

**NOTICE OF SPECIAL MEETING  
of the  
BOARD OF EDUCATION**

**MINUTES  
May 2, 2009**

**Capital Improvement Program Workshop  
For Modernization and New Construction**

President El-Hajj called the meeting to order at 9:15 a.m. and reported that this special meeting was scheduled for the Board to discuss the capital improvement work. Member Bartholomew moved to approve the agenda.

*Motion: Bartholomew Second: Ryan Vote: 5-0*

**A. CELEBRATION OF ACCOMPLISHMENTS**

Dr. Johnson reported that SDG&E has recognized Santee School District for achieving energy savings. She is very proud of our school district and our staff who worked hard to attain the energy savings. Dr. Johnson shared a plaque and Mrs. Becker reported that a check was included with the award.

**1. Report about Completion Status for Schools in Phase I, Including Projected Contingency Funds Remaining**

Christina Becker provided a report on the status of construction. The community is now seeing results of 100% complete Phase II except for Carlton Hills, which is waiting for the completion of their library resource center. All contingencies should be completed by end of July. The 10-classroom additions have had hurdles with the elevators. The initial model is no longer available and the new model does not fit in the shaft. This has caused some delays and although the buildings are complete, the redesigned elevator shafts are waiting for permit approvals. The elevators should be completed by the end of July. Member Bartholomew asked about extra costs for the elevators. Christina Becker said the cost will be \$30,000 - \$60,000 per school for construction only. She suggests waiting until summer to move into the 10-classroom junior high buildings. Member Burns asked if the elevators will be problematic for the remaining 10-classroom buildings. Christina Becker said no, Tritipo will make sure the design is corrected.

President El-Hajj asked if the original elevator was discontinued and if so, when? Christina Becker said the elevator was discontinued in October 2008. It is considered an error by the original architect. The District would not know this information.

**2. Playground Equipment Installation Status, Athletic Fields and Split Irrigation at Sycamore Canyon, Door Hardware, Pepper Drive Parking Lot, and Shade Structures**

Dr. Johnson reported that playground installation is about 75% completed. The ramps toward the playground are comprised of a material that gets very hot and will be replaced. The athletic fields at Carlton Hills, Carlton Oaks, Hill Creek, and Prospect Avenue, with collaboration from the City of Santee, have been completed. Rio Seco is under design and staff is working with the City. The District needs to begin negotiations with the City about the Cajon Park fields.

Dr. Johnson reported the great benefit to the District to split the irrigation meters at Hill Creek and Sycamore Canyon. This will save dollars by using reclaimed water for irrigation. The savings will initially be about \$50,000 per school but the benefit will eventually increase as the cost and availability of water changes.

Member Carlisle was surprised our meters were not split and encouraged the Board to move quickly to split meters at all school sites because the return on the investment will be beneficial. With level 2 mandatory cutbacks and tier structure, it is unknown what the impact to the District will be. Administration should look to see if schools are exceeding their allocations because it could really impact the budget. Dr. Johnson has asked Christina Becker to do an analysis and it may be helpful to call in an expert to compare the schools that were modernized to see what savings have been realized. Member Burns asked if there are additional water fees during construction and if that is impacting our costs. Christina Becker said the typical cost increase is in grading and the grader usually gets permits from Padre Dam. Landscaping also increases water

usage when first planted. Administration is hoping to get the purple pipes and meters set before the field is landscaped.

Member Ryan said the City of San Diego is looking to give exemptions to special entities, such as hospitals. She would like to see warm water in the student restrooms some day, but hopes that hand sanitizer is made available as it may be less costly than water use at this time. Member Carlisle said variances are being made but the first step is to show that we are doing everything we can to save on water usage.

Mrs. Becker said the locksets have been completed and teachers are happy they can lock their doors from the inside.

## **B. CAPITAL IMPROVEMENT ITEMS**

### **1. CIP Financial Plans for Phase I and Phase II Schools**

Dr. Johnson shared the previous budget from November 2008 so the Board could see any variances with the current budget.

#### **1.1. Prior Revenue and Budget Assumptions**

#### **1.2. Revised Revenue and Budget Assumptions**

Bill Clark presented the updated revenue and expenditure summary. In November there was an operational budget of \$126 M There has been a significant increase in available funds for the CIP program. Member Carlisle confirmed that On-Bill financing does not impact the District as issued debt. Mrs. Becker said no, the payments are made from our savings on each monthly bill. Member Bartholomew asked if the funding shown is firm enough to base decisions on. Bill Clark said there is a small cushion which has been factored in and the Board will not be committing to the full revenue funding. This planning budget now includes all 3 10-classroom buildings. Member Burns asked why the 10-classroom building at Pepper Drive costs more than others. Mrs. Becker explained the difference is grade changes, the elevator, and accessibility. The plan provides for site upgrades, per code, and forces those costs into that project. The modernization will be a little less because those costs were absorbed into the 10-classroom building. Christina Becker is currently in negotiations with Lennar about the water run off and erosion that is being caused.

