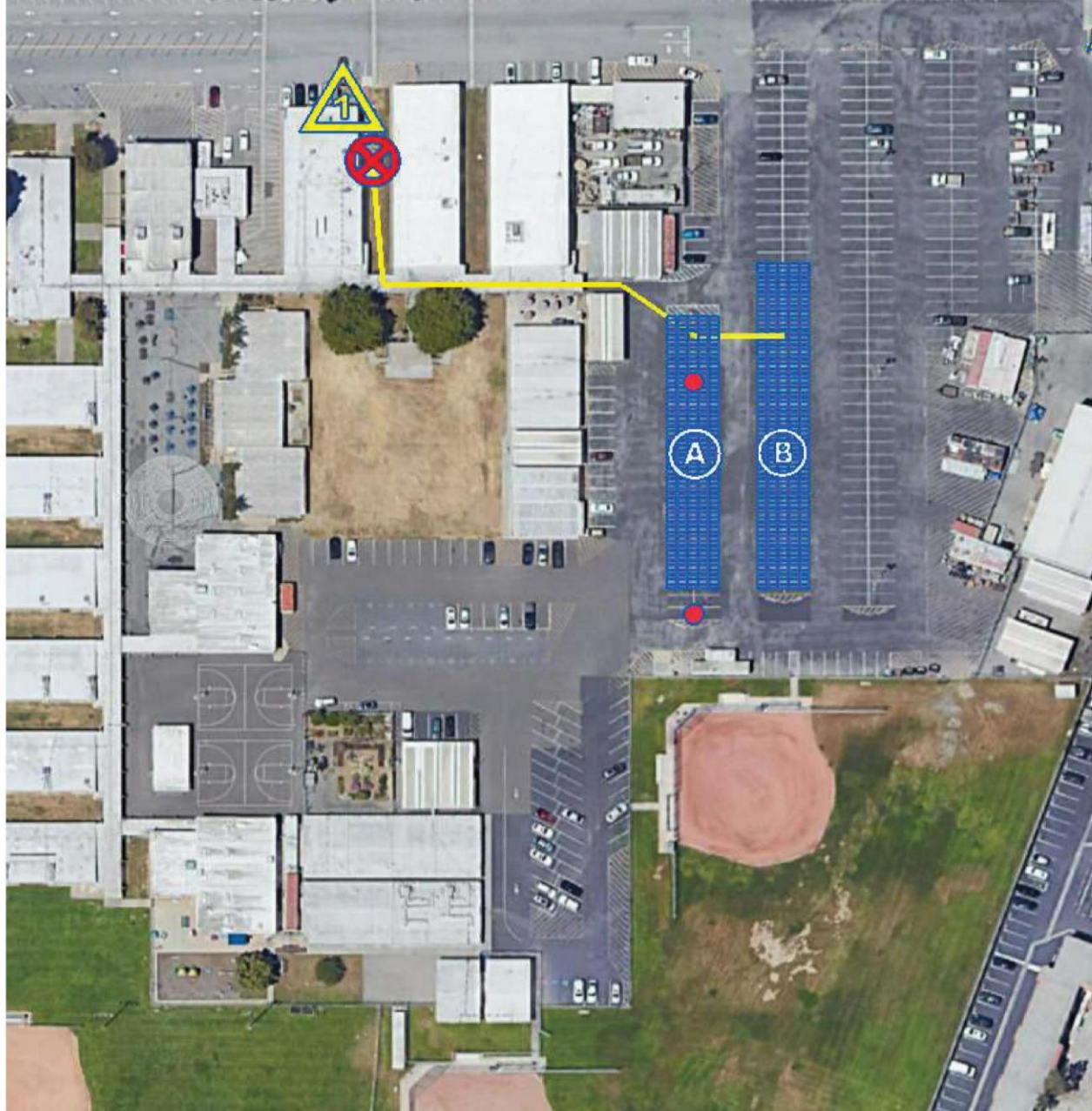


TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Carport	5	285	138.225	270°	7°
B	Carport	5	340	164.900	270°	7°
			625	303.125		

Columbus High School

TABLE OF UTILITY METERS

Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
1	Columbus HS	V349N-019891	625	303.125	A,B

Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 383 ft

NOTES

- Results of easement reports may affect final placement of solar arrays
- Trees and/or other obstructions will have to be removed, trimmed or relocated
- A detailed analysis of the effect of shade on the arrays has not been performed
- A soil analysis has not been performed
- It is assumed that the site is not in a designated flood plain
- Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety

LEGEND

	Solar Array		Post Removal		BESS
	Point of Interconnection		Transformer		
	Proposed Conduit				
	Tree to be removed. Final count may vary				

Site Name:
COLUMBUS HIGH SCHOOL AND TRANSPORTATION FACILITY

Project name:
DOWNEY USD

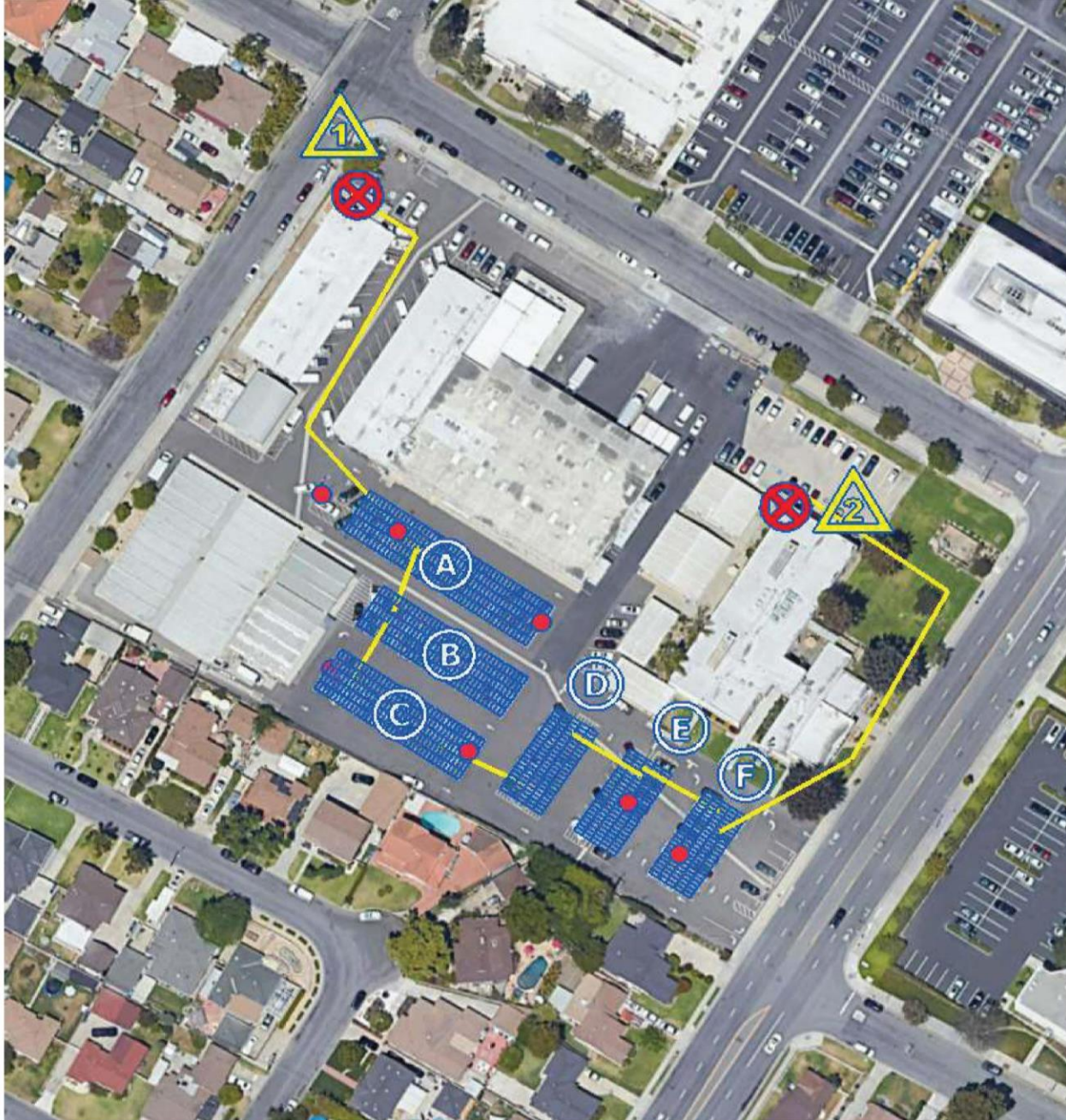
Site Address:
12330 WOODRUFF AVE.
DOWNEY, CA 90241

