

Discussion and/or Action Item E.2.9. Approval of Energy Services Company (ESCO)  
Agreement with Chevron

Prepared by Bill Clark  
July 17, 2007

**BACKGROUND:**

On November 7, 2006, citizens voted in favor of a bond (Proposition R) to modernize and improve Santee School District facilities. The amount of bond funding is \$60,000,000; however, this amount is part of the larger comprehensive modernization plan totaling \$165,000,000. The plan includes the use of performance contracting in order to fund the estimated \$12,000,000 repair and replacement of existing electrical and mechanical infrastructure.

As we have geared up to develop the design components to get in line for State application approvals through DSA and funding, it has become apparent that there is an immediate need to choose an energy services company to maximize modernization savings. Time is of the essence in developing this partnership. Chevron presented a lease-lease back proposal and information on its energy services operations to the Board on April 17, 2007.

A performance contract with an Energy Services Company (ESCO) will allow for the financing of the repair and replacement of energy using building components, with repayment scheduled through guaranteed energy savings. This financing mechanism can be leveraged to include electrical and mechanical distribution system components.

Because of the necessity of selecting an energy services firm in developing design components, administration solicited 12 requests for qualifications (RFQ) from ESCO firms. Four RFQs were received and reviewed, and all four respondents were interviewed on June 29, 2007. Evaluation criteria included technical competence, work history, local presence, number and kind of K-12 projects, breadth of services, financing costs and interest rates, team member qualifications, and value added and design recommendations. Contract negotiations begin based on the selection order with staff moving to the next on the list if favorable contract terms cannot be reached.

The firms were ranked as follows:

1. Chevron
2. Honeywell
3. NORESKO
4. TAC

The facilities committee was informed about this process in April 2007 and the need for immediate approval of a firm to support and expedite the State application process.

**RECOMMENDATION:**

Administration requests that the Board of Education approve contract negotiations with Chevron to serve as the District's ESCO provider.

This recommendation supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

Cost estimates to repair and replace electrical and mechanical infrastructure total approximately \$12,000,000. The District is actively pursuing all available State facilities funding sources and other funding sources. The use of an ESCO firm and energy savings to finance this work will help complete proposed modernization projects as part of the greater comprehensive modernization master plan and design applications for approval by DSA.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:

Seconded:

Vote:

Burns  
Ryan  
4-0 (Baetholomew, absent)

Agenda Item E.2.9.

Consent Item E.2.10. Authorization for Legal Services  
Prepared by Bill Clark  
July 17, 2007

### **BACKGROUND:**

There is a need to have the Board discuss the various needs for specialized legal services to support Modernization plans for the District. The Board has approved the concept of lease/leaseback contracting in addition to an expedited construction program and with these decisions, specialized legal services are critical. With the onset of construction and various bidding and general counsel issues that will arise with a full construction program, administration is recommending that general county counsel with construction expertise knowledge should be retained. Additionally, as the District continues to pursue options for the Santee School property, and a land use real property attorney is needed with represented local knowledge of the complexities of the laws restrictive to school boards. Tim Garfield will be able to provide the Board of Education with the Ed Code requirements for the Santee Property. William Fishbeck will provide legal services in negotiating ground leases and rezoning of property. Richard Freeland will provide legal services in regards to land sale transactions.

In choosing legal representation for these various issues, administration has considered the following criteria:

- Level of expertise with the area of need
- Track record with other school districts
- Local availability and accessibility
- Cost comparability
- Variability in use of firms for specialized needs as compared with "one size fits all".

### **RECOMMENDATION:**

Using the criteria developed above, it is recommended that the Board approve Laura D. Romano, attorney at law, to provide legal services in the area of lease/leaseback. Staff researched similarly sized districts and programs in the county that accomplished multiple modernizations under lease/leaseback and found that La Mesa-Spring Valley School District had completed a very successful and similar program using this legal counsel. Ken Clark, Assistant Superintendent, Business Services for the La Mesa-Spring Valley School District, highly recommended the services of Laura Romano and found that she represented the district well, was experienced in lease/leaseback contracts, and was very reasonable in cost comparison to other attorney firms and her accessibility to the District needs was rated high. Since Attorney Romano's hourly rate is 25% lower than the out-of-town attorney currently being used, staff recommends Laura D. Romano, attorney at law, for the lease/leaseback portion of necessary legal services. Mrs. Romano has also worked in collaboration with County Counsel in the past and can provide general routine services as well.

It is recommended that the Board also approve Stephenson Worley Garratt Schwartz Garfield & Prairie, LLC and Timothy K. Garfield, attorney at law, to provide legal services in the area of general counsel and construction contracting. The Superintendent is familiar with Tim Garfield as he has provided services for her in two other school districts. His reputation is solid and his experience with districts dates over twenty years. Staff researched similarly sized districts and programs in the county that implemented major bond construction programs and found that Cajon Valley School District had completed a very successful and similar program using these legal services. Wayne Oetken, long time Assistant Superintendent of Business Services of the Cajon Valley School District, highly recommended the services of Tim Garfield and found that he represents the district well in all general counsel matters and construction issues. Mr. Garfield's costs are reasonable and he is available to the District. Since his hourly rate is also 25% lower than the out-of-town attorney currently being used and due to his past experience with county counsel, staff recommends this firm for the general counsel and construction contracting portion of necessary legal services. Mr. Garfield is also recommended for use in the Haagen development proposal.

It is recommended that the Board also approve Asaro, Keagy, Freeland & McKinley, LLP, attorneys at law, to provide legal services in the area of real property transactions. Staff researched school districts in the county that have had land transactions and found that Asaro, Keagy, Freeland & McKinley, LLP, with the most extensive experience. Wayne Oetken recommended the legal expertise services of Richard Freeland and Roscoe Keagy and found that they represent school districts well in all real property transaction matters. Since their government hourly rate is also 25% lower than the out-of-town attorney currently being used and due to their local experience with Cajon Valley, Escondido, Poway, Grossmont High School District, Jamul-Dulzura, and Encinitas, staff recommends this firm for the real property transactions portion of necessary legal services.

It is recommended that the Board further approve Fishbeck & Oberndorfer, attorneys at law, to provide legal services in the area of land use. Staff researched similarly sized school districts in the county that have had similar opportunities with real property assets and found that Wayne Oetken of Cajon Valley School District had commercial developments on long-term ground leases, re-zoned district property to commercial and thus completed similar land transactions. Wayne Oetken recommended the legal expertise of attorney William Fishbeck and found that he represented Cajon Valley well in long-term property lease matters. Staff recommends the firm of Fishbeck & Oberndorfer for the land use portion of necessary legal services.

**Recommendations for Legal Counsel**

Attorney Firm	Area of Expertise	School District track record	Located in:	Approximate Costs per hour
Laura Romano	Lease/Leaseback	Yes	San Diego	\$175
Stephenson, Worley, Garratt, Schwartz, Garfield & Prairie, LLC (Tim Garfield)	General Counsel Matters/ Construction Issues/Ed Code	Yes	San Diego	\$175
Asaro, Keagy, Freeland & McKinley, LLP (Richard Freeland and Roscoe Keagy)	Land Transactions	Yes	San Diego	\$175
Fishbeck & Oberndorfer (William Fishbeck)	Land Use/Leases	Yes	La Mesa	\$225

**Below is a list of all attorneys currently used by the District:**

**Atkinson, Andleson, Loya, Ruud, & Romo** – General Personnel/Legal Services, Labor Relations/Collective Bargaining Services, & Litigation/Other Services.

**Bowie, Arneson, Wiles & Giannone** - Property, bond and modernization

**Stutz, Artiana, Shinoff and Holtz** – General Personnel/Legal Services, Labor Relations/Collective Bargaining Services, & Litigation/Other Services.

**Parham & Rajcic** – General Personnel/Legal Services, Labor Relations/Collective Bargaining Services, & Litigation/Other Services.

These recommendations support the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The fiscal impact of attorney services will increase with Modernization implementation but should save the District possible legal vulnerability and costs. Legal services will be provided on an as needed basis and will be paid from capital facilities funding sources, not to exceed \$100,000.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: Ryan

Seconded: Burns

Vote: 4-0 (Bartholomew, absent)

Agenda Item E.2.10.

Facilities Workshop D.6.a. Approval of Additional Services from Ninyo & Moore for  
Soils Investigations

Prepared by Bill Clark  
July 31, 2007

### **BACKGROUND:**

As our soils geotechnical investigation and research continues, Ninyo and Moore have brought the following issues to the school district's attention:

#### **Sycamore Canyon School**

During the property research phase of Sycamore Canyon School, it appears that the 1953 and 1975 geological maps did not show the school site in a potential mud slide area. The 2005 geological map is showing the school site within a potential mud slide zone. Due to this recent mapping from increased geological reports and research, a more intense review of the soils of this school is required for State agency approvals. Due diligence is also recommended knowing this is a school property.

The State will require a minimum of 2 deep borings. These are additional services of \$30,000 to complete the work and reporting. Two 30-inch diameter by 70 ft deep borings will be needed at the site so that a geologist can enter the borings in a cage and observe the presence of any mud slide propensity of the property. The concern is conditions in a 50 or 100 year rainfall would cause saturation of existing soils to be compromised to the point of allowing a slip of land formations. In review of the geological maps, it appears an area near the site had moved and dimpled the hillside. The resulting data will be reported to the Board.

#### **Rio Seco School**

As you are aware, a junior high complex is being considered for new construction at Rio Seco school. After the soils boring of Rio Seco School in late June, it appears that the soils within all boring areas are within an old riverbed with highly compressible conditions. "Static Settlement," which is the term for highly compressible soils, could occur. Water was found at 10 feet below grade and a typical solution when new construction is built on this area is to over-excavate up to 16 feet and re-compact. This is an expensive option due to the water table.

Additional soils research is needed to determine if soils in the N.W. area of the school property could support the building addition. Since poor soils conditions have been encountered, the design team is researching all value engineering options available to the district due to this design constraint. Rio Seco School was being designed with growth housing in the anticipation of developments outside of its attendance area. If the soils conditions become restrictive relative to construction costs, we may want to consider a different school site for growth.

The resulting data will be reported to the Board. Additional soils investigation necessary is estimated to cost \$2,200.

**RECOMMENDATION:**

It is recommended that the Board of Education approve Ninyo & Moore for the additional geotechnical materials testing services on all schools as described above not to exceed \$32,200 and authorize staff to execute the necessary documents.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students

**FISCAL IMPACT:**

The estimated fiscal cost for geotechnical services and testing fees is approximately:

Sycamore Canyon	\$30,000
Rio Seco	<u>\$ 2,200</u>
	\$32,200

The costs will be funded from the General Obligation Bond proceeds and State matching funds.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

Agenda Item D.6.a.

