

Consent Item D.3.1  
Prepared by Karl Christensen  
August 2, 2011

Approval/Ratification of Consultant Services  
for Storm Water Permits for Hill Creek  
Construction with Webb Cleff Architecture  
And Engineering, Inc.

**BACKGROUND:**

The District previously had storm water pollution prevention permits with the State Water Resources Control Board for the Hill Creek modernization construction. The parking lot expansion was scheduled over the summer months only and would have been completed before the rainy season. As a result, it was exempt and grandfathered under the old regulations. Since the 10-classroom addition and the childcare relocatables were added to the scope of construction of the school, the old grandfathered permit cannot cover this additional scope and land disturbances into the rainy season. Per the new regulations, new Storm Water Permit documents and testing and civil engineering is mandated.

**RECOMMENDATION:**

It is recommended that the Board of Education approve and ratify consultant services for storm water services and administration as required by new Storm Water regulations utilizing Webb Cleff Architecture and Engineering, Inc. per attached proposal of \$5,800.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact of consultant services per proposal of \$5,800 will be funded by the Capital Improvement Program budget.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item. All fiscal resources impact student achievement.

Motion

Second

Note

Agenda D.3.1

187 Calle Magdalena No 201  
Encinitas CA 92024  
760 415 889

July 13, 2011

Santee School District  
9625 Cuyamaca St  
Santee, CA 92071

Attn: Christina Becker, Director of Facilities

Re: Hill Creek SWPPP

Dear Ms. Becker:

Per your request we are proposing to complete the following scope of work for Hill Creek School:

**General Construction Permit (GCP) Documents:**

- 1) Erosion and Sedimentation Control Plan
- 2) Notice of Intent
- 3) Risk Assessment
- 4) File GCP documents with State Water Quality Board
- 5) Updated Stormwater Pollution Prevention Plan

*Item 1-4: \$2200*

*Item 5: \$3600*

The above scope of work will be in conformance with the California State Water Board Requirements.

We thank you for the continuing opportunity to serve the Santee School District.

Sincerely,



Debra Vaughan-Cleff, P.E.  
President

Consent Item D.3.2.  
Prepared by Karl Christensen  
August 2, 2011

Approval/Ratification of Materials Testing  
Extra Services for the Water Damaged  
Electrical Panels for the Hill Creek and Chet F.  
Harritt Modernizations

**BACKGROUND:**

Ninyo & Moore, our school modernization construction materials testing lab, did extra services for the water damaged electrical panels purchased in 2009 and stored at Hill Creek and Chet F. Harritt. Damage was most likely due to this winter's storm in December infiltrating the storage containers.

**RECOMMENDATION:**

It is recommended that the Board of Education approve and ratify additional materials testing services of \$4,500 for the water damaged electrical panels for Hill Creek and Chet F. Harritt Modernizations.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact for the additional materials testing cost is \$4,500 which will be funded through the Capital Improvement Program budget. The District is pursuing coverage of all costs associated with this damage through its insurance programs. Insurance coverage is uncertain at this time.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item. All fiscal resources impact student achievement.

Motion:

Second:

Vote:

Agenda Item D.3.2.



July 13, 2011

Project Nos. 106110003 and 106115004

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Electrical Panelboard Testing  
Hill Creek and Chet Harritt School Modernization Projects  
Santee, California

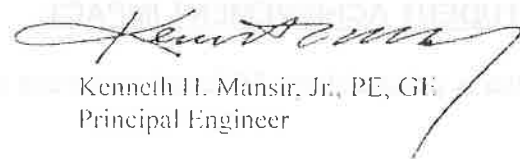
Dear Ms. Becker:

In accordance with your request, testing of electrical panelboards for the two subject modernization projects has been performed. Based on discussions with Mr. Don Hendrix, there was a concern that 25 electrical panelboards for the Hill Creek School and 25 electrical panelboards for the Chet Harritt School may have been adversely affected by moisture during storage at the sites. Accordingly, we were requested to perform testing on five representative electrical panelboards from the Hill Creek School and five representative electrical panelboards from the Chet Harritt.

The representative panelboards were transported by Ninyo & Moore personnel to an independent testing firm, Electrical Reliability Services, for testing purposes. Attachment A includes a copy the report prepared by Electrical Reliability Services. The report presents the methodology for the testing, the test results, and their conclusions regarding the suitability for usage of the tested panelboards. The report recommends that the tested electrical panelboards and associated circuit breakers be replaced.

