

Discussion and/or Action Item F.1.1. Capital Improvement Program Items on Board Agendas

Prepared by Lisbeth A. Johnson, Ed.D.  
December 4, 2007

**BACKGROUND:**

Since the passage of Prop R in November 2006, it has been necessary to bring items regarding the Capital Facilities Improvements to the Board on a frequent basis for discussion and/or action. The Board requested also that administration provide a consistent tracking process for expenditures that have been approved.

Recently, the Independent Citizens' Oversight Committee (ICOC) requested to be kept informed of Capital Facilities Improvement items that are before the Board for discussion and/or action.

In order to accommodate the above mentioned requests and to allow for an easier clerical tracking method for administration and staff when Board items are considered, for the capital improvement program, the Executive Assistant, Linda Vail recommended to the Superintendent adding an additional subtitle under Consent as well as Discussion and/or Action sections of the agenda called "Capital Improvement Program."

**RECOMMENDATION**

Administration recommends in future Board meeting agendas, all items relating to Modernization or Bond projects will be listed under this new subtitle "Capital Improvement Projects"

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

None known

**STUDENT ACHIEVEMENT IMPACT:**

This is a clerical and organizational recommendation...

Motion:		Second:		Vote:		Agenda Item F.1.1.
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Discussion and/or Action Item F.2.2.  
Prepared by Bill Clark  
December 4, 2007

Update on Quick Start Projects and  
Authorization to Award Bids for Locks,  
Playground Equipment, and Cooling Tower  
Relocation, and Approval to Purchase Capital  
Equipment

**BACKGROUND:**

On March 12, 2007, the Board of Education was provided information regarding planned modernization of school facilities, including projects which could be accomplished without preliminary DSA approval, i.e., "Quick Starts." These projects were again reviewed by the Board during a facilities workshop on July 31, 2007, and include parking, shade shelters, door locks, and playground equipment. Also included were projects to improve and expand turf athletic fields in collaboration with the City of Santee.

**Parking**

The new parking lot at Pepper Drive School, completed at the beginning of this school year, has been well received. As a result, student safety and vehicle traffic have improved. Work is scheduled to start on the planter areas of the lot in January 2008. The City of Santee continues to move forward with their Town Center Park, east of Rio Seco School, and have revised their plans so as to allow for a student drop-off zone and ramped access to school grounds from the park's lot. (Rio Seco diagram attached).

**Shade Shelters**

With the July 31, 2007 Board approval of an energy performance contract with Chevron Energy Solutions (CES), applications were filed with SDG&E for solar installations at Cajon Park School, Rio Seco School, Carlton Oaks School, Hill Creek School, and Carlton Hills School. Solar panels will provide outstanding shade shelters, while also reducing the District's overall energy dependence. In order to qualify for SDG&E incentives, these structures must be complete by December 2008. The District is pursuing agreements with intent to lock in energy savings for years in the future.

**Door Locks**

Bid #2007/08-01-001, Replacement of Exterior Door Locks at Nine Schools, was advertised as legally required and the following bids were opened on Tuesday, November 27, 2007. Each bid was carefully analyzed and the lowest was reviewed and references checked. Upon Board approval, work will be completed by the end of May 2008.

<b>COMPANY</b>	<b>PRICE</b>
<b>Khavari Construction, Inc.</b>	<b>\$232,989.00</b>
<b>San Diego Door &amp; Hardware, Inc.</b>	<b>\$256,000.00</b>
<b>Healy Construction Co.</b>	<b>\$335,769.00</b>

### **Playground Equipment**

Bid #2007/08-03-001, Playground Equipment Installation at PA, CFH, CH, & PD, was advertised as legally required and the following bids were opened on Tuesday, November 27, 2007. Each bid was carefully analyzed and the lowest was reviewed and references checked. Upon Board approval, work will be completed by the end of April 2008. The work consists of that addition of concrete curbing and modified wood fiber, along with the addition of new play equipment at the PA primary playground, the CFH primary playground, the CH intermediate playground, and the PD kindergarten playground. (site plans attached).

<b>COMPANY</b>	<b>PRICE</b>
<b>Zasqueta Contracting, Inc.</b>	<b>\$110,203.00</b>
<b>Nieman Construction Co., Inc.</b>	<b>\$125,700.00</b>
<b>Sturgeon General, Inc.</b>	<b>\$135,000.00</b>
<b>CDM Construction, Inc.</b>	<b>\$174,234.00</b>

### **Cajon Park Cooling Tower Relocation**

Bid #2007/08-03-006, Cajon Park Cooling Tower Relocation, was advertised as legally required and the following bids were opened on Tuesday, November 27, 2007. Each bid was carefully analyzed and the lowest was reviewed and references checked. Upon Board approval, work will be completed by the end of January, 2008. The relocation of the cooling tower is the first step, authorized by the Board at its November 6<sup>th</sup>, 2007 meeting, in preparing for the demolition of the locker building and the construction of the new, two-story addition.