**BACKGROUND:**

The District has used Western Environmental and Safety Technologies, Inc. (WEST) to provide hazardous materials consultation services for several years. This company has continuously provided excellent services and is very familiar with the District's facilities and has completed all past Hazmat reports and clearances.

The Services necessary for the District at all 9 schools is: (Phase 1) testing and sampling; (Phase 2) preparation of hazardous material removal specifications; and (Phase 3) removal monitoring and consultation. The first phase is necessary to move to the second and third phases. Once sampling is complete, WEST can provide a proposal for the specification and the removal monitoring phases.

**RECOMMENDATION:**

It is recommended that the Board of Education approve WEST for Phase 1 on all schools as described above, at a cost not to exceed \$30,000 and authorize administration to execute the necessary documents.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students

**FISCAL IMPACT:**

The fiscal impact for services and testing fees of approximately \$30,000 will be funded from the General Obligation Bond proceeds and State matching funds.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_



**BACKGROUND:**

On November 7, 2006, citizens voted in favor of a bond (Proposition R) to modernize and improve Santee School District facilities. The amount of bond funding is \$60,000,000; however, this amount is part of the larger comprehensive modernization plan totaling \$165,000,000. The plan includes the use of performance contracting under Government Code 4217 in order to fund the estimated \$12,000,000 to \$18,000,000 repair and replacement of the existing electrical and mechanical infrastructure.

As we have geared up to develop the design components to get in line for State application approvals through funding, it has become apparent that there is an immediate need to use an energy services company to maximize modernization savings. Time is of the essence in developing this partnership. Chevron was presented as the top ranked Energy Services Company (ESCO) to the Board of Education on July 17, 2007.

After completion of an energy audit and submission of the energy services proposal, the District compensation to ESCO shall be an audit, design, and deposit fee of \$210,000. The audit fee is paid from the energy savings realized. The District shall have no payment obligations at the time of execution of an Energy Services Agreement, but acknowledges that the fee shall be incorporated into the total contract amount when ESCO and the District execute a final Energy Services Agreement. If the parties do not execute an Energy Services Agreement after ESCO's submission of the final Energy Services Proposal, then the audit fee is due and payable.

**RECOMMENDATION:**

Administration requests that the Board of Education approve an energy services agreement with Chevron to perform an energy audit and draft an energy services proposal.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The audit fee of \$210,000 is paid from the energy savings realized through the Energy Services Agreement.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

Agenda Item D.6.c.

**BACKGROUND:**

Eric Hall & Associates, LLC, has 32 years of District level administrative experience in a broad variety of areas including facilities, finance, and business services. They have secured \$250 million in local funding from developer fees, mitigation agreements, community facility districts, and redevelopment agencies. Their client list includes: Capistrano USD, Charter Oak USD, East Side UHSD, Encinitas Elementary SD, Vista USD and San Diego County Office of Education. Eric Hall is qualified to pursue all options the District may have in increasing Developer Fee Mitigation. Mr. Hall is highly recommended by the County Office of Education to assist Santee School District in increasing their developer fee funding opportunities.

**RECOMMENDATION:**

It is recommended that the Board of Education approve Eric Hall & Associates, LLC, to provide services to secure additional developer fee funding and authorize staff to execute the necessary documents.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.
- ✓ Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

The fiscal impact for services to be provided on an as needed basis will be at the rate of \$195 per hour, not to exceed \$19,500, and will be funded from developer fee funds.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities. All fiscal resources impact student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

Facilities Workshop Item D.7. Budgets – Colbi Accountability Reports  
Prepared by Bill Clark  
July 31, 2007

**BACKGROUND:**

Administration will share the reporting options of the Colbi accountability software and expenses to date of the Bond funds.

**RECOMMENDATION:**

This is an information item. Administration welcomes Board discussion about the reporting options and expense reports.

This item supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The Colbi software/facilities planning services was approved by the Board of Education on May 15, 2007 as part of a consortium agreement with the San Diego County Office of Education. The software has been purchased and installed. No further cost will be incurred until we exceed \$10,000,000 in warrants. At that time there will be a fee of one tenth of one percent (.0010) on future expenses through the system.

**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

## **BACKGROUND:**

On March 12, 2007, the Board of Education was provided information regarding the planned modernization of school facilities, including projects which could be accomplished without preliminary DSA approval, i.e., "Quick Starts."

As shown in the attached matrix, these Quick Start projects include door locks, parking, shade shelters, and playground equipment. Also included are projects to improve and expand turf athletic fields in collaboration with the City of Santee.

### Parking

Per June 5, 2007 Board approval, Kirk Paving, Inc. is constructing a new parking lot for Pepper Drive School on the corner of Marlinda Way and Pepper Drive. Completion is expected by August 15, 2007. Temporary parking improvements have been completed at Rio Seco School, and the City of Santee continues its work on its Town Center sports complex. Upon completion of the City's efforts, additional parking at the complex will be available to the staff and parents of Rio Seco, with access between the properties provided via a City-constructed ramp and stairs. This project is currently out to bid and the City plans to award it in September 2007 with completion by March 2009.

### Playground Equipment

At its June 19, 2007 meeting, the Board approved the use of Dave Bang and Associates as a supplier of playground equipment, safety surfacing, outdoor site furnishings, and DSA shade shelters. Several meetings have been conducted by staff, Dave Bang representatives, and the District's architect. The attached chart identifies needs, site by site, and what areas can be addressed within the 07/08 school year. A playground equipment master plan is under development.

### Athletic Fields

A collaborative effort to improve and expand school grass athletic fields between the City of Santee and the Santee School District is well under way. Ground breaking has occurred at all four targeted schools: Carlton Hills, Carlton Oaks, Hill Creek, and Prospect Avenue. Irrigation piping is being installed. Completion is scheduled by the last week in August. Students are expected to have access to the fields by mid-September, with access by Sports Leagues granted by late October.

### Shade Shelters

Upon closer inspection, many of the proposed shade shelters are in close proximity to underground utilities which require excavation for repair and replacement. Also, many of the lunch court shade shelters will require removal and replacement of cracked and uplifted pavement. Conversation also continues regarding the benefits and weaknesses of metal v. fabric shelters. With the July 17, 2007 Board approval to negotiate for an energy performance contract, there is now an opportunity to provide

shade while also producing electricity via solar panels. Staff continues to research options and funding sources and will return to the Board with recommendations in the Fall.

**Door Hardware**

The Board will be provided at the workshop the option to proceed with a Quick Start lock change now vs. a cost savings to do all locks as part of the Modernization construction. Staff has worked with the District architect, Lease-Lease Back provider, and lock manufacturers to develop a scope of work and specifications for lock replacement district-wide. Proposed locks are vandal resistant, ADA compliant, and allow teachers to lock down their classroom from the inside. Upon further review, it has become apparent that many doors will need to be moved, or extensively modified, particularly for round schools and buildings. This raises the possibility that some locksets will need to be installed twice, thus doubling installation costs.

New locksets could be installed District-wide now or during modernization for an estimated \$376,970. If installed now, with locksets on extensively modified doors reinstalled during modernization, an additional expense of \$40,980 would be incurred.

**RECOMMENDATION:**

Information only. No action is required.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The fiscal impact of Quick Start projects will be funded through Capital Facilities and Modernization funds and the costs vary from \$199,842 to \$2,995,782, depending on Board decisions.

**STUDENT ACHIEVEMENT IMPACT:**

Strong positive relationships exist between overall building, facilities, and property conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

Agenda Item D.10.

SANTEE SCHOOL DISTRICT  
SPECIAL MEETING  
OF THE BOARD OF EDUCATION

July 31, 2007

**MINUTES**

Cajon Park School Media Center  
10300 Magnolia Ave.  
Santee, California

Deleted: ¶

**5:00 P.M. – BUILDING TOUR AT CAJON VALLEY MIDDLE SCHOOL (Govt. Code §54954)**

The meeting began with a tour of a new public school building at:  
Cajon Valley Middle School-Junior High Building  
395 Ballantyne Street, El Cajon, CA 92020

The Board returned to Cajon Park School Media Center for the meeting.

**OPENING PROCEDURES**

1. Call to Order  
President Carlisle called the meeting to order at 6:50 p.m.  
Members present:  
Allen Carlisle, President  
Dan Bartholomew, Vice President  
Dianne El-Hajj, Clerk  
Dustin Burns, Member  
Barbara Ryan, Member  
Staff present:  
Dr. Lis Johnson, Superintendent and Secretary to the Board  
Bill Clark, Assistant Superintendent, Business Services  
John Tofflemire, Assistant Superintendent, Human Resources  
Emily Andrade, Assistant Superintendent, Educational Services  
Christina Becker, Director, Modernization  
Ted Doughty, Director, Maintenance & Operations
2. President Carlisle read the District Mission Statement.
3. Rosemary Hutzley led the Board and the audience in the Pledge of Allegiance.
4. Approval of Agenda  
*Motion: Ryan Second: El-Hajj Vote: 5-0*

**PUBLIC COMMUNICATION**

President Carlisle invited members of the audience to address the Board about any item not on the agenda. There were no public comments.

**FACILITY WORKSHOP**

1. **Joint Use Funding Update**  
Dr. Johnson updated the Board about the visit to Sacramento and she distributed packets with all the State Allocation Board (SAB) member names and contact information. Board members supported doing whatever is recommended and necessary to ensure Joint Use Funding. Member Ryan suggested meeting with Senator Hollingsworth and Assemblyman Andersen. The Board said that we need to organize and contact the YMCA and other community users for support to show mutual collaboration. Member Ryan, as the legislative representative, was recommended as the best Board member to contact SAB members prior to the 8/22 meeting. Dr. Johnson said they need to know what the programs are going to look like and how the multi-purpose rooms will be used as community centers with our partners. President Carlisle, Member Ryan, and Dr. Johnson will meet ahead of time and strategize.

On August 17, the Santee Foundation is having a workshop to see where they want their goals to be in the future. Since the Foundation is the school district's partner in the joint use application for funding, setting goals around program needs and partnership goals is critical. Mrs. Becker stated in August, the Joint Use multi-purpose grants at eight schools are being considered on the State Allocation Board agenda. The Superintendent will contact the YMCA and the Boys and Girls Club CEO's prior to the Aug. 22 SAB meeting to seek support letters. President Carlisle will attend the August 22 State Allocation Board meeting in Sacramento.

2. **Design Decisions**

- a) **Decisions on Color**

The architectural firms of Sprout Watson presented 3 sample color schemes for the Big Sister and the Little Sister projects. Russell Watson explained that colors are selected with consideration of surrounding neighborhoods, graffiti elimination, accent colors, fading, performance, stucco, stain, metal, damages from use, and long-term maintenance. Russell showed samples of color choices on roofing, tiles, etc. Member Ryan is concerned with metal roofs. Russell explained that tile probably won't work for a variety of reasons. Member El-Hajj wanted to know how long lasting the color is. Russell assured her that colors are good and are color fast. Member Ryan wants samples

in the brown tones. Member Burns requested the District to broker with RCP for rock fronts. Member El-Hajj likes the way everything fits together. President Carlisle wants to work with RCP because they are local.