Revision: S01-L
Date: 8/14/2023
Drawn by: PMS

Luminace

7777 CENTER AVENUE, SUITE 200
HUNTINGTON BEACH, CA 92647
(714) 408-2982
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CONFIDENTIALITY STATEMENT
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SCHEMATIC LAYOUT OF PROPOSED SOLAR SYSTEM

TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Carport	5	235	113.975	213°	7°
B	Carport	5	185	89.725	213°	7°
C	Carport	5	185	89.725	213°	7°
D	Carport	5	110	53.350	123°	7°
E	Carport	5	110	53.350	123°	7°
F	Carport	5	110	53.350	123°	7°
			935	453.475		

District Office

TABLE OF UTILITY METERS

Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
1	District Office 1	V349N-016452	510	247.350	A,B,C
2	District Office 2	359150-005937	425	206.125	C,D,E,F
			935	453.475	

Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 1057 ft

NOTES

- Results of easement reports may affect final placement of solar arrays
- Trees and/or other obstructions will have to be removed, trimmed or relocated
- A detailed analysis of the effect of shade on the arrays has not been performed
- A soil analysis has not been performed
- It is assumed that the site is not in a designated flood plain
- Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety

LEGEND

	Solar Array		Post Removal		N
	Point of Interconnection		BESS		Transformer
	Proposed Conduit		Tree to be removed. Final count may vary		

Site Name:

Project name:

Site Address:

11627 BROOKSHIRE AVE.

Revision:

S01-L

Date:

8/15/2023



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SCHEMATIC LAYOUT OF PROPOSED SOLAR SYSTEM

TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Carport	5	435	210.975	212°	7°
B	Carport	5	435	210.975	212°	7°
C	Carport	5	190	92.150	212°	7°
E	Carport	5	485	235.225	212°	7°
D	Carport	5	235	113.975	212°	7°
F	Carport	5	485	235.225	212°	7°
			2,265	1,098.525		

Downey High School

TABLE OF UTILITY METERS

Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
1	Downey HS 1	V349N-017336	1,445	700.825	A,B,C,E
2	Downey HS 2	V349N-001046	820	397.700	D,E,F
			2,265	1,098.525	



Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 3275 ft

NOTES

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- 2. Trees and/or other obstructions will have to be removed, trimmed or relocated
- 3. A detailed analysis of the effect of shade on the arrays has not been performed
- 4. A soil analysis has not been performed
- 5. It is assumed that the site is not in a designated flood plain
- 6. Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety

LEGEND








	Solar Array		Post Removal		N
	Point of Interconnection		BESS		
	Proposed Conduit		Transformer		
	Tree to be removed. Final count may vary				



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Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
B	Carport	5	150	72.750	213°	7°
C	Carport	5	150	72.750	213°	7°
A	Carport	5	370	179.450	213°	7°
D	Carport	5	150	72.750	213°	7°
E	Carport	5	150	72.750	213°	7°
			970	470.450		

Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
2	Old River ES	359150-006147	225	109.125	B,C
1	Stauffer MS	V349N-008087	745	361.325	A,C,D,E
			970	470.450	

 Solar Array
  Post Removal
  Point of Interconnection
  BESS
  Proposed Conduit
  Transformer
  Tree to be removed. Final count may vary