#### **a. Bid Results**

Christina Becker reported the bid results for Phase II modernization with a savings of approximately \$2M. The original budget had a lot of money budgeted for Hill Creek and not much for Prospect Avenue. After review, consistency in classroom upgrades at both schools was achieved but increased the cost for Prospect and lowered the cost at Hill Creek, which shifted the dollars. Once the Board approves the bid sheets, the contracts will be awarded.

#### **b. State Applications Process and Funding**

Christina Becker shared the process for State funding and updated the Board on the status of our current funding applications. With the fiscal crisis, the approvals now must go through a second step. Once there is a signed contract you can submit for the funding. Mrs. Becker provided a chart showing the current status of all State funding applications at this time. Fund releases will be based on the State's future bond sales. President El-Hajj suggested this chart be provided to the ICOC members.

#### **c. Project Alternatives Priorities Phase II Schools – Chet F. Harritt, Hill Creek, and Prospect Avenue**

Christina Becker presented the alternates for Phase II construction which included:

- Prospect Avenue front entry drop off parking lot connection for safe drop off and traffic flow - \$375,000
- Prospect Avenue new cool roof and skylights - \$225,000
- Hill Creek additional parking lot - \$260,000
- Chet F. Harritt ball field relocation - \$1.8M

President El-Hajj asked if there would be a need to cut down any trees. Mrs. Becker said only a couple of trees would need to be removed. Most of the established trees will remain.

Christina Becker recommended that the Hill Creek parking lot not be approved so she can submit an application for State funding for this project. Chet F. Harritt is still fine tuning the design

through DSA. The \$1.8M in costs includes the grant funding from the City. All options except the Hill Creek parking lot are included in the presented budget.

### **1.3. Cash Flow**

a. Timeline for Revenue, Payments, and Cash Status by Month

b. BAN Projected Funds Summary

Administration is working hard to get the BAN documents prepared. The cash flow chart presented and all the approvals are based on receiving the BAN funding. Member Ryan asked if we would we pursue the Lease Revenue Bond (LRB) if the BAN does not work. Dr. Johnson said it could be a possibility since we are working to get a credit enhancement. Without the BAN or the LRB, there will be a cash flow problem and construction will cease.

### **1.4. Hardship Application and Projected Appropriations**

When the District became eligible for modernization dollars, Santee School was included in the numbers for classrooms. Now that Santee School is no longer there, it has been recommended that we submit a hardship application since Santee School is not a reasonable location for a school site. The regulation is that if you must have a good case that the location is unusable based on the site not being safe. State representatives have said we have a viable application based on the issues of the jail, noise, and the airport. Mrs. Becker feels pretty confident that this \$6 M in funding will be realized.

The airport concerns must be included in the application because it is an issue that must be analyzed. Based on advice from our consultants, the airport is a more compelling reason to prevent us from building a new school at that site than the jail and the traffic. We have two other schools that are near the airport runways, and we are not saying that there is concern for the safety of students. Member Ryan said it shows in the map that the only school site in the area considered the most dangerous is Santee School. Prospect Avenue and Pepper Drive are in a C zone. Santee School site is in the B1 high risk zone.

The jail is not a greatly compelling issue but is another reason that adds to the whole. Member Bartholomew asked about the purpose statement on the request and if it was accurate. Member Carlisle was also concerned about not stretching the facts. Member Ryan said there was previous discussion about moving Santee School because of the traffic and jail issues. The enrollment declined and the school closed based on these reasons. It is now not an acceptable place to build a school. Under Ed. Code, a school could not be built there. Dr. Johnson will work with Christina Becker to change the verbiage.

## **C. GANT SCHEDULE FOR PHASE II SCHOOLS AND PHASE III CIP PROGRAM**

### **1. GANT Schedules for Phase II Schools**

Dr. Johnson reported we will be attempting to modernize all classrooms over the summer. A letter is being developed for teachers at Phase 2 schools that they need to be off campus on the last day of school. Packing will begin after testing. Charts showed the office and classroom move-in dates.

#### **1.1. Chet F. Harritt**

Member Bartholomew believes that there is not equity and/or an effective arrangement for the LRC and tech center at Chet F. Harritt. Member Burns said the 10-classroom building has been moved around and he believes the Board has not been kept apprised. The Board needs to know if this is the only spot the building can go and why, because it is near the primary classroom and playground.