**b) Floor Plans**

Mrs. Becker distributed "progress to date" floor plans. She spoke about Rio Seco's soil issues and site plan adjustments, as well as how the new addition works with science and locker areas. Member Burns wanted to know if coaches offices which are no longer called this or used for this purpose because we are an elementary school district were elevated. (These were taken out) He also asked if there were floor openings upstairs in the Little Sister facility, and if there are ways for kids to fall. Mrs. Becker responded that the railings were built with safety in mind to avoid falls and the offices are not elevated.

Member Ryan asked if there were three grades on one level at Cajon Park and if you put only grades 7-8 upstairs, how would that work. Mrs. Becker said grades 7-8 would be on the lower level at CPJH. The second level changes out interim space for permanent space since the round building is using eight classrooms. Member Ryan is still concerned because she is working with numbers of students while Mrs. Becker is envisioning number of classrooms. Mrs. Becker said she is working with projected growth in the long-range plan. Member El-Hajj said we are fine looking at the long-term projection. Member Ryan is still concerned that we are building Cajon Park too big. No action was taken.

**3. Approval of Cajon Park Construction Timeline**

Mrs. Becker explained the Cajon Park construction timeline and how it could be completed in one year from February 2008. The Board approved the Cajon Park construction timeline.

*Motion: Ryan*

*Second: Bartholomew*

*Vote: 5-0*

**4. Cajon Park Kindergarten Expansion**

Dr. Johnson explained the Kindergarten program needs to provide the same opportunities at all schools. The Board toured the current Kindergarten area. Member Burns said to feel comfortable in this decision, he would like to know if this decision will be made before negotiations regarding full day K due to timing of teacher contract issues. President Carlisle approves the expansion contingent on Cajon Park going to a full day Kindergarten program. Mrs. Becker recommended moving ahead for the planning costs only at this time. Member El-Hajj said the whole project makes sense even without a full day Kindergarten program. Member Burns said some families take their children to other schools for Kindergarten seeking a full day kindergarten program. Dr. Johnson said the Kindergarten teachers at Cajon Park actually drew the design for this project themselves. President Carlisle asked that the Board approve the design costs only at this time.

Member Burns will approve the design only and not authorize for the contract or bid without future Board approval. Member El-Hajj moved to approve the design for the kindergarten expansion at Cajon Park, contingent on the bid returning for Board approval.

*Motion: El-Hajj*

*Second: Ryan*

*Vote: 5-0*

**5. Signs at Schools**

Mrs. Becker explained how signs at school sites didn't represent the final Bond language for construction at each school site. She looked at other districts' signs and prepared new proposed signs. Member El-Hajj asked to print the improvements in a larger font. President Carlisle wants to see construction dates, at least with the approximate beginning and ending dates and would like to see the signs up as soon as possible. Member El-Hajj agrees, because this is being paid for by the taxpayers. Member Ryan said the signs lose their effectiveness after awhile when nothing appears to be getting done. Member Bartholomew said they are vital communication devices. Member El-Hajj moved to instruct administration to install signs, provide construction dates as known, eliminate the Board member names, and change them as needed to keep current information visible. Dr. Johnson wants to seek to have signs up by open house at each school site in September.

*Motion: El-Hajj*

*Second: Bartholomew*

*Vote: 5-0*

**6. Approval of Contracts and Services**

**a) Approval of Additional Services from Ninyo & Moore for Soils Investigations**

Bill Clark reported on soils issues at Sycamore Canyon and Rio Seco Schools. Member El-Hajj asked what happens if the surveyors say the areas are compromised and now we cannot build, and does the contractor just provide a report for the high cost. Mr. Clark said the soils testing could affect our design plans. Member El-Hajj remembers the whole canyon slipped at the end of Carlton Hills Boulevard in the late 1970's and caused a great deal of soil issues in that area. Member Ryan moved to approve additional services with Ninyo & Moore for soils investigations at Sycamore Canyon and Rio Seco Schools.



**Motion: Ryan**

**Second: Bartholomew**

**Vote: 5-0**

**b) Environmental Hazmat Sampling Contract Approval**

Mrs. Becker explained Western Environmental's services to date. Member Burns moved approval of the contract with Western Environmental to proceed with sampling of building materials impacted through modernization.

**Motion: Burns**

**Second: El-Hajj**

**Vote: 5-0**

Deleted: ¶

¶

**c. Approval of Contract with Chevron Solar Solutions**

Bill Clark provided background information on the ESCO process to date. Mr. Clark found Chevron's costs to be reasonable compared to other ESCO companies. Member Bartholomew is wondering why we wouldn't want to do this. President Carlisle asked if the cost includes all of the sites. Mr. Clark said all sites should be impacted with the energy solution. President Carlisle asked if we are eligible for tax credits. Mr. Clark said Chevron will look to the State to get all the free money that is available. Member Burns asked about the timeline and Mr. Clark said the savings and district contributions will be amortized over 15-20 years. Member Burns moved approval of the contract with Chevron Solar Solutions for an energy services agreement.

**Motion: Burns**

**Second: El-Hajj**

**Vote: 5-0**

**d) Approval of Services with Eric Hall & Associates, LLC**

Bill Clark explained we are looking for partnerships with developers to help with the mitigation process. Progress is not as good as it could be in mitigation strategies with the impact of new construction. Member Burns will approve as long as he is kept up-to-date. Mr. Clark will bring an update to the next Board meetings in the future. Member El-Hajj wants to see how successful they are in relationship to cost. Member Burns moved approval of the agreement with Eric Hall & Associates for developer fee mitigation services.

**Motion: Burns**

**Second: Bartholomew**

**Vote: 5-0**

**7. Budgets - Colbi Accountability Reports**

Mrs. Becker explained staff is still training with the Colbi software. She shared expenses and encumbrances of Bond funds to date and sample accountability reports. President Carlisle liked the expense report and asked if we have any final budgets at this time. Mrs. Becker said not at this time. Member El-Hajj liked the breakdown from the Colbi reporting system. Member Burns and Member El-Hajj would like a legend of definitions. Joanne Branch, a representative from SDCOE, said she will see if they can provide that in the system. Mr. Clark said it would also provide an easier understanding of expenditures to the ICOC members, since these are the reports they will be receiving. Member Bartholomew recommended providing reports with graphs and charts for easier interpretation. Ms. Branch shared that this system works with Excel and produces graphs and charts once it is imported. Member Bartholomew said the visual is easier to convey with the graphs and charts than just the numbers.

Mrs. Becker reported on the Sycamore Canyon parking lot improvement cost estimate. Member Bartholomew was concerned about safety issues in the upper lot at Sycamore Canyon. Mrs. Becker said the surveyor indicated alternate solutions were just too costly. This a follow up item for the future.

**8. Property Encroachments**

Mrs. Becker reported on the minor property encroachments that were found while preparing for modernization. Over the years, property owners have begun to encroach on our property because of existing fence lines within our property. Member Burns is concerned because we have now been made aware of the property lines. President Carlisle, Member Ryan, and Member Burns asked administration to consult legal counsel regarding the liability issues. There was no action taken on this item.

**9. Field Options and Recommendations**

**Approval to Pursue a Joint Use Turf Option for Pepper Drive School**

Bill Clark explained that Joint Use development with the County of San Diego on the Pepper Site could be a funding source/option. Member Burns moved approval to proceed with a joint use option for fields at Pepper Drive School.

**Motion: Burns**

**Second: El-Hajj**

**Vote: 5-0**

**10. Approval of Consultant Agreement with DUDEK & Associates for Environmental Studies Required for the Relocation of Pioneer Ball Fields to Chet F. Harritt School**

Bill Clark explained the timeline for the environmental studies for the ball field relocation. Mrs. Becker projected the November 20<sup>th</sup> Board meeting as a goal for completion of a mitigated negative declaration. President Carlisle said he can't imagine that there wouldn't be questioned mitigation and thus the \$40,200 mitigation negative requisition.

Member Burns is comfortable with costs within the Bond scope. He wants to see the cost breakdown with the League. Mr. Clark said that estimates should be firmer in late fall. Member Ryan said we would only pay to build

what they currently have. Member Burns still wants to see the price breakdown and see the funding streams later. Member El-Hajj asked if we could use the Colbi accounting process to track this project. Mr. Clark said that the specs could impact the costs. Member Bartholomew said he cannot support the total cost. Mrs. Becker said the timeline is set up to meet summer 2008 construction. Board members asked her to fine tune the budget and return with a final scope by February 2008. President Carlisle asked how the interaction with the league was. Mr. Clark said it continues to be positive. Member Ryan said the plans need to only represent "like" replacements. Dr. Johnson said the League is nervous about a lot of things. They want larger fields, more lights, etc., and they are not totally satisfied yet. Dr. Johnson said they have been consistently clear with them and she will continue to have joint meetings to discuss these subjects. Member El-Hajj moved approval of the consultant agreement with DUDEK & Associates and the timeline for the required environmental studies to meet CEQA requirements for ball field sports lighting relocation.

**Motion: El-Hajj**

**Second: Bartholomew**

**Vote: 5-0**

**10. Update on Quick Start Projects**

a. Shade Structures: Bill reported on shade structures and said applications for funding are needed. President Carlisle asked when we need to have this done. Larry Baebler, of Chevron, explained the benefits of moving quickly. Mr. Clark requested the Board's consideration to move forward with this quickly. President Carlisle wants to know if there are other quick start projects to provide at the schools that are not getting worked in Phase I. Mr. Clark said the timeline for this project is approximately 18 months and not every site would qualify. Four schools are recommended to receive this grant and we could move forward with the schools that don't meet solar requirements. Member Burns said there is a need to provide good communication on funding grants versus the delay. The four schools that qualify for the solar grants are Cajon Park, Hill Creek, Carlton Oaks, Rio Seco, as well as the District Office. Mr. Clark suggested providing communication to Hill Creek right away, because they are the only school affected by a shade structure delay while waiting the approval of the grant. Member Burns moved to approve the shade structures through energy grants.

**Motion: Burns**

**Second: Ryan**

**Vote: 5-0**

B. Door Hardware: Ted Doughty reported on hardware costs. Member Ryan wants locked doors prior to modernization improvements. President Carlisle noted the \$40,000 in savings by waiting. Member Ryan said we made promises already and need to keep them. Member El-Hajj said \$40,000 in five years is only \$8,000 a year. Member Burns said we have to stretch every dollar. He is concerned we will run out of Bond money without getting everything we promised done at all the school sites. President Carlisle understands however, we promised and it is a safety issue. Member Burns said he will support it. Member Burns moved to move forward with the Quick Start hardware project.