Respectfully submitted,  
**NINYO & MOORE**

  
Jeffrey T. Kent, PE, GE  
Senior Project Engineer

  
Kenneth H. Mansir, Jr., PE, GE  
Principal Engineer

JTK/KHIM/gg

Attachment: Attachment A – Report by Electrical Reliability Services dated July 5, 2011

Distribution: (1) Addressee

5710 Ruffin Road • San Diego, California 92123 • Phone (858) 576-1000 • Fax (858) 576-9600

San Diego • Irvine • Los Angeles • Rancho Cucamonga • Oakland • San Francisco • Sacramento  
Las Vegas • Phoenix • Portland • Prescott Valley • Denver • El Paso • Houston



Consent Item D.3.3.  
Prepared by Karl Christensen  
August 2, 2011

Approval/Ratification of Contract Amendment with  
Lightfoot Planning Group for Extra Services  
on the Chet F. Harritt Ball Field Project

**BACKGROUND:**

On June 17, 2008, the Board approved a contract with Lightfoot Planning Group as a landscape architect for athletic field projects at Chet F. Harritt School. The contract has been amended several times with change orders. This change order #5 for extra services of the Lightfoot Planning Group is for additional construction administration for phased work, relocation of the sound wall and dugout, and modification of the path of travel with DSA processing.

**RECOMMENDATION:**

It is recommended that the Board of Education approve and ratify additional engineering and services of \$6,650 with Lightfoot Planning Group for the Chet F. Harritt Ball Field Project.

This recommendation supports the following District goals:

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

**FISCAL IMPACT:**

The fiscal impact for the engineering cost is \$6,650 bringing the total contract price, with previous amendments, to \$272,870. These extra services are to be funded through the Capital Improvement Program budget.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion		Second		Vote		Agenda Item D.3.3.
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Chet Harritt Elementary Athletic Field Renovation

Change Order #06 - Design Services for:

District directed alignment change of project sound wall and work affected by alignment change.

Scope of Work

1. Coordination review and site reconnaissance w/owner and contractor for staking alignment/layout change of sound wall and impacts to access and field design. Change original DSA approved horizontal control and grading adjustment in the area adjacent and including the project sound wall.  
Staff time: 4 \$95/hr.  
4 \$75/hr.
2. Coordinate layout alignment changes to sound wall with design team and contractor. Perform additional 6 hours of project design and construction administration.  
Staff time: 6 \$95/hr
3. Prepare design revisions to baseball fields, dugouts, fencing, furnishings and softscape to facilitate required code clearances of path-of-travel due to revised sound wall location.  
Staff time: 6 \$95/hr.  
10 \$75/hr.
4. Prepare revised sheets G-0.0,A-1.0, L-1.1, L-1.3 and selected details on L-2.2, L-2.3 and L-2.6 for separate FCD submittal and processing for DSA review and approval.  
Staff time: 6 \$95/hr.  
16 \$75/hr.
5. Prepare and issue construction directives, confirmations and ASI bulletins to construction team delineating necessary wall and field modifications for contractor direction. Respond to contractor RFI.  
Staff time: 8 \$95/hr.  
12 \$75/hr.
6. Coordinate project work, and services contract of subconsultants.  
Staff time: 8 \$95/hr.

Exclusions:

Additional site surveys

Preparation of revised civil and structural sheets related to wall adjustment and realignment and height.

**Total fees: \$6650**

Discussion and/or Action Item B.1.  
Prepared by Karl Christensen  
August 9, 2011

Adoption of Resolution No. 1112-02 for  
Emergency Waiver of Competitive Bidding  
Requirements for Asbestos Abatement and  
Removal at Pepper Drive School

### **BACKGROUND:**

On July 25, 2011, additional unknown asbestos floor tile and mastic was encountered and disturbed at Pepper Drive School during removal of old carpet. Pursuant to the original scope of work, 4 rooms were known to have asbestos tiles and Nexon Corporation was tasked with removal at a cost of \$13,278, well under the bid limit. Other rooms were visually examined and sampled with sections of carpet lifted and only 12 X 12 non-asbestos floor tiles were observed. When complete removal of carpet commenced, 9 X 9 asbestos laden floor tiles were found in 7 additional rooms.