BESS



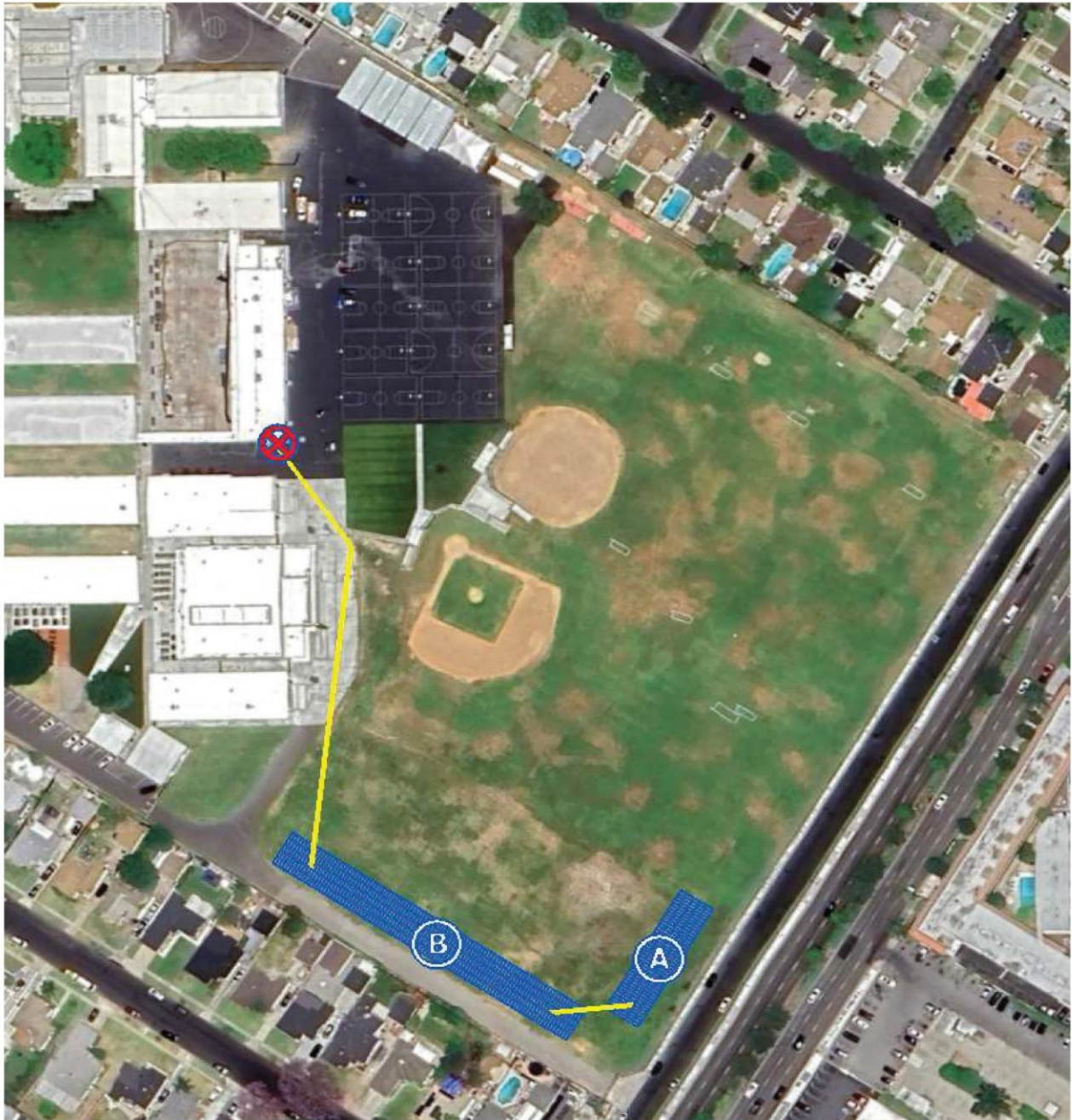
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Revision:	S02-L
Date:	8/15/2023



SCHEMATIC LAYOUT OF PROPOSED SOLAR SYSTEM

TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Elevated	5	200	97.000	122°	7°
B	Elevated	5	480	232.800	213°	7°
			680	329.800		

Sussman Middle School


TABLE OF UTILITY METERS


Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
	Sussman MS	359150-006145	680	329.800	A,B


Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 764 ft


NOTES

- 1. Results of easement reports may affect final placement of solar arrays
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- 3. A detailed analysis of the effect of shade on the arrays has not been performed
- 4. A soil analysis has not been performed
- 5. It is assumed that the site is not in a designated flood plain
- 6. Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety











Solar Array


Point of Interconnection

Proposed Conduit

Tree to be removed. Final count may vary








Post Removal

BESS

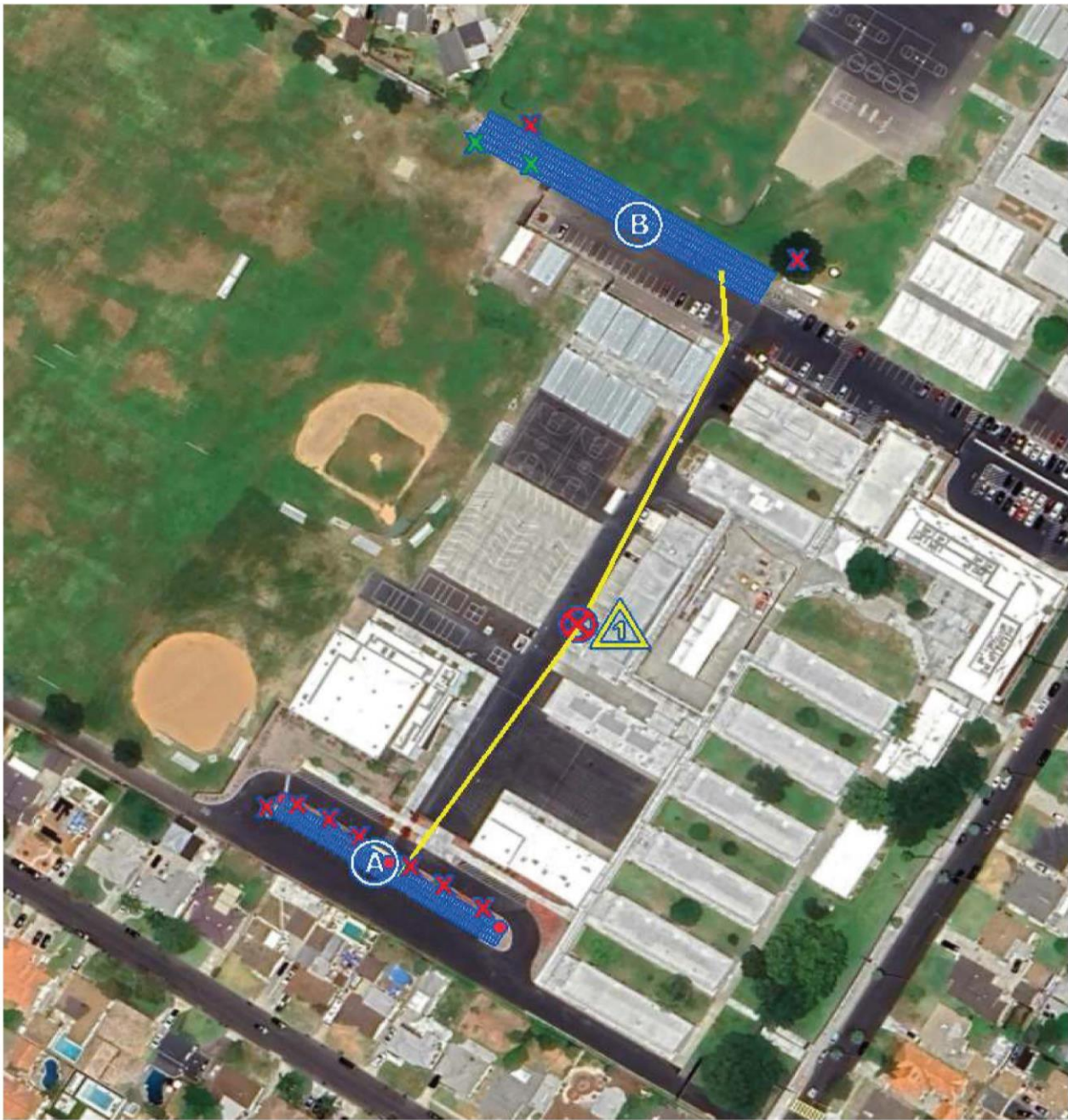
Transformer





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SCHEMATIC LAYOUT OF PROPOSED SOLAR SYSTEM

TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Carport	3	222	107.670	211°	7°
B	Elevated	5	470	227.950	211°	7°
			692	335.620		