**Motion: Burns**

**Second: Bartholomew**

**Vote: 5-0**

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**SUMMARY OF DECISIONS MADE BY THE BOARD**

President Carlisle provided a summary of the decisions made during the meeting.

- President Carlisle will attend the State Allocation Board meeting in Sacramento on August 22, 2007.
- Administration will work with RCP if possible, for bricks.
- The Board approved the Cajon Park construction timeline.
- The Board approved the design for the kindergarten expansion at Cajon Park but the cost must return for Board approval.
- Signs will be put up at schools for open houses.
- The Board approved additional services with Ninyo & Moore for soils investigations at Sycamore Canyon and Rio Seco.
- The Board approved the contract with Western Environmental for sampling of building materials impacted through modernization.
- The Board approved the contract with Chevron Solar Solutions for an energy services agreement.
- The Board approved an agreement with Eric Hall & Associates for develop fee mitigation services.
- The Board approved proceeding with a joint use option for fields at Pepper Drive School.
- The Board approved a consultant agreement with DUDEK & Associates and the timeline for the required environmental studies to meet CEQU requirements for ball field sports lighting relocation.
- The Board approved the shade structures through energy grants at Cajon Park, Carlton oaks, Hill Creek and Rio Seco Schools.
- The Board approved the Quick Start hardware project.

Member Ryan wants to make sure that the Bond money is being spent like they told the public. President Carlisle said we only have so much money and eventually it will run out. Dr. Johnson said the Colbi software will continue to

keep Board members informed on the expenditures. Mr. Clark said we are so close and should have reports done in August.

Member Bartholomew asked if the kindergarten expenditure is part of the \$165 million modernization funding and if something else was going to be sacrificed because of this allocation. Mr. Clark said after the budget is completed, he will know better how to answer Member Bartholomew's question. President Carlisle said that's why he wants a budget report provided at each meeting.

**ADJOURNMENT**

The July 31, 2007, special meeting was adjourned at 9:50 p.m.

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Member El-Hajj El-Hajj, Clerk

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Lisbeth A. Johnson, Ed.D, Secretary

Discussion and/or Action Item E.2.2. Cajon Park Kindergarten Expansion  
Prepared by Dr. Lis Johnson and Bill Clark  
August 7, 2007

**BACKGROUND:**

Administration presented a design and estimated budget for expansion of the Cajon Park kindergarten program at the July 31, 2007 Facilities Workshop. This project provides space for a projected increase in Kindergarten students due to future enrollment as a result of new developments. It also allows Kindergarten students, EAK programs, and possibly future pre-school options to be located in one area of the campus for safety and utilization of playground and other primary learning equipment and facilities that support the K-learning process including classroom bathrooms.

The projected scope of this proposal will ultimately cost less than a potential future permanent construction solution, which would cost \$3.2 million. The comparative cost factors of the proposed Cajon Park Kindergarten Expansion solution is \$299,500, for a savings of nearly \$2.9 million.

This item is returning to the Board for discussion as a follow-up to after providing the COLBI budget report.

**RECOMMENDATION:**

Administration requests Board discussion of the proposed design and estimated budget for expansion of the kindergarten program at Cajon Park School. The Kindergarten design phase was approved at the July 31, 2007 workshop; however action is at the discretion of the Board.

This item supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

It is estimated that the kindergarten expansion at Cajon Park School, as presented, will cost \$299,500. The kindergarten expansion project would be funded from developer fees.

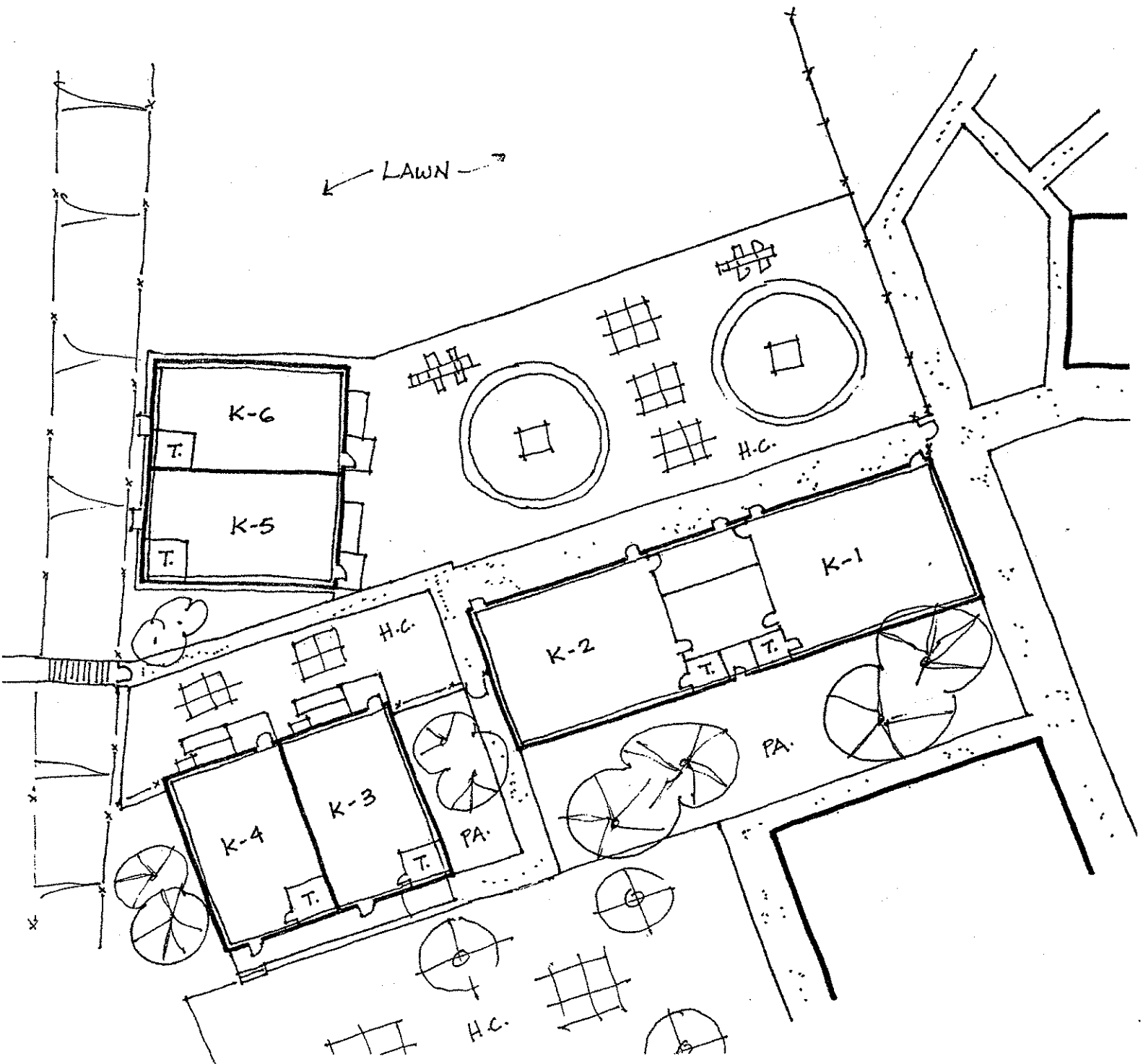
**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: Ryan  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item E.2.2.

*Expansion at CP @ \$295,000 to be paid from Mandated Costs reserve to be repaid by sources outside modernization, that may*



Cajon Park Kindergarten Complex Study

**Bond Project Budget Sheet**

Project Number:	
GOB Funding:	
SFP Joint-Use Funding:	
Additional Funding Needed:	
Total Project Budget:	

Responsible Person/Dept:	BECKER
Budget #:	Developer Fees
Site:	Cajon Park
Project Description:	K-Expansion

Category (object description)	Object Code	Budget Amount	Comments
<b>A. Site Costs</b>			
Purchase Price of Property	6110		
Appraisal Fees	6120		
Escrow Costs	6130		
Surveying Costs	6140		
Site Support Costs	6150		
Hazardous Waste Removal	6157		
Other Site Costs	6160		
<b>B. Planning Costs</b>			
Architect/Engineering Fees	6210	\$ 25,000	Lump sum
DSA Plan Check Fees	6220	\$ 1,500	Civil Elect Mech
CDE Plan Check Fees	6230		
Energy Analysis Fee	6235		
Preliminary Tests	6240		Soils/Survey Complete
Other Costs - Planning	6250	\$ 1,500	Bid Plans
<b>C. Construction Costs</b>			
Main Construction	6270	\$ 250,000	Relo Moves - Rest rooms
Main Construction - Change Orders	6279	\$ 12,500	5%
Demolition	6175		
Construction Management	6272		
Other Construction	6274	\$ 2,000	
Interim Housing	6276		
Inspections	6290	\$ 5,000	
Inspection - Back Charges	6299		
Construction Tests	6280	\$ 2,000	Soils Compaction
Construction Tests - Back Charges	6289		
Capitalized Equipment (over \$5,000)	6490		
Non-Capitalized Equipment (under \$5,000)	4400		
<b>D. Additional Object Codes</b>			
Other (a clear description must be listed)			
<b>PROJECT TOTAL</b>		<b>\$ 299,500</b>	

Estimated Project Start Date:	
Estimated Completion Date:	

Signature:	_____
Date:	_____

Consent Item D.2.6. Approval of Shade Shelter Projects  
Prepared by Bill Clark  
August 21, 2007

### **BACKGROUND:**

On March 12, 2007, the Board of Education was provided information regarding the planned modernization of school facilities, including projects which could be accomplished without preliminary DSA approval, i.e., "Quick Starts." Upon closer inspection, many of the proposed shade shelters are in close proximity to underground utilities which require excavation for repair and replacement. Also, many of the lunch court shade shelters will require removal and replacement of cracked and uplifted pavement. Conversation also continues regarding the benefits and weaknesses of metal v. fabric shelters. With the July 17, 2007, Board approval to negotiate for an energy performance contract, there is now an opportunity to possibly provide shade while also producing electricity via solar panels at six locations: District Office, Carlton Oaks, Cajon Park, Carlton Hills, Hill Creek, Pepper Drive, and Rio Seco. Staff continues to research options and funding sources for shade shelters. The remaining four school sites (Chet F. Harritt, Prospect Avenue, Sycamore Canyon, and Pepper Drive) will have fabric shade covers.

On June 19, 2007, the Board approved the purchase of shade shelters from Dave Bang Association as part of a piggyback bid. To lock in current pricing, orders need to be placed before September 1, 2007, and the current pricing will be honored. Orders placed after September 1, 2007, will be charged 10% more. To save approximately \$50,000 on shade covers at four schools, administration recommends locking in on the current pricing and place reservation orders. These orders can be cancelled without any charges or loss of funds.