The re-carpeting work at Pepper Drive School was put on hold until abatement can occur. State notifications were made on July 27, 2011. Work can reconvene on August 10, 2011, with two weeks needed for asbestos abatement and removal. Re-carpeting is expected to recommence on August 22, 2011.

Public Contract Code section 20113 allows for the waiver of bidding requirements under certain emergency conditions. Specifically, this code section states:

#### **20113.**

(a) In an emergency when any repairs, alterations, work, or improvement is necessary to any facility of public schools to permit the continuance of existing school classes, or to avoid danger to life or property, the board may, by unanimous vote, with the approval of the county superintendent of schools, do either of the following:

(1) Make a **contract** in writing or otherwise on behalf of the district for the performance of labor and furnishing of materials or supplies for the purpose without advertising for or inviting bids.

(2) Notwithstanding Section 20114, authorize the use of day labor or force account for the purpose.

(b) Nothing in this section shall eliminate the need for any bonds or security otherwise required by law.

Administration requests Board adoption of Resolution No. 1112-02 to authorize preliminary approval of an emergency waiver of the formal bid process, per Public Contract Code section 20113, so that a contract for the asbestos abatement may precede expeditiously to ensure completion of the re-carpeting project at Pepper Drive School before students return. The County Office of Education has been notified and is in agreement with the waiver. Adoption of the resolution for waiver requires unanimous vote of the Board.

**RECOMMENDATION:**

It is recommended that the Board of Education adopt Resolution No. 1112-02 to authorize approval of an emergency waiver of the formal bid process, per Public Contract Code section 20113, for asbestos abatement and removal at Pepper Drive School.

This recommendation supports the following District goals:

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

**FISCAL IMPACT:**

The fiscal impact will be approximately \$19,958 for asbestos abatement. The cost to remove the additional floor materials will be funded through Capital Improvement Program funds.

**STUDENT ACHIEVEMENT IMPACT:**

This is an emergency support and safety item to ensure student safety and a healthy learning environment.

Motion:		Second:		Vote:		Agenda Item B.1.
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# Santee School District

**SCHOOLS:**

Cajon Park  
Carlton Hills  
Carlton Oaks  
Chet F. Harritt  
Hill Creek  
Pepper Drive  
PRIDE Academy  
at Prospect Avenue  
Rio Seco  
Sycamore Canyon  
Alternative  
Success Program

## PRELIMINARY APPROVAL OF GOVERNING BOARD FOR EMERGENCY WAIVER

August 4, 2011

Lora Duzyk, Assistant Superintendent  
Business Services Division  
San Diego County Office of Education  
6401 Linda Vista Road, Room 609  
San Diego, CA 92111

### RE: EMERGENCY WAIVER REQUEST

Our governing board members have been advised of the circumstances of the need for an emergency contract. A Special Board meeting is scheduled for August 9, 2011, at which the Board is expected to approve an emergency resolution related to:

Abatement of asbestos exposed during re-carpeting project at Pepper Drive School. On July 25, 2011, carpet removal began at this school to replace carpeting in 15 classrooms. Sampling prior to commencement found asbestos in only 4 of the 15 classrooms. During removal of carpeting, asbestos laden floor tiles and mastic were discovered in 7 additional classrooms. The cost estimate for the additional classrooms from Nexon Corporation is \$19,958. As this situation poses a clear and imminent danger, was unforeseen, and jeopardizes our ability to ensure these classrooms are ready and safe to occupy when teachers return on August 29, 2011 and students return on September 6, 2011, it is necessary to execute an emergency contract for asbestos abatement.

A formal resolution will be acted upon by our governing board on August 9, 2011, and a copy will be sent to you so that formal approval from the County Superintendent of Schools may be considered and granted.

Thank you for your prompt attention to this matter. If you have any questions or concerns, please contact me at 619-258-2321 or by e-mail at [karl.christensen@santeesd.net](mailto:karl.christensen@santeesd.net).

Sincerely,

Karl Christensen  
Assistant Superintendent  
Business Services

BOARD OF EDUCATION • Dan Bartholomew, Dustin Burns, Dianne El-Hajj, Ken Fox, Barbara Ryan  
DISTRICT SUPERINTENDENT • Patrick Shaw, Ed.D.