Griffiths Middle School

TABLE OF UTILITY METERS









Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
1	Griffiths MS 1	V349N-006200	692	335.620	A,B

Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 685 ft

NOTES

1. Results of easement reports may affect final placement of solar arrays
2. Trees and/or other obstructions will have to be removed, trimmed or relocated
3. A detailed analysis of the effect of shade on the arrays has not been performed
4. A soil analysis has not been performed
5. It is assumed that the site is not in a designated flood plain
6. Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety

LEGEND

	Solar Array		Post Removal	
	Point of Interconnection		BESS	
	Proposed Conduit		Transformer	
	Tree to be removed. Final count may vary			

Site Name:

Project name:

Site Address:

Revision:

S01-L


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TABLE OF SOLAR ARRAYS

Location ID	Racking Type	Modules in Rise	# of Modules	Size DC kW	Azimuth	Tilt
A	Carport	5	360	174.600	122°	7°
B	Carport	5	270	130.950	212°	7°
			630	305.550		

Doty Middle School

TABLE OF UTILITY METERS

Location ID	Meter Name	Meter Number	# of Modules	Size DC kW	Connected to Arrays
	Doty MS	V349N-010899	630	305.550	A,B

Arrays were designed assuming a crystalline silicon PV module of nominal power = 485W
Total estimated conduit length = 635 ft

NOTES

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4. A soil analysis has not been performed
5. It is assumed that the site is not in a designated flood plain
6. Arrays may be divided into 4,000sf sections with a 1' gap for earthquake safety

LEGEND

	Solar Array		Post Removal		N
	Point of Interconnection		BESS		
	Proposed Conduit		Transformer		
	Tree to be removed. Final count may vary				

Site Name:

DOTY MIDDLE SCHOOL

Project name:

DOWNEY USD

Site Address:

10301 WOODRUFF AVE.
DOWNEY, CA 90241

Revision:

S01-L

Date:

8/15/2023

Drawn by:

PMS

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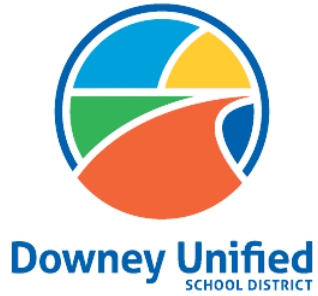
Warren High School





Measure K Update

- Design Development Estimates
- Value Engineering Snapshot
- Quick Start Projects & Phasing Plan



Design Development Estimate

Site	Architect	Builder	Original FMP Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

Design Development Estimate



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\$504,000,000.00

Design Development Estimate

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\$504,000,000.00
-324,554,063.75

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Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00

-\$324,554,063.75

\$179,445,936.25

Design Development Estimate

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Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00
 -324,554,063.75
 \$179,445,936.25



**~\$19 million per
site after first four**

Value Engineering Snapshot



Interim Housing



Model Classrooms



CUUBE Buildings



General Conditions & Contingencies



Bio Detention Tanks

Value Engineering Snapshot



Interim Housing – lease cost and site work - \$10 million in savings



Model Classrooms



CUUBE Buildings



General Conditions & Contingencies



Bio Detention Tanks

Value Engineering Snapshot



Interim Housing – lease cost and site work - \$10 million in savings



Model Classrooms - \$250 per sq. ft. = \$20 million in savings



CUUBE Buildings



General Conditions & Contingencies



Bio Detention Tanks

Value Engineering Snapshot



Interim Housing – lease cost and site work - \$10 million in savings



Model Classrooms - \$250 per sq. ft. = \$20 million in savings



CUUBE Buildings – time savings and unforeseen - \$8 million in savings



General Conditions & Contingencies



Bio Detention Tanks

Value Engineering Snapshot



Interim Housing – lease cost and site work - \$10 million in savings



Model Classrooms - \$250 per sq. ft. = \$20 million in savings



CUUBE Buildings – time savings and unforeseen - \$8 million in savings



General Conditions & Contingencies - \$20 million in savings



Bio Detention Tanks – around \$2 million per site = \$8 million in savings

Value Engineering Snapshot



Interim Housing – lease cost and site work - \$10 million in savings



Model Classrooms - \$250 per sq. ft. = \$20 million in savings



CUUBE Buildings – time savings and unforeseen - \$8 million in savings



General Conditions & Contingencies - \$20 million in savings



Bio Detention Tanks – around \$2 million per site = \$10 million in savings

~\$66 million in savings!