### **RECOMMENDATION:**

It is recommended that the Board of Education provide approval for staff to lock in current shade shelter pricing before September 1, 2007, to avoid a price increase of 10%, saving approximately \$50,000 on fabric shade covers at four school sites.

This item supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

### **FISCAL IMPACT:**

The fiscal impact of Fabric Shade Shelter projects will be funded through modernization funding, at the cost of approximately \$675,000. Savings, as defined above, would be \$50,000.

**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: Burns  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item D.2.6.



Consent Item D.2.7. Approval of Terra Data Survey Work at All School Sites  
Prepared by Bill Clark  
August 21, 2007

**BACKGROUND:**

As part of the process of completing modernization plans for all schools, aerial surveys have been completed. To complete the school site construction plans and address disabled accessibility requirements, onsite survey crews are needed for exact topographic elevations.

**RECOMMENDATION:**

It is recommended the Board of Education approve additional topographic survey services at all school sites as described above estimated at \$55,000.

This item supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The fiscal impact of additional topographic survey services is approximately \$55,000 and will be funded from General Obligation Bond proceeds and State Match funds.

**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: Burns  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item D.2.7.

Consent Item E.2.4. Approval of Division of State Architect Permit Fees  
Prepared by Bill Clark  
September 4, 2007

**BACKGROUND:**

With the preparation of the modernization plans the building permits are processed through DSA, Division of State Architect. Submittal of plans for permits requires permit process fees be paid. The DSA fees for nine schools are estimated at \$565,204.

**RECOMMENDATION:**

Five school projects to date have been submitted to the DSA with fees of \$147,883 paid by Sproutte Watson Architectural Planning on the District's behalf and the remaining project permits will be submitted this fall to the DSA. Administration requests approval of DSA fees.

This item supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The fiscal impact of approximately \$565,204 will be funded from the General Obligation Bond proceeds and State Matching Funds.

**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: Burns  
Seconded: El-Hajj  
Vote: 5-0

Agenda Item E.2.4.

# Sources and Budgets Report

This reports lists projected funding sources and expenditure budgets for multiple projects

## Account-Ability

Code	Category - Item	CHET F HARRITT CFR STATE MODERNIZATION & ADDITIONS	CARLTON HILLS CH STATE MODERNIZATION & ADDITIONS	CARLTON OAKS CO STATE MODERNIZATION & ADDITIONS	CAJON PARK CP STATE MODERNIZATION & ADDITIONS	HILL CREEK HC STATE MODERNIZATION & ADDITIONS	PROSPECT AVE PA STATE MODERNIZATION & ADDITIONS	PEPPER DRIVE PD RENOVATIONS & ADDITIONS	RIO SECO RS STATE MODERNIZATION & ADDITIONS	SYCAMORE CANYON SC STATE MODERNIZATION & ADDITIONS	Totals
<b>State &amp; Federal Funding</b>											
35-00	State School Facilities Fund	0	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
		0	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
<b>Local</b>											
14-00	Local District Funding	5,000,000	12,570,197	12,347,481	18,157,869	7,430,836	5,255,876	14,445,454	7,263,087	4,309,389	93,923,065
21-39	Deferred Maintenance Fund	0	1,300,000	1,300,000	1,600,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	12,000,000
21-39	Bond Fund	2,000,000	8,770,197	9,147,481	12,791,202	5,430,836	3,855,876	6,478,787	3,729,258	2,909,389	59,655,902
21-62	Debt Svc / Fac or COPS	1,000,000	2,000,000	1,800,000	2,666,667	0	0	2,666,667	2,233,829	0	13,567,163
25-72	Special Res - Redevelopment	2,000,000	500,000	100,000	1,100,000	700,000	100,000	4,000,000	0	100,000	8,700,000
		5,000,000	16,495,014	17,471,876	22,723,500	12,849,109	8,118,309	15,124,241	12,212,987	6,729,695	127,262,161
<b>TOTAL FUNDING</b>		10,537,430	16,495,014	17,471,876	22,723,500	12,849,109	8,118,309	15,124,241	12,212,987	6,729,695	127,262,161
<b>Expenditures</b>											
<b>B</b>	<b>Planning Costs</b>	250,000	1,012,274	1,568,533	1,659,290	2,139,426	785,488	1,450,096	1,169,498	654,973	11,918,626
200-01	Architect/ Engineering Fees	0	727,004	1,166,386	1,238,074	896,231	547,867	1,072,834	851,193	444,775	8,563,692
200-02	DSA Plan Check Fees	0	47,982	76,981	81,713	59,283	96,159	70,807	56,179	29,355	565,204
200-03	CDE Plan Check Fees	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
200-03	Energy Analysis Fee	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
200-04	Preliminary Tests	0	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	856,369
200-05	Other Costs - Planning	250,000	161,588	205,527	212,695	178,711	143,675	196,171	174,007	133,366	1,906,361
		4,650,000	8,336,237	12,993,691	13,753,585	10,151,250	6,437,392	11,876,040	9,652,641	5,344,615	101,095,136
200-07	Main Building Contractor	4,650,000	7,270,035	11,663,859	12,380,741	8,982,311	5,478,672	10,728,340	8,511,925	4,447,750	90,286,921
200-07	Construction Management Fees	0	957,152	1,154,874	1,187,133	1,034,204	876,540	986,775	1,013,037	830,149	9,523,661
200-07	Other Costs - Construction	0	109,051	174,958	185,711	134,735	82,180	160,925	127,679	66,716	1,284,554
		0	218,101	349,916	371,422	269,469	164,360	321,850	255,358	133,433	2,569,108
200-08	Construction Testing	0	218,101	349,916	371,422	269,469	164,360	321,850	255,358	133,433	2,569,108
		0	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	856,369
200-09	Construction Inspection Costs	0	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	856,369
200-09	Inspection	0	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	856,369
		100,000	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	956,369
200-00	Furniture & Equipment	100,000	72,700	116,639	123,807	161,733	89,823	107,283	85,119	44,478	956,369
		0	825,417	1,349,598	1,439,964	1,875,724	621,495	1,261,687	965,253	507,720	9,866,552
200-08	Project Contingency	0	825,417	1,349,598	1,439,964	1,875,724	621,495	1,261,687	965,253	507,720	9,866,552
200-08	Project Contingency	0	825,417	1,349,598	1,439,964	1,875,724	621,495	1,261,687	965,253	507,720	9,866,552
		5,000,000	10,537,430	16,495,014	17,471,876	12,849,109	8,118,309	15,124,240	12,212,987	6,729,696	127,262,161
<b>TOTAL EXPENDITURES</b>		5,000,000	10,537,430	16,495,014	17,471,876	12,849,109	8,118,309	15,124,240	12,212,987	6,729,696	127,262,161
<b>BALANCE REMAINING</b>		0	0	0	0	0	0	0	0	0	0

Consent Item D.2.7.  
Prepared by Bill Clark  
September 18, 2007

Approval to Seek Qualifications and Proposals  
from DSA-approved Inspectors of Record and  
Materials Testing Labs

**BACKGROUND:**

The Division of State Architect (DSA) reviews and approves all school construction projects. Part of the construction process requires full time inspectors of record be assigned to the construction of school projects. These inspectors are DSA-approved and qualified and typically work as independent consultants for school districts to monitor construction. In addition, materials testing is required by the code for concrete steel, welding, and masonry construction. Materials sampling and testing and special inspection of such is typically provided from a DSA-approved materials testing lab.

With future construction on the school sites being planned as early as February 2008 and some work over this winter break, it is time to prepare an approved and qualified list of DSA-approved inspectors of record and DSA-approved materials testing labs for materials testing and special inspection that will be needed during the next five years of capital improvement and construction. A request for qualifications and proposals would be issued in order to establish a list of qualified vendors for these services. Future contracts with qualified and approved vendors will be brought forth to the Board from the pre-qualified list.

**RECOMMENDATION:**

It is recommended that the Board of Education provide approval to seek qualifications and proposals from DSA-approved Inspectors of Record and Materials Testing Labs for professional services to establish a list of qualified vendors for these services to be used for the next five years of capital improvement and construction as needed. This item supports the following District goal:

- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

There is no fiscal impact at this time, however, currently based on the present modernization program budget, approximately \$856,369 is budgeted for Inspection through DSA approved inspectors of record and \$2,569,108 for construction materials testing through DSA approved materials test labs.

**STUDENT ACHIEVEMENT IMPACT:**

Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_  
Vote: \_\_\_\_\_

*Ryan*  
*Burns*  
5-0

Agenda Item D.2.7.

# Sources and Budgets Report

## Account-Ability

This reports lists projected funding sources and expenditure budgets for multiple projects