Discussion and/or Action Item B.2.  
Prepared by Karl Christensen  
August 9, 2011

Approval of Contracting with Nexon  
Corporation for Hazmat Materials Removal and  
Abatement at Pepper Drive School

**BACKGROUND:**

The District has used Nexon Corporation to provide hazardous materials removal for several years. This company has continuously provided excellent services and is very familiar with the District's facilities. They have completed many Hazmat removals for the Maintenance & Operations department as well as under the District's Capital Improvement Program.

Asbestos floor tile emergency removal services were necessary for the Pepper Drive New Carpet Project. On July 25, 2011, DFS Flooring began carpet removal and replacement at Pepper Drive School. Old asbestos tile and mastic was found under carpet and under 12 x 12 VCT floors. A resolution declaring the need for an emergency award is on the agenda for this evening. Unanticipated asbestos abatement is necessary to complete the re-carpeting project before the school re-opens. Abatement is scheduled for the week of August 8 and August 16. Re-carpeting will follow the week of August 22. Nexon Corporation had been contracted to complete 4 rooms in the junior high known to have asbestos under the District's annual contract. Nexon Corporation provided a very competitive proposal to our Hazmat Monitoring Consultant, Western Environmental Services for the removal services. The cost for the additional asbestos removal is \$19,958.

**RECOMMENDATION:**

It is recommended that the Board of Education approve contracting with Nexon Corporation for abatement services and removal of hazardous material (asbestos) at Pepper Drive School.

This recommendation supports the following District goals:

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

**FISCAL IMPACT:**

The fiscal impact for asbestos removal services of \$19,958 will be funded from Capital Improvement Program funds, Prop R bond proceeds, and State modernization matching funds.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion		Second:		Vote:		Agenda Item B.2.
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Asbestos x Lead x Mold x Hazardous Materials Remediation x Demolition

July 26th, 2011

Santee Unified School District  
9625 Cuyamaca St.  
Santee, CA 92071  
Attn: Ms. Christlina Becker

Phone (619) 258-2323  
Fax (619) 258-2241

Reference: Pepper Drive School Rooms #9-15  
Subject: Asbestos Abatement Quotation  
Proposal #: P-1652

Dear Ms. Becker,

Nexon Corporation appreciates the opportunity to provide a proposal on your project. Our price is based on the following:

**SCOPE OF WORK:**

Remove and dispose of carpet over asbestos containing floor tile and mastic and double layered tile and mastic in wet areas in classrooms #9-15. If carpet pulls the tile when removed, then carpet will be manifested as asbestos containing materials. Mastic will be removed via mechanical means and will require a 10 day notification to our local Air Pollution Control District. All fees are included in proposal.

**CLARIFICATIONS TO PROPOSAL / TERMS & CONDITIONS:**

**Conditions:**

- o Removal of any other hazardous materials not defined in our scope of work.
- o Performance and/or Payment Bonds are not required on this project.
- o Prevailing Wage rates are included.
- o All power and water needs for the job are to be provided by the owner / client.
- o All Non-Friable waste will be hauled and disposed of at one of the following landfills at Nexon's discretion, Sycamore County Landfill, Miramar City Landfill or La Paz Landfill in Arizona.
- o All Friable asbestos waste will be hauled and disposed of at La Paz Landfill in Arizona.

**Inclusions:**

- o Scope of Work listed Above
- o The affected area will be sprayed with an EPA recognized encapsulation material.
- o Personal air samples will be run during removal procedures and written results will be available.
- o All air samples will be analyzed by an independent third party laboratory.
- o All required Personal Protection Equipment and materials will be provided for

- by Nexon and utilized by our personnel at all times
- o Only personnel certified in the type of work being performed will be allowed in work areas to include but not limited to Asbestos Supervisor / worker, Lead / DHS Certified, HAZ Wopper Certified, Current approved physicals and respirator fit tests
  - o The local Air Pollution Control District , OSHA, DHS and all other agencies will be notified prior to the start of our work as required.

**Exclusions:**

- o Any work not covered in the scope of work.
- o All required third party air monitoring and inspection costs.
- o Preparation of any surfaces for new work.
- o Any patching and or repairing of surfaces.

**OUR PRICE COMPLETE: \$19,958.00**

All work will be conducted in strict compliance with all federal, state and local regulations.