Design Development Estimate

Site	Architect	Builder	Original FM Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00
-324,554,063.75
+ 66,000,000.00

Design Development Estimate

Site	Architect	Builder	Original FM Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00
-324,554,063.75
+ 66,000,000.00

\$245,445,936.75

Design Development Estimate

Site	Architect	Builder	Original FM Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00
 -324,554,063.75
 + 66,000,000.00
 \$245,445,936.25



**~\$27 million per
site after first four**

Design Development Estimate

Site	Architect	Builder	Original FM Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	

\$504,000,000.00
 -324,554,063.75
 + 66,000,000.00

 \$245,445,936.25



**~\$27 million per
site after first four**

If the state bond passes in November...

POTENTIAL BOND MEASURES

AB 247 (Muratsuchi)

- \$14 billion
 - TK-12
 - Community colleges
- Construct and modernize educational facilities

SB 28 (Glazer)

- \$15 billion
 - TK-12
 - Community colleges
 - California State Universities, and
 - University of California facilities

Other Funding Sources

State Funding

- Middle School modernization & new construction - \$45 million **ALREADY APPROVED!**

If state bond passes in November...

- First four sites modernization & new construction – up to \$53 million in matching funds
- Additional up to \$89 million for modernization for remaining sites

CalSHAPE Ventilation & Plumbing

- Upgrade & Repair - \$6 million

Other Funding Sources

State Funding

- Middle School modernization & new construction - \$45 million **ALREADY APPROVED!**

If state bond passes in November...

- First four sites modernization & new construction – up to \$53 million in matching funds
- Additional up to \$89 million for modernization for remaining sites

CalSHAPE Ventilation & Plumbing

- Upgrade & Repair - \$6 million

If state bond passes in November...

Up to \$193 million

State Funding Breakdown

If state bond passes doesn't pass...

\$504,000,000.00
-324,554,063.75
66,000,000.00
+ 45,000,000.00

\$290,445,936.25



~\$32 million per
site after first four

If state bond passes in November...

\$504,000,000.00
-324,554,063.75
66,000,000.00
+ 193,000,000.00

\$438,445,936.25



~\$48 million per
site after first four

VOTE!