Code	Category - Item	ALL SITES AS QUICK START	CHET F HARRITT CPH STATE MODERNIZATION & ADDITIONS	CARLTON HILLS CH STATE MODERNIZATION & ADDITIONS	CARLTON OAKS CO STATE MODERNIZATION & ADDITIONS	CAJON PARK CP STATE MODERNIZATION & ADDITIONS	HILL CREEK HC STATE MODERNIZATION & ADDITIONS	PROSPECT AVE PA STATE MODERNIZATION & ADDITIONS	PEPPER DRIVE PD RENOVATIONS & ADDITIONS	RIO SECO RS STATE MODERNIZATION & ADDITIONS	SYCAMORE CANYON SC STATE MODERNIZATION & ADDITIONS	Totals
<b>Funding Sources</b>												
State	State & Federal Funding	0	3,394,554	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
35-00	State School Facilities Fund	0	3,394,554	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
Local	Local District Funding	5,000,000	7,142,876	12,570,197	12,347,481	18,157,869	7,430,836	5,255,876	14,445,454	7,263,087	4,309,389	93,923,065
14-00	Deferred Maintenance Fund	0	1,300,000	1,300,000	1,300,000	1,600,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	12,000,000
21-39	Bond Fund	2,000,000	4,542,876	8,770,197	9,147,481	12,791,202	5,430,836	3,855,876	6,478,787	3,729,258	2,909,389	59,655,902
21-62	Debt Svc / Fac or COPS	1,000,000	1,200,000	2,000,000	1,800,000	2,666,667	0	0	2,666,667	2,233,829	0	13,567,163
25-72	Special Res - Redevelopment	2,000,000	100,000	500,000	100,000	1,100,000	700,000	100,000	4,000,000	0	100,000	8,700,000
<b>TOTAL FUNDING</b>		5,000,000	10,537,430	16,495,014	17,471,876	22,723,500	12,849,109	8,118,309	15,124,241	12,212,987	6,729,695	127,262,161
<b>Expenditures</b>												
B	Planning Costs	250,000	1,012,274	1,568,533	1,659,290	2,139,426	1,229,049	785,488	1,450,096	1,169,498	654,973	11,918,626
200-01	Architect/ Engineering Fees	0	727,004	1,166,386	1,238,074	1,617,329	898,231	547,867	1,072,834	851,193	444,775	8,563,692
200-02	DSA Plan Check Fees	0	47,982	76,981	81,713	106,744	59,283	36,159	70,807	56,179	29,355	565,204
200-03	CDE Plan Check Fees	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
200-03	Energy Analysis Fee	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
200-04	Preliminary Tests	0	72,700	116,639	123,807	161,733	89,823	54,787	107,283	85,119	44,478	856,369
200-05	Other Costs - Planning	250,000	161,588	205,527	212,695	250,621	178,711	143,675	196,171	174,007	133,366	1,906,361
C	Construction Costs	4,650,000	8,336,237	12,993,691	13,753,585	17,899,685	10,151,250	6,437,392	11,876,040	9,652,641	5,344,615	101,095,136
200-07	Main Building Contractor	4,650,000	7,270,035	11,663,859	12,380,741	16,173,288	8,982,311	5,478,672	10,728,340	8,511,925	4,447,750	90,286,921
200-07	Construction Management Fees	0	957,152	1,154,874	1,167,133	1,483,798	1,034,204	876,540	986,775	1,013,037	830,149	9,523,661
200-07	Other Costs - Construction	0	109,051	174,958	185,711	242,599	134,735	82,180	160,925	127,679	66,716	1,284,554
D	Construction Testing Costs	0	218,101	349,916	371,422	485,199	269,469	164,360	321,850	255,358	133,433	2,569,108
200-08	Construction Testing	0	218,101	349,916	371,422	485,199	269,469	164,360	321,850	255,358	133,433	2,569,108
E	Construction Inspection Costs	0	72,700	116,639	123,807	161,733	89,823	54,787	107,283	85,119	44,478	856,369
200-09	Inspection	0	72,700	116,639	123,807	161,733	89,823	54,787	107,283	85,119	44,478	856,369
F	Furniture & Equipment Costs	100,000	72,700	116,639	123,807	161,733	89,823	54,787	107,283	85,119	44,478	956,369
200-00	Furniture & Equipment	100,000	72,700	116,639	123,807	161,733	89,823	54,787	107,283	85,119	44,478	956,369
G	Project Contingency	0	825,417	1,349,598	1,439,964	1,875,724	1,019,695	621,495	1,261,687	965,253	507,720	9,866,552
200-09	Project Contingency	0	825,417	1,349,598	1,439,964	1,875,724	1,019,695	621,495	1,261,687	965,253	507,720	9,866,552
<b>TOTAL EXPENDITURES</b>		5,000,000	10,537,430	16,495,014	17,471,876	22,723,500	12,849,109	8,118,309	15,124,240	12,212,987	6,729,696	127,262,161
<b>BALANCE REMAINING</b>		0	(0)	0	(0)	(0)	0	(0)	0	0	0	0

**BACKGROUND:**

Eric Hall & Associates, has been providing consultant services to the District in the area of facilities, finance, and community facility districts (CFDs). Eric Hall has been assisting the District in analysis and negotiation of CFDs. CFD funding is an option for the various large projects proposed throughout the school district by various developers. Mr. Hall is highly recommended by the County Office of Education to assist Santee School District in increasing their facilities funding opportunities. With the completion of the District's school capacity reports by Mr. Hall, staff recommends amending Mr. Hall's contract to include additional services in establishing CFD negotiations and increasing State school facility funding.

Additionally, specialized consultant services are needed to assist the District in maximizing new construction and modernization funding through the State Allocation Board process and in mitigation negotiations. The firms of School Facility Consultants and Parzen Consulting would provide school facility planning and legal advisory services, respectively.

**RECOMMENDATION:**

It is recommended that the Board of Education approve services with Eric Hall & Associates, LLC, School Facilities Consultants, and Parzen Consulting to provide services to secure additional State funding and authorize staff to execute the necessary documents.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.
- ✓ Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

A contract with Eric Hall and Associates was approved on July 31, 2007. It is estimated that we have spent approximately \$14,272 of the \$19,500 originally approved by the Board. The fiscal impact for services to be provided on an as needed basis will be funded from the Developer Fee Fund and will be:

Eric Hall and Associates, LLC - CFD negotiations and increasing State school facility funding	\$195/hour, not to exceed an additional \$15,000 over the original Board approved contract of \$19,500
School Facility Consultants - SAB new construction and modernization funding process	\$120 - \$190/hour, not to exceed \$19,500
Parzen Consulting - Legal Services – school facilities	\$275/hour, not to exceed \$8,500

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities. All fiscal resources impact student achievement.

Motion:	<i>Ryan</i>	Second:	<i>El-Hajj</i>	Vote:	<i>5-0</i>	Agenda Item E.2.1.
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# Sources and Budgets Report

## Account-Ability

This reports lists projected funding sources and expenditure budgets for multiple projects

Code	Category - Item	ALL SITES AS QUICK START	CHET F HARRITT C/FH STATE	CARLTON HILLS CH STATE	CARLTON OAKS CO STATE	CAJON PARK CP STATE	HILL CREEK HC STATE	PROSPECT AVE PA STATE	PEPPER DRIVE PD RENOVATIONS	RIO SECO RS STATE	SYCAMORE CANYON SC STATE	Totals
		MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	MODERNIZATION & ADDITIONS	
<b>State</b>	<b>State &amp; Federal Funding</b>	0	3,394,554	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
35-00	State School Facilities Fund	0	3,394,554	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
<b>Local</b>	<b>Local District Funding</b>	5,000,000	7,142,876	12,570,197	12,347,481	19,664,402	7,430,836	5,255,876	14,445,454	7,263,087	4,309,389	95,429,598
14-00	Deferred Maintenance Fund	0	1,300,000	1,300,000	1,300,000	1,600,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	12,000,000
21-39	Bond Fund	2,000,000	4,542,876	8,770,197	9,147,481	13,397,735	5,430,836	3,855,876	6,478,787	3,729,258	2,909,389	60,262,435
21-62	Debt Svc / Fac or COPS	1,000,000	1,200,000	2,000,000	1,800,000	2,666,667	0	0	2,666,667	2,239,829	0	13,567,163
25-72	Special Res - Redevelopment	2,000,000	100,000	500,000	100,000	2,000,000	700,000	100,000	4,000,000	0	100,000	9,600,000
<b>TOTAL FUNDING</b>		5,000,000	10,537,430	16,495,014	17,471,876	24,230,033	12,849,109	8,118,309	15,124,241	12,212,987	6,729,695	128,768,694
<b>Expenditures</b>												
<b>B</b>	<b>Planning Costs</b>	250,000	1,012,274	1,568,533	1,659,290	2,326,944	1,229,049	785,488	1,450,096	1,169,498	654,973	12,106,144
6200-015	Architect/Engineering Fees	0	727,004	1,166,386	1,238,074	1,765,447	898,231	547,867	1,072,834	851,193	444,775	8,711,810
6200-020	DSA Plan Check Fees	0	47,982	76,981	81,713	116,519	59,263	36,159	70,807	56,179	29,355	574,979
6200-030	CDE Plan Check Fees	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
6200-035	Energy Analysis Fee	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
6200-040	Preliminary Tests	0	72,700	116,639	129,807	176,545	89,823	54,787	107,283	85,119	44,478	871,181
6200-050	Other Costs - Planning	250,000	161,588	205,527	212,695	265,433	178,711	143,675	196,171	174,007	133,366	1,921,173
<b>C</b>	<b>Construction Costs</b>	4,650,000	8,336,237	12,993,691	13,753,585	20,137,642	10,151,250	6,437,392	11,876,040	9,652,641	5,344,615	103,333,093
6200-070	Main Building Contractor	4,650,000	7,270,035	11,663,859	12,380,741	17,654,468	8,982,311	5,478,672	10,728,340	8,511,925	4,447,750	91,768,101
6200-072	Construction Management Fees	0	957,152	1,154,874	1,187,133	2,168,357	1,034,204	876,540	986,775	1,013,037	830,149	10,208,221
6200-074	Demolition	0	0	0	0	50,000	0	0	0	0	0	50,000
6200-076	Other Costs - Construction	0	109,051	174,958	185,711	264,817	134,735	82,180	160,925	127,679	66,716	1,306,772
<b>D</b>	<b>Construction Testing Costs</b>	0	218,101	349,916	371,422	529,634	269,469	164,360	321,850	255,358	133,433	2,613,543
6200-080	Construction Testing	0	218,101	349,916	371,422	529,634	269,469	164,360	321,850	255,358	133,433	2,613,543
<b>E</b>	<b>Construction Inspection Costs</b>	0	72,700	116,639	123,807	176,545	89,823	54,787	107,283	85,119	44,478	871,181
6200-090	Inspection	0	72,700	116,639	123,807	176,545	89,823	54,787	107,283	85,119	44,478	871,181
<b>F</b>	<b>Furniture &amp; Equipment Costs</b>	100,000	72,700	116,639	123,807	176,545	89,823	54,787	107,283	85,119	44,478	971,181
6400-000	Furniture & Equipment	100,000	72,700	116,639	123,807	176,545	89,823	54,787	107,283	85,119	44,478	971,181
<b>G</b>	<b>Project Contingency</b>	0	825,417	1,349,598	1,439,964	882,723	1,019,695	621,495	1,261,687	965,253	507,720	8,873,552
6200-099	Project Contingency	0	825,417	1,349,598	1,439,964	882,723	1,019,695	621,495	1,261,687	965,253	507,720	8,873,552
<b>TOTAL EXPENDITURES</b>		5,000,000	10,537,430	16,495,014	17,471,876	24,230,033	12,849,109	8,118,309	15,124,240	12,212,987	6,729,696	128,768,694
<b>BALANCE REMAINING</b>		0	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)



Santee School District  
 Modernization Summary  
 Bond Priority One Cost Estimate

School Site	Library Technology Center	New 6-8 Learning Center	Modernize Athletic and Physical Ed	Parking Safety	Total Bond Priority One
Cajon Park	\$ 2,500,000	\$ 13,000,000	\$ 75,000	-	\$ 15,575,000
Carlton Hills	2,500,000	9,000,000	75,000	-	11,575,000
Carlton Oaks	2,500,000	9,000,000	75,000	-	11,575,000
Chet F. Harritt	1,500,000	4,000,000	75,000	-	5,575,000
Hill Creek	2,500,000	4,000,000	75,000	-	6,575,000
Pepper Drive	1,500,000	9,000,000	75,000	-	10,575,000
Prospect Avenue	1,500,000	-	75,000	-	1,575,000
Rio Seco	2,500,000	4,000,000	75,000	-	6,575,000
Sycamore Canyon	1,500,000	-	75,000	-	1,575,000
<b>Totals</b>	<b>\$ 18,500,000</b>	<b>\$ 52,000,000</b>	<b>\$ 675,000</b>	<b>\$ -</b>	<b>\$ 71,175,000</b>

Amount Available for Priority Two Modernization  
 Planning, Testing, Inspection and Other

Total Planning Budget

Bond Budget Goal

Difference

\$	32,158,093
\$	25,435,601
\$	128,768,694
\$	165,000,000
\$	(36,231,306)

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# Consolidated Expenditure Report

## Account-Ability

This report compares budget against commitments and expenditures for multiple projects.