Christina Becker shared the original sites desired but there were sewer and other easements. One location had a \$700,000 cost not covered by the State. Principal, Andy Johnston, has been discussing with staff the re-designation of playground space and shared that they will actually be gaining a great amount of play space when all is said and done. She shared how current unusable areas will become play space. Staff needs to think about using the space differently. Mr. Johnston is also considering changing grade level buildings. Mrs. Becker shared a possible pathway for 6-8 graders to enter the campus and creating a courtyard for them. She said a separate walkway for intermediate and junior high would cost less than \$5,000-\$10,000 and should be part of the 10-classroom work.

Member Ryan asked if parents had been involved in the decision. Mr. Johnston said not at this time. Once decisions are made, Mr. Johnston plans to provide the information to parents. Member Burns said he is opposed to the proposed location and allowing the field location to dictate the learning program.

Mrs. Becker also showed how the school entry will be changing. The front gate will be able to be closed and visitors will need to enter through the school office. Member Carlisle asked if this issue was addressed at all of the school sites. Christina Becker said Phase 2 modernizations have addressed office entries and we will need to go back to fix Rio Seco and Carlton Oaks. If the design at Hill Creek works well we can go back and use it at those schools.

Dr. Johnson asked if it would help with supervision if the old house was removed. Andy Johnston said it would probably not impact supervision.

**a. Chet Library Design Options**

Joint use funding for library technology centers provides a wonderful design at most of our sites, with Chet F. Harritt the exception. Options include using two classrooms in the 10-classroom addition for the library tech and use the small rounds for classrooms, losing \$150,000 in joint use funding. Staff is concerned about the 6-7-8 rotations and those classrooms have been factored into the rotation. Board members would be concerned about having the library in the junior high wing and would like the library more centrally located. Dr. Johnson said the previous discussion was that each school should have a separate multi-purpose room to avoid scheduling conflicts for assemblies, etc.

Member Carlisle suggested placing the LRC in Building A and building a meeting room in the quad area. Member Burns suggested a parent forum be held before making decisions. Christina Becker recommended the LRC go into building A at this time and hold a parent meeting in the future to develop a plan to provide a separate Media Center at a later date.

Member Ryan moved the CFH modernization plan and the 10-classroom location be approved and final decisions for the library and multi-purpose room be postponed until further discussions take place about the location of the LRC and/or MPR. During the summer, building A be modernized and the small round buildings be modernized as classrooms.

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

Member Burns opposed the location for the 10-classroom building but voted yes to move forward to construct it. The goal will be for the Board to have a plan in place for equity when they move forward with the 10-classroom. Christina Becker will return to the Board to show what can fit at Chet F. Harritt to provide both a LRC and MPR.

**b. Chet Ball Field Construction Update of Site Master Plan and Architectural Services**

Mrs. Becker reported Tritipo architect fees of \$12,000 for moving the ball field snack bar and restrooms through DSA. The relocatables will be moved from Cajon Park to Chet F. Harritt.

**Motion: Carlisle Second Ryan Vote: 5-0**  
:

**1.2. Approval of Phase II Schools and Lease-Leaseback Contract Amendments**

**a. Amendment #10: Chet F. Harritt Modernization**

**b. Amendment #11: Hill Creek Modernization**

All main campus buildings are scheduled to be modernized this summer and some work in Fall. A plan is in place for sharing space with Project SAFE while 10-classroom buildings are being built. Jerelyn Lindsay said the goal is to get as many teachers into their classrooms with one move. She shared the shop class will not be eliminated but the teacher will be in a portable classroom. There are concerns about placing the shop equipment in the portables. There are other things the teacher could teach, such as drafting and Arts Attack. Other options are being investigated.

Member Ryan said parents will be concerned about the pre-engineering instruction. Mrs. Lindsay said in the long term the shop will be part of the 10-classroom building. The plan will be communicated to parents once decisions are made.

**c. Amendment #12: Prospect Avenue Modernization**

All classrooms, administration, and the kitchen at Prospect will be done in the summer. The MPR and interim library space will be completed in fall 2009. Prospect plans also feature the entry to the school through the school office.

**d. Amendment #13: Chet F. Harritt Ball Field Construction**

**2. Quick Start Projects for Pepper Drive School---Summer 2009**

Pepper Drive is part of the Phase III construction. This summer, Administration recommends exterior painting, and fencing. Mrs. Becker asked all the Phase II schools to select color preferences. Principal Debra Simpson shared that Pepper Drive staff and parents looked at other schools and returned with a decision they preferred the blue color. The Board was okay with changing the plan to the blue color scheme. President El-Hajj asked if the new fencing was nice fencing. Mrs. Becker is hoping for vinyl coated. Member Bartholomew moved approval of the quick starts for Pepper Drive School.