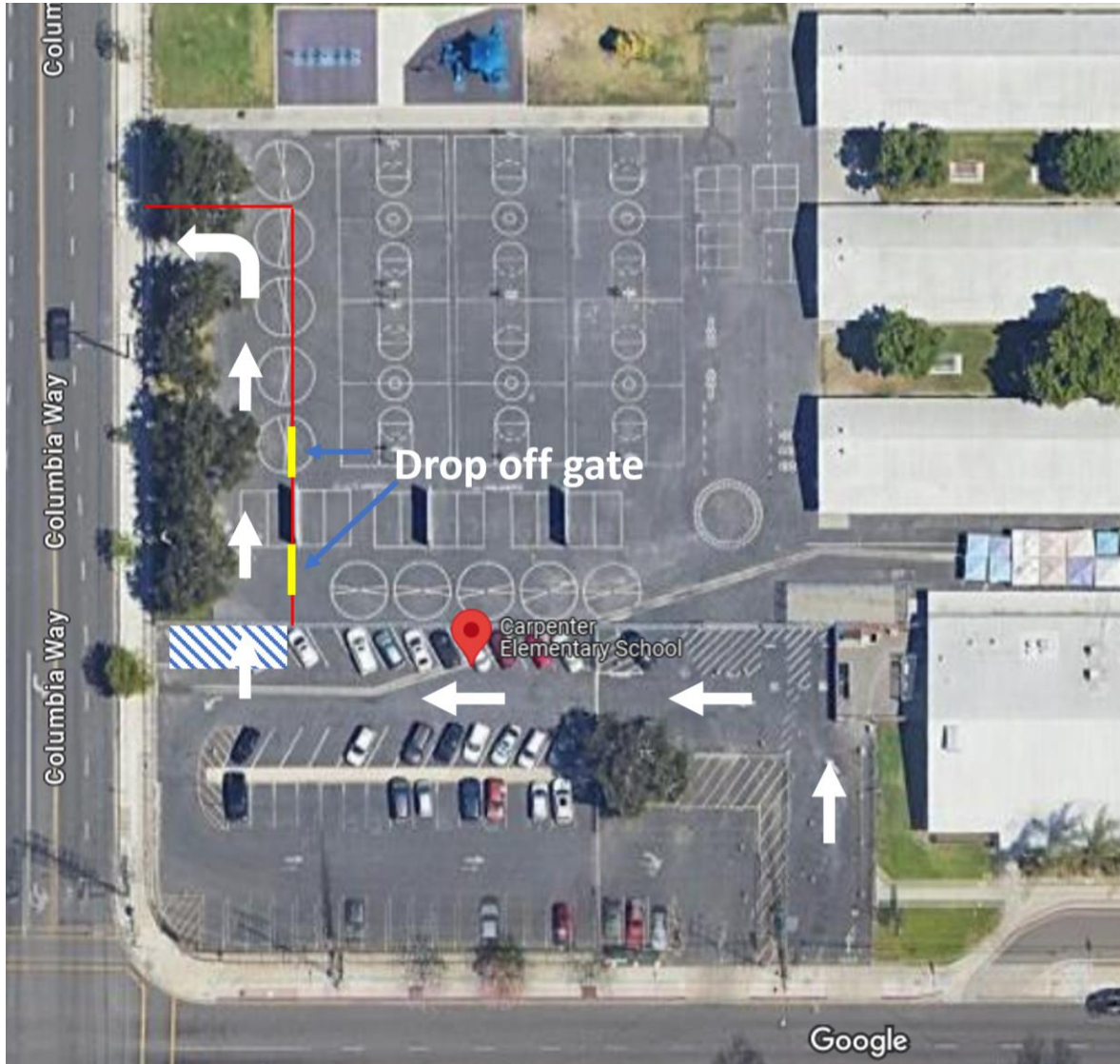


Downey Unified
SCHOOL DISTRICT

Quick Start & Phasing Plans

Carpenter Elementary School Quick Start Project

Temp Drop Off Fix



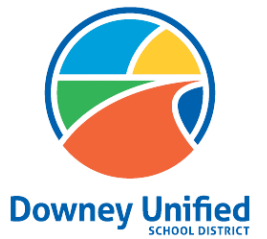
Temp Drop Off Fix





Rio Hondo Elementary School Quick Start Project

Playground Asphalt Slurry & Stripe



Legend

DSA ITEMS

CONSTRUCTION

JUNE 2024

Measure K First Four Six Month Timeline



Carpenter Elementary School Phasing Plan

Temp Drop Off Fix



TK/K & New Building



Modernization



Playground

Completion Date August 2026

Imperial Elementary School Phasing Plan

Model Classroom Site

Interim Housing

Modernization

TK/K Buildings

New Building

Completion Date August 2026

Rio Hondo Elementary School Phasing Plan

Model Classroom Site

Playground Asphalt Slurry & Restripe

Modernization

TK/K Buildings

New Building

Completion Date August 2026



Downey Unified
SCHOOL DISTRICT

Rio San Gabriel Elementary School Phasing Plan

Model Classroom, Parking Lots, & Playground

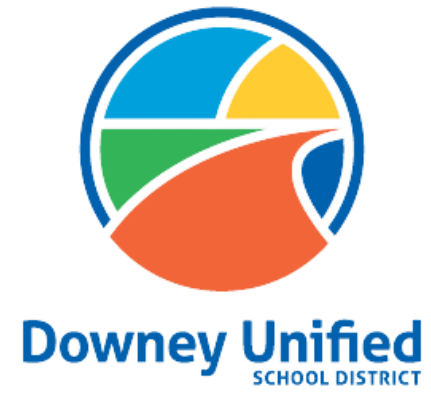
TK/K Buildings

Modernization

Playfield

Completion Date August 2026





THANK YOU!