This proposal is valid for 60 days and is subject to any regulatory change that would modify our price.

Thank you for the opportunity to provide a proposal on your project. If you have any additional questions, please feel free to contact me at (858) 571-9100.


Sincerely,  
William Stamper  
Nexon Corporation

**NEXON**  
CORPORATION



Digitally signed by William  
Stamper  
DN: cn=William Stamper,  
o=Nexon Corporation, ou,  
email=estampe@nexon.com, c=US  
Date: 2011.07.26 16:30:42  
-07'00'

ACCEPTANCE: The above proposal, including Scope of Work, Clarifications to Proposal, Conditions, Inclusions, Exclusions, Proposal Amount and Terms of Payment is hereby accepted. This signed Proposal will serve as an authorization for Nexon Corporation to proceed with the scope of work as specified in P-1652.

Company Name: Santee School District Date: 7-29-11  
Print Name: Christina Beckford Title: Dir. M&O & Facilities  
Signature: 

5450 Complex Street, Suite #301 • San Diego, CA 92123 • Phone: 858.571.9100 • Fax: 858.571.9200  
www.nexonco.com • CSLB #897099 • DOSH #916

Consent Item D.3.1.  
Prepared by Karl Christensen  
August 16, 2011

Approval/Ratification of Construction Protection  
Services for Extra Security at Schools Under  
Construction

**BACKGROUND:**

Construction Protection Services (CPS) has been doing security work for Barnhart Balfour Beatty's construction projects for many years and they come highly recommended with excellent competitive hourly rates. Due to recent incidents involving intrusion, theft, and vandalism, administration recommends having CPS strategically placed and used as needed on weekends and some evenings until the schools under construction are completed.

**RECOMMENDATION:**

It is recommended that the Board of Education approve/ratify contracting with Construction Protection Services (CPS) for construction security services as needed on weekends and evenings.

This recommendation supports the following District goals:

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

**FISCAL IMPACT:**

The fiscal impact for CPS is estimated to be \$15 per hour for a total amount of between \$8,500 and \$18,500 for the three schools under construction and will be funded from the Capital Improvement Program budget. Administration is pursuing mitigation of this cost to the District through a sharing arrangement with Barnhart Balfour Beatty.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion		Second		Vote		Agenda Item D.3.1.
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Consent Item D.3.2.  
Prepared by Karl Christensen  
August 16, 2011

Approval/Ratification to Purchase Library  
Stack Shelving Systems for Hill Creek, PRIDE  
Academy and Chet F. Harritt Schools

**BACKGROUND:**

At the June 21, 2011, Board of Education meeting, the Board approved purchase of CH Equipment Library shelving through Culver-Newlin. After the Board meeting, it was discovered that Culver-Newlin is no longer a representative for CH Equipment who manufactures this product. Concepts, School & Office Furnishings is under the North County Educational Purchasing Consortium (NCEPC) and sells this product. This library shelving system was used for the Carlton Hills Library shelving purchase in 2009 and is our current District standard.

Per the Phase II school construction schedule, shelving will be needed for installation at Hill Creek, PRIDE Academy at Prospect Avenue, and Chet F. Harritt schools by fall 2011. Chet F. Harritt School and PRIDE Academy's freestanding book shelving will be purchased for their future additions. It is recommended that Hill Creek School's full new Library Resource Center shelving be ordered and purchased along with PRIDE Academy and Chet F. Harritt School's freestanding book shelving for their future Library Resource Centers. Manufacturing and delivery takes 6-8 weeks and an order is needed as soon as possible.

Carlton Hills School Library Resource Center needs additional book stops and they will be shipped free with these orders.

**RECOMMENDATION:**

It is recommended that the Board of Education authorize administration to procure the needed library shelving systems for the Hill Creek, PRIDE Academy, and Chet F. Harritt projects through Concepts School & Office Furnishings under the North County Educational Purchasing Consortium.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact will be funded from the Capital Improvement Program and is estimated as follow:

\$27,282.83 for Hill Creek  
\$14,212.63 for PRIDE Academy  
\$14,212.63 for Chet F. Harritt  
\$528.84 for Carlton Hills

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item. All fiscal resources impact student achievement.

Motion		Second		Vote		Agenda Item D.3.2.
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