School Name	Project Name	Budget	Committed	Expenditures & Retentions	Contract Balance	Percentage Expended	Budget Variance
ALL SITES	AS QUICK START	5,000,000.00	125,000.02	3,709.80	121,290.22	2.97%	4,874,999.98
CAJON PARK	CP STATE MODERNIZATION & ADDITIONS	24,230,032.91	290,096.52	191,540.31	98,556.21	66.03%	23,939,936.39
CARLTON HILLS	CH STATE MODERNIZATION & ADDITIONS	16,495,013.95	1,429,571.35	153,765.01	1,275,806.34	10.76%	15,065,442.60
CARLTON OAKS	CO STATE MODERNIZATION & ADDITIONS	17,471,876.43	1,543,420.06	153,154.18	1,390,265.88	9.92%	15,928,456.37
CHET F HARRITT	CFH STATE MODERNIZATION & ADDITIONS	10,537,429.79	859,621.38	105,397.04	754,224.34	12.26%	9,677,808.41
HILL CREEK	HC STATE MODERNIZATION & ADDITIONS	12,849,108.89	1,060,952.95	108,153.67	952,799.28	10.19%	11,788,155.94
PEPPER DRIVE	PD RENOVATIONS & ADDITIONS	15,124,240.24	1,214,366.03	128,836.42	1,085,529.61	10.61%	13,909,874.21
PROSPECT AVE	PA STATE MODERNIZATION & ADDITIONS	8,118,309.00	902,378.76	93,265.50	809,113.26	10.34%	7,215,930.24
RIO SECO	RS STATE MODERNIZATION & ADDITIONS	12,212,986.97	1,428,427.42	145,629.99	1,282,797.43	10.20%	10,784,559.55
SYCAMORE CANYON	SC STATE MODERNIZATION & ADDITIONS	6,729,695.65	903,352.82	109,913.59	793,439.23	12.17%	5,826,342.83
		<b>128,768,693.83</b>	<b>9,757,187.31</b>	<b>1,193,365.51</b>	<b>8,563,821.80</b>	<b>12.23%</b>	<b>119,011,506.52</b>

Santee School District  
**Consolidated Contract Summary**  
Contract Status Summaries by Project

School Name - Project Name	Contract Name	Contract Date	C	W	M	Object Code	Initial AMT	Changes	Current Contract AMT	Expenditures Retentions	Remaining Balance	Pending Changes
<b>Grand Total</b>							9,609,222	147,965	9,757,187	1,193,366	8,563,822	-
<b>ALL SITES - AS QUICK START</b>							127,811	(2,811)	125,000	3,710	121,290	-
ALL SITES - AS QUICK START Dave Bang		06/01/07	F			6400-00	100,000	-	100,000	-	100,000	-
ALL SITES - AS QUICK START SPROTTE WATSON		07/01/07	B			6200-05	25,000	(3,710)	21,290	-	21,290	-
ALL SITES - AS QUICK START SPROTTE WATSON-002		05/01/07	B			6200-05	684	-	684	684	-	-
ALL SITES - AS QUICK START SPROTTE WATSON-003		07/01/07	B			6200-01	532	225	756	756	-	-
ALL SITES - AS QUICK START SPROTTE WATSON-005		07/01/07	B			6200-01	532	225	756	756	-	-
ALL SITES - AS QUICK START SPROTTE WATSON-008		07/01/07	B			6200-01	532	225	756	756	-	-
ALL SITES - AS QUICK START SPROTTE WATSON-010		07/01/07	B			6200-01	532	225	756	756	-	-
<b>CHET F HARRITT - CFH STATE MODERNIZATION &amp; ADDITIONS Total</b>							838,245	21,377	859,621	105,397	754,224	-
CHET F HARRITT - CFH STATE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
CHET F HARRITT - CFH STATE DSA		07/01/07	B			6200-02	20,000	21,377	41,377	41,377	-	-
CHET F HARRITT - CFH STATE LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
CHET F HARRITT - CFH STATE NINYO & MOORE		07/01/07	B			6200-04	7,500	-	7,500	7,500	-	-
CHET F HARRITT - CFH STATE SPROTTE WATSON		05/01/07	B			6200-01	690,354	-	690,354	25,888	664,465	-
CHET F HARRITT - CFH STATE SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	6,099	22,789	-
CHET F HARRITT - CFH STATE TERRA DATA		07/01/07	B			6200-05	8,740	-	8,740	8,740	-	-
<b>CARLTON HILLS - CH STATE MODERNIZATION &amp; ADDITIONS Total</b>							1,406,446	23,125	1,429,571	153,765	1,275,806	-
CARLTON HILLS - CH STATE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
CARLTON HILLS - CH STATE DSA		07/01/07	B			6200-02	40,661	23,125	63,786	63,786	-	-
CARLTON HILLS - CH STATE LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
CARLTON HILLS - CH STATE NINYO & MOORE		07/01/07	B			6200-04	17,500	-	17,500	17,500	-	-
CARLTON HILLS - CH STATE SPROTTE WATSON		05/01/07	B			6200-01	1,231,955	-	1,231,955	46,198	1,185,757	-
CARLTON HILLS - CH STATE SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	5,808	23,080	-
CARLTON HILLS - CH STATE TERRA DATA		07/01/07	B			6200-05	4,680	-	4,680	4,680	-	-
<b>CARLTON OAKS - CO STATE MODERNIZATION &amp; ADDITIONS Total</b>							1,516,327	27,093	1,543,420	153,154	1,390,266	-
CARLTON OAKS - CO STATE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
CARLTON OAKS - CO STATE DSA		07/01/07	B			6200-02	40,349	27,093	67,442	67,442	-	-
CARLTON OAKS - CO STATE LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
CARLTON OAKS - CO STATE NINYO & MOORE		07/01/07	B			6200-04	10,100	-	10,100	10,100	-	-
CARLTON OAKS - CO STATE SPROTTE WATSON		05/01/07	B			6200-01	1,349,728	-	1,349,728	50,615	1,299,113	-
CARLTON OAKS - CO STATE SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	4,705	24,183	-
CARLTON OAKS - CO STATE TERRA DATA		07/01/07	B			6200-05	4,500	-	4,500	4,500	-	-
<b>CAJON PARK - CP STATE MODERNIZATION &amp; ADDITIONS Total</b>							237,617	52,480	290,097	191,540	98,556	-
CAJON PARK - CP STATE MC DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
CAJON PARK - CP STATE MC DSA		07/01/07	B			6200-02	40,884	50,200	91,084	91,084	-	-
CAJON PARK - CP STATE MC LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
CAJON PARK - CP STATE MC NINYO & MOORE		07/01/07	B			6200-04	14,200	-	14,200	14,200	-	-
CAJON PARK - CP STATE MC SPROTTE WATSON		05/01/07	B			6200-01	62,690	-	62,690	54,094	8,596	-
CAJON PARK - CP STATE MC SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	5,898	22,990	-
CAJON PARK - CP STATE MC TERRA DATA		07/01/07	B			6200-05	8,192	2,280	10,472	10,472	-	-
<b>HILL CREEK - HC STATE MODERNIZATION &amp; ADDITIONS Total</b>							1,060,953	-	1,060,953	108,154	952,799	-
HILL CREEK - HC STATE MC DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-

School Name - Project Name	Contract Name	Contract Date	C	W	M	Object Code	Initial AMT	Changes	Current Contract AMT	Expenditures & Retentions	Remaining Balance	Pending Changes
HILL CREEK - HC STATE MOD DSA		07/01/07	B			6200-02	50,110	-	50,110	50,110	-	-
HILL CREEK - HC STATE MOD LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
HILL CREEK - HC STATE MOD NINYO & MOORE		07/01/07	B			6200-04	8,800	-	8,800	8,800	-	-
HILL CREEK - HC STATE MOD SPROTTE WATSON		05/01/07	B			6200-01	890,393	-	890,393	33,390	857,003	-
HILL CREEK - HC STATE MOD SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	61	28,827	-
<b>PROSPECT AVE - PA STATE MODERNIZATION &amp; ADDITIONS Total</b>							<b>902,379</b>	-	<b>902,379</b>	<b>93,266</b>	<b>809,113</b>	-
PROSPECT AVE - PA STATE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
PROSPECT AVE - PA STATE DSA		07/01/07	B			6200-02	32,241	-	32,241	32,241	-	-
PROSPECT AVE - PA STATE LAURA D ROMANO		05/18/07	C			6200-07	3,388	-	3,388	238	3,150	-
PROSPECT AVE - PA STATE NINYO & MOORE		07/01/07	B			6200-04	12,514	-	12,514	12,514	-	-
PROSPECT AVE - PA STATE SPROTTE WATSON		05/01/07	B			6200-01	741,095	-	741,095	27,791	713,304	-
PROSPECT AVE - PA STATE SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	48	28,840	-
PROSPECT AVE - PA STATE TERRA DATA		07/01/07	B			6200-05	4,878	-	4,878	4,878	-	-
<b>PEPPER DRIVE - PD RENOVATIONS &amp; ADDITIONS Total</b>							<b>1,213,753</b>	<b>614</b>	<b>1,214,366</b>	<b>128,836</b>	<b>1,085,530</b>	-
PEPPER DRIVE - PD RENOVATIONS DOUGLAS E. BARNHART		06/01/07	C			6200-07	65,000	-	65,000	15,556	49,444	-
PEPPER DRIVE - PD RENOVATIONS DSA		07/01/07	B			6200-02	59,015	-	59,015	59,015	-	-
PEPPER DRIVE - PD RENOVATIONS LAURA D ROMANO		05/01/07	C			6200-07	2,900	-	2,900	200	2,700	-
PEPPER DRIVE - PD RENOVATIONS NINYO & MOORE		07/01/07	B			6200-04	14,200	614	14,814	14,814	-	-
PEPPER DRIVE - PD RENOVATIONS SPROTTE WATSON		05/01/07	B			6200-01	1,043,750	-	1,043,750	39,141	1,004,609	-
PEPPER DRIVE - PD RENOVATIONS SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	112	28,776	-
<b>RIO SECO - RS STATE MODERNIZATION &amp; ADDITIONS Total</b>							<b>1,402,339</b>	<b>26,088</b>	<b>1,428,427</b>	<b>145,630</b>	<b>1,282,797</b>	-
RIO SECO - RS STATE MODE BOWIE		05/01/07	B			6200-05	2,054	-	2,054	2,054	-	-
RIO SECO - RS STATE MODE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
RIO SECO - RS STATE MODE DSA		07/01/07	B			6200-02	21,622	26,088	47,711	47,711	-	-
RIO SECO - RS STATE MODE LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
RIO SECO - RS STATE MODE NINYO & MOORE		07/01/07	B			6200-04	23,600	-	23,600	23,600	-	-
RIO SECO - RS STATE MODE SPROTTE WATSON		05/01/07	B			6200-01	1,239,002	-	1,239,002	46,283	1,192,720	-
RIO SECO - RS STATE MODE SPROTTE WATSON-2		07/01/07	B			6200-05	28,888	-	28,888	5,780	23,108	-
RIO SECO - RS STATE MODE TERRA DATA		07/01/07	B			6200-05	4,410	-	4,410	4,410	-	-
<b>SYCAMORE CANYON - SC STATE MODERNIZATION &amp; ADDITIONS Total</b>							<b>903,353</b>	-	<b>903,353</b>	<b>109,914</b>	<b>793,439</b>	-
SYCAMORE CANYON - SC STATE DOUGLAS E. BARNHART		06/01/07	C			6200-07	79,375	-	79,375	15,556	63,819	-
SYCAMORE CANYON - SC STATE DSA		07/01/07	B			6200-02	26,984	-	26,984	26,984	-	-
SYCAMORE CANYON - SC STATE LAURA D ROMANO		05/01/07	C			6200-07	3,388	-	3,388	238	3,150	-
SYCAMORE CANYON - SC STATE NINYO & MOORE		07/01/07	B			6200-04	38,400	-	38,400	38,400	-	-
SYCAMORE CANYON - SC STATE SPROTTE WATSON		05/01/07	B			6200-01	726,311	-	726,311	27,237	699,074	-
<b>SYCAMORE CANYON - SC STATE SPROTTE WATSON-2</b>		<b>07/01/07</b>	<b>B</b>			<b>6200-05</b>	<b>28,896</b>	-	<b>28,896</b>	<b>1,500</b>	<b>27,396</b>	-