**Motion: Bartholomew Second Burns Vote: 5-0**  
:

**3. Information About Phase III Construction**

Sycamore Canyon future LRC construction is planned for the summer window of 2010 to avoid disruption to the school. There will be a lot of digging.

Member Ryan moved approval of the project amendments.

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

**D. LIBRARY TECHNOLOGY HARDWARE IN NEW LEARNING RESOURCE CENTER (LRC)**

Dr. Johnson reported that when the Board voted for LRCs, the intention was to provide facilities that will house information materials and reinforce "information literacy" to support classroom instruction. A LRC facility for a 21<sup>st</sup> Century learning environment incorporates a variety of learning tools for students which include state-of-the-art infrastructure that is wireless for digital tools and current digital tools for students to extend their learning through "safe" internet sites, both in individual and collaborative student learning configurations.

Prospect Avenue, Hill Creek, and Chet F. Harritt will be set up for wireless at a cost of approximately \$25,000 per school during Phase II construction. This cost is included in the Phase II budgets. There is also \$26,000 in library shelving solutions.

Technology hardware has not been addressed and hardware needs to be available. The goal is for the LRC to support print and digital tools for students. Bernard Yeo recommends the purchase of 20 Dell Latitude notebooks with a multi-bay battery charger and a Dell laser printer at a cost of \$22,000 per school, for each of the 4 schools in Phase I. The plan is to negotiate a new job description for the library clerks to become instructional media technicians. Training will be provided next year for any employees that may be interested in upgrading their skills. Administration is looking for two skills; working with kids and digital technology skills. Dr. Johnson would like to place wireless at Phase 1 schools in the future as wireless was not budgeted for Phase 1 schools.

The computer solutions for Phase I schools would cost approximately \$88,000. Member Burns moved to approve the purchase of the laptops, charger, batteries, and printer for Phase I schools: Cajon Park, Carlton Hills, Carlton Oaks, and Rio Seco.

**Motion: Burns Second Carlisle Vote: 5-0**  
:

**E. ADDITIONAL CIP PROJECTS**

**1.1. School Site Fencing Plan and Policy**

Dr. Johnson provided a draft policy to lock schools 20 minutes after school begins. Carlton Oaks and Rio Seco still do not have office entries but once that is done all schools will be able to secure their campuses. Carlton Hills and Rio Seco will leave only the front gate by the office open during the school day. Cajon Park junior high parking lot is an issue because teachers would like a way to get out. Options are available and will be addressed. It is recommended to provide signs to perimeter gates to be kept

closed during school hours at a cost of approximately \$3,000. Administration would like to fix some of the small gate issues at sites to secure the campus and provide the signage.

Member Ryan moved to approved gate signage at \$3,000 and gate/pedestrian openings at Sycamore Canyon and Carlton Hills for \$500 each. The Cajon Park junior high parking lot, gate to Success Academy, and wider gate and AC apron at Carlton Hills will return to a future meeting for further discussion.

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

**1.2. Cor-O-Van Summer Work – Amendment #4**

Christina Becker reported three schools need to move for summer modernization. Member Carlisle moved to approve extension of the existing contract with Cor-O-Van to meet the move and storage requirements for Phase II modernization.

**Motion: Carlisle Second Burns Vote: 4-0 (Ryan, absent)**  
:

**1.3. Approval of Contracts to Support Construction**

- a. Site DSA Inspector IOR-Hendrix, California School Construction Services
- b. WEST (Western Environmental & Safety Technology - (Annual) Hazmat Materials Monitoring Removal and Abatement during Construction
- c. Ninyo & Moore-Materials Testing- included a new amendment to increase \$10,000 in contract. Sports lights added to the inspection and sound wall. Christina Becker is analyzing the cost for an out-of-state manufacturer.
- d. Builder’s Risk Insurance

Member Burns moved approval of the contracts listed with the additional cost of \$10,000 to Ninyo & Moore

**Motion: Burns Second Bartholomew Vote: 4-0 (Ryan, absent)**  
:

**1.4. Unfunded Projects- *New alternates to the lists.***

**a. Preschool Plans:** Dr. Johnson reported the preschool at Prospect Avenue is in need of upgrades. They have a 27 year old roof and some compliance issues. The Board should consider developing a master plan for improvements. State funding for energy efficiency is being sought. At this time the estimated cost of \$500,000 is unfunded. Dr. Johnson requested the Board approve \$50,000 for labor and architect work to develop a scope and program for this building and to have the plans to seek funding.

