THE MAGAZINE FOR THE PEOPLE
WHO BUILD NORTH AMERICA

CONSTRUCTION TODAY

SEPTEMBER/OCTOBER 2015

SUCCESS IN SEATTLE

PACIFIC PILE & MARINE HAS HELD STRONG IN A ROCKY MARKET. → p.16

PARTNERS IN HISTORY
Leading firms come together for the National Museum of African American History & Culture.

CLIENT FAVORITE
Gorton & Partners has earned the respect of professionals in its industry.

A Sophisticated School

CCM IS NEARLY FINISHED WITH THE RANCHO CAMPANA HIGH SCHOOL. BY ALAN DORICH

Every project that California Construction Management (CCM) Inc. completes is a benefit to its community. This is for the simple reason that "we only do public school work," Senior Project Manager Rod Leard explains. "We're specialists [in this field]."

CCM brought that expertise to the Rancho Campana High School project in Camarillo, Calif., for the Oxnard Union High School District (OUHSD). The contractor broke ground on the $77.95 million campus in February 2014 and finished the majority of it in time for classes this September.

The 100,000-square-foot school is designed for an 800-student capacity, but will slowly grow its population over time, Leard says. "They're starting with freshmen and sophomores only – about half of its future occupancy," he says. "Each year that goes by, they'll add a new freshman class."

Rancho Campana teaches courses required by the University of California and features art, science and technology academies. "It's also a school of choice," Leard adds. "If you want to come here and you qualify, then you apply for a place."

Ideal Environments

Leard is proud of the design of Rancho Campana, which consists of three classroom

» To meet district needs, the project team had to shave a year off the school's delivery date.

California Construction Management Inc./Oxnard Union High School District – Rancho Campana High School

www.califcm.com
www.ouhsd.k12.ca.us
• Location: Camarillo, Calif.

"The school is more like a community college-type environment than a high school." –Rod Leard, senior project manager

buildings, one for each academy. "It's definitely not just a bunch of boxes," he says. "They're carefully put together."

Each building features a media center and lounges where students can do projects. The classrooms also feature state-of-the-art technology, he adds.

For example, "Most of the classrooms have an interactive projector where you can manipulate the image a little bit," he says, noting that the rooms also feature an 80-inch video monitor and laptops. "Students can project an image off of their laptop to share with others."

Wireless Internet also is available throughout the campus. "As the students circulate around, they will be connected at all times," he says. "The school is more like a community college-type environment than a high school."

He also highlights the school's amphitheater, which will not only be an ideal setting for performances and student government events, but also "a place where the students can hang out," he says. "It's a sophisticated school."

Green Comforts

Some projects aim for LEED certification, but Rancho Campana followed the requirements of the Collaborative for High Performance Schools (CHPS) program. Leard says. "CHPS is like LEED in many ways, but with criteria tailored for an educational environment," he explains. "For instance, CHPS emphasizes indoor acoustics, to assure a quiet environment for teaching and learning."

The school's green features include a natural ventilation system in place of air conditioning. "That uses fans to draw air out of the classroom and replace it with fresh air through trickle vents," he explains. "As soon as the air temperature reaches a set point, fans will speed-up to draw in the outside air [to cool off]."

But when the school needs to get warmed up, it uses a radiant floor heating system. "There's tubing in the floor of the classrooms," he says, noting that the system uses a conditioner fluid that is heated through a central plant. "On the cooler days, the rooms will be heated to comfort."

A Team Effort

Rancho Campana's schedule represented a challenge for CCM, Leard admits. "Before the project ever began, the superintendent challenged the team to shave a year off the delivery date," he recalls.

But the project team achieved it thanks to its strong commitment, Leard says. "Even though it was a significant challenge, everyone had it in their sights from the beginning," he says.

"We had a professional and committed group of people," he continues. "It's not something that any one of us could have made happen. It took all of us."

District MOT Director, Stephen McFarland, adds that he is proud of the end-result. "We had a good product delivered on time and safely," he says. "This is going to be something for the community to be proud of for decades."

He also praises CCM. "They have a good, logical approach," he says. "They're a small enough company to able to work intimately with our school district, but they're also a large enough company to be responsible for the tasks at hand without dropping the ball."

'We have a very diverse community, and we have a need for facilities to meet the needs of the students.'

Keeping Busy

Leard says CCM hopes to do more work with OUHSD. "I'd hope they'd want to use us again and a lot of the consultants that we work with," he says.

McFarland notes that the district will have more projects ahead. "We have a very diverse community, and we have a need for additional facilities to meet the needs of the students that are coming," he says. "We are going to have growth in our district for the foreseeable future." ◆