Discussion and/or Action Item E.2.2. Authorization to Seek Bids for Work for Future Modernization Construction at Cajon Park School

Prepared by Bill Clark  
November 6, 2007

**BACKGROUND:**

In continuing modernization planning of the Cajon Park School, the temporary relocation of the cooling tower is necessary. This will impact the air conditioning mode of the HVAC system and affect about one month of the cooling cycle. The best opportunity for this type of construction is winter break and it would be in the best interest of the District and the educational program at Cajon Park to implement the necessary steps for the temporary cooling tower relocation, and this decision requires permission to bid and award the resultant work as soon as possible.

Additionally, administration is recommending demolition of the locker building during spring break due to the asbestos abatement necessary that should best be done when students are not present on campus. Authorization to seek bids for this portion of work also is requested.

The District is required by Public Contract Code 20111 to seek bids for contracts over \$15,000. It would be too soon to start Construction management fees and cost for these intermittent stand alone projects that are necessary before the actual grading and construction can occur on the two story classroom addition scheduled to start Spring 2008. Administration recommends bidding these services at this time to limit the impacts to the educational program and to realize cost savings due to rising construction costs.

Following the close of the bidding process, the bids will be presented to the Board of Education for action to award the bid to the lowest responsible bidder. The costs have been budgeted in the Colbi accounting for the Cajon Park two story classroom addition (report attached).

**RECOMMENDATION:**

It is recommended that the Board of Education authorize the request for bids for the temporary relocation of the cooling tower at Cajon Park during winter break and the demolition and abatement of hazardous materials of the locker building at Cajon Park School during spring break.

This recommendation supports the following District goal:

- ✓ Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

The fiscal impact is estimated to be \$55,000 to relocate the cooling tower and \$45,000 to demolish the locker building for a total cost of \$100,000 from the Bond fund. This amount is already included in the Colbi budget attached.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities modernization. All fiscal resources impact student achievement.

Motion:	<i>Burns</i>	Second:	<i>Ryan</i>	Vote:	<i>5-0</i>	Agenda Item E.2.2.
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# Sources and Budgets Report

## Account-Ability

This reports lists projected funding sources and expenditure budgets for multiple projects

Code	Category - Item	CHET F HARRITT CFH STATE MODERNIZATION & ADDITIONS	CARLTON HILLS CH STATE MODERNIZATION & ADDITIONS	CARLTON OAKS CO STATE MODERNIZATION & ADDITIONS	CAJON PARK CP STATE MODERNIZATION & ADDITIONS	HILL CREEK HC STATE MODERNIZATION & ADDITIONS	PROSPECT AVE PA STATE MODERNIZATION & ADDITIONS	PEPPER DRIVE PD RENOVATIONS & ADDITIONS	RIO SECO RS STATE MODERNIZATION & ADDITIONS	SYCAMORE CANTON SC STATE MODERNIZATION & ADDITIONS	Totals
<b>State</b>	<b>State &amp; Federal Funding</b>	<b>0</b>	<b>3,924,817</b>	<b>5,124,395</b>	<b>4,565,631</b>	<b>5,418,273</b>	<b>2,862,433</b>	<b>678,787</b>	<b>4,949,900</b>	<b>2,420,306</b>	<b>33,339,096</b>
35-00	State School Facilities Fund	0	3,924,817	5,124,395	4,565,631	5,418,273	2,862,433	678,787	4,949,900	2,420,306	33,339,096
<b>Local</b>	<b>Local District Funding</b>	<b>5,000,000</b>	<b>12,570,197</b>	<b>12,347,481</b>	<b>19,664,402</b>	<b>7,430,836</b>	<b>5,255,876</b>	<b>14,445,454</b>	<b>7,263,087</b>	<b>4,309,389</b>	<b>95,429,598</b>
14-00	Deferred Maintenance Fund	0	1,300,000	1,300,000	1,600,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	12,000,000
21-39	Bond Fund	2,000,000	8,770,197	9,147,481	13,397,735	5,430,836	3,855,876	6,478,787	3,729,258	2,909,389	60,262,435
21-62	Debt Svc / Fac or COPS	1,000,000	2,000,000	1,800,000	2,666,667	0	0	2,666,667	2,233,829	0	13,567,163
25-72	Special Res' - Redevelopment	2,000,000	500,000	100,000	2,000,000	700,000	100,000	4,000,000	0	100,000	9,600,000
<b>TOTAL FUNDING</b>		<b>5,000,000</b>	<b>16,495,014</b>	<b>17,471,876</b>	<b>24,230,033</b>	<b>12,849,109</b>	<b>8,118,309</b>	<b>15,124,241</b>	<b>12,212,987</b>	<b>6,729,695</b>	<b>128,768,694</b>
<b>Expenditures</b>											
<b>B</b>	<b>Planning Costs</b>	<b>250,000</b>	<b>1,012,274</b>	<b>1,659,290</b>	<b>2,326,944</b>	<b>1,229,049</b>	<b>785,488</b>	<b>1,450,096</b>	<b>1,169,488</b>	<b>654,973</b>	<b>12,106,144</b>
6200-015	Architect/ Engineering Fees	0	727,004	1,238,074	1,765,447	898,231	547,867	1,072,834	851,193	444,775	8,711,810
6200-020	DSA Plan Check Fees	0	47,982	81,713	116,519	59,283	36,159	70,807	56,179	29,355	574,979
6200-030	CDE Plan Check Fees	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
6200-035	Energy Analysis Fee	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,500
6200-040	Preliminary Tests	0	72,700	116,639	176,545	89,823	54,787	107,283	85,119	44,478	871,181
6200-050	Other Costs - Planning	250,000	161,588	205,527	265,433	178,711	143,675	196,171	174,007	133,366	1,921,173
<b>C</b>	<b>Construction Costs</b>	<b>4,650,000</b>	<b>12,993,691</b>	<b>13,753,585</b>	<b>20,137,642</b>	<b>10,151,250</b>	<b>6,437,392</b>	<b>11,876,040</b>	<b>9,652,641</b>	<b>5,344,615</b>	<b>103,333,093</b>
6200-070	Main Building Contractor	4,650,000	7,270,035	11,663,859	17,654,468	8,982,311	5,478,672	10,728,340	8,511,925	4,447,750	91,768,101
6200-072	Construction Management Fees	0	957,152	1,154,874	2,168,357	1,034,204	876,540	986,775	1,013,037	830,149	10,208,221
6200-074	Demolition	0	0	0	50,000	0	0	0	0	0	50,000
6200-076	Other Costs - Construction	0	109,051	185,711	264,817	134,735	82,180	160,925	127,679	66,716	1,306,772
<b>D</b>	<b>Construction Testing Costs</b>	<b>0</b>	<b>218,101</b>	<b>349,916</b>	<b>529,634</b>	<b>269,469</b>	<b>164,360</b>	<b>321,850</b>	<b>255,358</b>	<b>133,433</b>	<b>2,613,543</b>
6200-080	Construction Testing	0	218,101	349,916	529,634	269,469	164,360	321,850	255,358	133,433	2,613,543
<b>E</b>	<b>Construction Inspection Costs</b>	<b>0</b>	<b>72,700</b>	<b>116,639</b>	<b>176,545</b>	<b>89,823</b>	<b>54,787</b>	<b>107,283</b>	<b>85,119</b>	<b>44,478</b>	<b>871,181</b>
6200-090	Inspection	0	72,700	116,639	176,545	89,823	54,787	107,283	85,119	44,478	871,181
<b>F</b>	<b>Furniture &amp; Equipment Costs</b>	<b>100,000</b>	<b>116,639</b>	<b>123,807</b>	<b>176,545</b>	<b>89,823</b>	<b>54,787</b>	<b>107,283</b>	<b>85,119</b>	<b>44,478</b>	<b>971,181</b>
6400-000	Furniture & Equipment	100,000	116,639	123,807	176,545	89,823	54,787	107,283	85,119	44,478	971,181
<b>G</b>	<b>Project Contingency</b>	<b>0</b>	<b>825,417</b>	<b>1,349,964</b>	<b>882,723</b>	<b>1,019,695</b>	<b>621,495</b>	<b>1,261,687</b>	<b>965,253</b>	<b>507,720</b>	<b>8,873,552</b>
6200-099	Project Contingency	0	825,417	1,349,964	882,723	1,019,695	621,495	1,261,687	965,253	507,720	8,873,552
<b>TOTAL EXPENDITURES</b>		<b>5,000,000</b>	<b>16,495,014</b>	<b>17,471,876</b>	<b>24,230,033</b>	<b>12,849,109</b>	<b>8,118,309</b>	<b>15,124,240</b>	<b>12,212,987</b>	<b>6,729,696</b>	<b>128,768,694</b>
<b>BALANCE REMAINING</b>		<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>