**b. Hill Creek Parking Lot**  
Dr. Johnson requested to defer consideration of this alternate until funding is available.

**c. Audio Technology Infrastructure in Facilities**  
Dr. Johnson reported many teachers have piloted audio technology in their classrooms. Audio technology (Redcats) is a sound system device installed in the classroom that carries the teacher’s voice throughout the room so all students can clearly hear instruction from anywhere in the classroom. Teachers love it and research supports it. Dr. Johnson would like the Board to keep audio technology on the radar for the future.

President El-Hajj asked what it would cost to set up the Phase II schools to include Redcats. Bernard Yeo said the new Redcats have an ambient sound system in the ceiling of the classroom. The cost for district wide installation would be \$350,000, or about \$1,000 per classroom. Christina Becker said it is designed as a classroom retrofit.

Mr. Yeo said administration is currently testing the systems out in a couple of locations. One is being installed at Rio Seco to test as an assisted listening device. Dr. Johnson highly recommends providing the Redcats.

Dr. Johnson said her priority for these recommendations would be first the Preschool, then audio technology, and lastly the Hill Creek parking lot.

Member Carlisle said his priority list would be first the preschool, then Hill Creek's parking lot, and third, the audio technology. Member Burns said Administration's list is okay but any of the projects should become a priority if it is safety related. Member Ryan said Administration's priority list is good, but if modernization is taking place, it may be easier or more cost effective to do it at that time.

Member Burns moved to approve the expenditure of \$50,000 to develop the plan for improvements and seek funding.

**Motion: Burns Second Bartholomew Vote: 4-0 (Carlisle, absent)**  
:

#### F. RECOMMENDED APPROVALS

Listed below is a summary of the Board actions taken. Some actions were taken during the discussion of the item and some were taken at the end of the meeting.

1. Approval of Split Irrigation at Sycamore Canyon and Hill Creek (A.2.)

**Motion: Ryan Second Burns Vote: 4-0 (Carlisle, absent)**  
:

2. Approval of Phase II Budget, and Phase II Alternative Projects (B.1.2. & B.1.2.c.)

**Motion: Burns Second Ryan Vote: 4-0 (Carlisle, absent)**  
:

3. Approval of Hardship Application (B.1.4.)

**Motion: Burns Second Ryan Vote: 4-0 (Carlisle, absent)**  
:

4. Approval of GANT Schedules for Phase II Schools (C.1.)

**Motion: Burns Second Ryan Vote: 4-0 (Carlisle, absent)**  
:

5. Approval of Chet F. Harritt Library Option (C.1.1.a.)

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

6. Approval of Chet F. Harritt Ball Field Design, Timeline and Architectural Services (C.1.1.b.)

**Motion: Carlisle Second Ryan Vote: 5-0**  
:

7. Adoption of Resolution #0809-45 for Bid Results on Phase II Schools and Lease-Lease Back Contract Amendments (C.1.2.)

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

8. Approval of Quick Start Projects at Pepper Drive School (C.2.)

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

9. Approval of Library Technology Hardware Costs for 4 Schools Cajon Park, Carlton Hills, Carlton Oaks, and Rio Seco (D.)

**Motion: Burns Second Carlisle Vote: 5-0**  
:

10. Approval of School Site Fencing Maps Design Plans (E.1.1.)

Member Ryan moved to approve \$3,000 for signage, \$500 each for SC and CH gates/pedestrian entrances. All other items to return at a later date for further discussion and consideration.

**Motion: Ryan Second Carlisle Vote: 5-0**  
:

11. Approval of Cor-O-Van Summer Work – Amendment #4 (E.1.2.)

**Motion: Carlisle Second Burns Vote: 4-0 (Ryan, absent)**  
:

12. Approval of Contracts to Support Construction (E.1.3.)

- a. Site DSA Inspector IOR-Hendrix, California School Construction Services
- b. WEST (Western Environmental & Safety Technology - (Annual) Hazmat Materials Monitoring Removal and Abatement during Construction
- c. Ninyo & Moore-Materials Testing
- d. Builder's Risk Insurance

**Motion: Burns Second Bartholome Vote: 4-0 (Ryan, absent)**  
: w

13. Unfunded Projects (E.1.4.)

- a. Preschool Plans

**Motion: Burns Second Bartholome Vote: 4-0 (Carlisle, absent)**  
: w

- b. Hill Creek Parking Lot-No action taken
- c. Audio Technology-No action taken