<b>COMPANY</b>	<b>PRICE</b>
<b>Khavari Construction , Inc</b>	<b>\$55,555.00</b>
<b>Whitaker Construction Corp.</b>	<b>\$80,000.00</b>

### **Turf Athletic Field Expansion**

A collaborative effort to improve and expand school grass athletic fields between the City of Santee and the Santee School District, approved by the Board on February 20, 2007, was completed November 30, 2007. Provisions of the agreement with the City detail maintenance responsibilities for each entity. Specifically, the City will "assist the District with seasonal agricultural applications such as aeration, fertilization, overseeding, and weed control, when necessary." District employees are responsible for day-to-day maintenance, including irrigation, mowing, trimming, and pest control. To this end the purchase of a specialized mower from deferred maintenance funds is required at a cost of \$38,000 to support the additional turf added as contemplated as a part of the field improvement project. Additionally, with ever increasing landscape demands, the restoration of a Grounds Maintenance Worker I position was approved by the Board on September 18, 2007. With Padre Dam Municipal Water District support, we expect that field irrigation using reclaimed water will commence at Prospect Avenue School and Carlton Hills School fields in the near future.

**RECOMMENDATION:**

Administration recommends that contracts be awarded to the lowest responsible, responsive bidder as follows:

Khavari Construction, Inc. for Exterior Locks at \$232,989.00,  
Zasqueta Contracting, Inc. for Playground Equipment Installation at \$110,203.00, and  
Khavari Construction, Inc. for Cooling Tower Relocation at \$55,555.00.

Additionally, it is recommended that the Board of Education provide approval to purchase a new mower as identified to support the joint field improvement program at approximately \$38,000 from the restricted maintenance carryover fund leaving a remaining balance of \$82,000 in this fund.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

These projects are funded from the modernization bond fund (\$398,747) and the restricted maintenance carryover fund (\$38,000) for a total fiscal impact of \$436,747.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:		Second:		Vote:		Agenda Item F.2.2.
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# ALL SITES - AS QUICK START

Project Budget Aging Report

## quick start projects (Working Budget)

### Project Aging

Code	Category - Item	Budget	FY 07-08	FY 08-09	FY 09-10	FY 10-11
<b>Funding Sources</b>						
<b>State</b>	<b>State &amp; Federal Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Local</b>	<b>Local District Funding</b>	<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>
21-39	Bond Fund	2,000,000	2,000,000	0	0	0
	bond funds	2,000,000	2,000,000	0	0	0
		0	0	0	0	0
21-62	Debt Svc / Fac or COPS	1,000,000	0	0	500,000	500,000
		0	0	0	0	0
	chert mitigation funds	1,000,000	0	0	500,000	500,000
25-72	Special Res' - Redevelopment	2,000,000	0	1,000,000	1,000,000	0
	dev fee fund	2,000,000	0	1,000,000	1,000,000	0
		0	0	0	0	0
<b>TOTAL FUNDING</b>		<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>
<b>Expenditures</b>						
<b>A</b>	<b>Site Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B</b>	<b>Planning Costs</b>	<b>250,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
6200-050	Other Costs - Planning	250,000	250,000	0	0	0
	chert mitigation planning	250,000	250,000	0	0	0
		0	0	0	0	0
<b>C</b>	<b>Construction Costs</b>	<b>4,650,000</b>	<b>1,068,750</b>	<b>868,750</b>	<b>768,750</b>	<b>1,943,750</b>
6200-070	Main Building Contractor	4,650,000	1,068,750	868,750	768,750	1,943,750
	Playground structures	750,000	150,000	150,000	150,000	300,000
	shade shelters	675,000	168,750	168,750	168,750	168,750
	Security door hardware	425,000	250,000	0	0	175,000
	paving	400,000	100,000	100,000	100,000	100,000
	turf fields	400,000	200,000	100,000	100,000	0
		0	0	0	0	0
	K corner project at CP	300,000	150,000	150,000	0	0
	chert ballfield mitigation project	1,700,000	50,000	200,000	250,000	1,200,000
		0	0	0	0	0
		0	0	0	0	0
<b>D</b>	<b>Construction Testing Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>E</b>	<b>Construction Inspection Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>F</b>	<b>Furniture &amp; Equipment Costs</b>	<b>100,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
6400-000	Furniture & Equipment	100,000	25,000	25,000	25,000	25,000
	workstations	100,000	25,000	25,000	25,000	25,000
		0	0	0	0	0
<b>G</b>	<b>Project Contingency</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENDITURES</b>		<b>5,000,000</b>	<b>1,343,750</b>	<b>893,750</b>	<b>793,750</b>	<b>1,968,750</b>
<b>ENDING BALANCE</b>		<b>0</b>	<b>656,250</b>	<b>762,500</b>	<b>1,468,750</b>	<b>0</b>

	Budget	
Site Cost	0	0%
Soft Cost	350,000	7%
Hard Cost	4,650,000	93%
Contingency	0	0%
=====		
Total Cost	5,000,000	100%
93% Hard Cost (w/o Site)		
No Contingency		

**BUDGET NOTES**

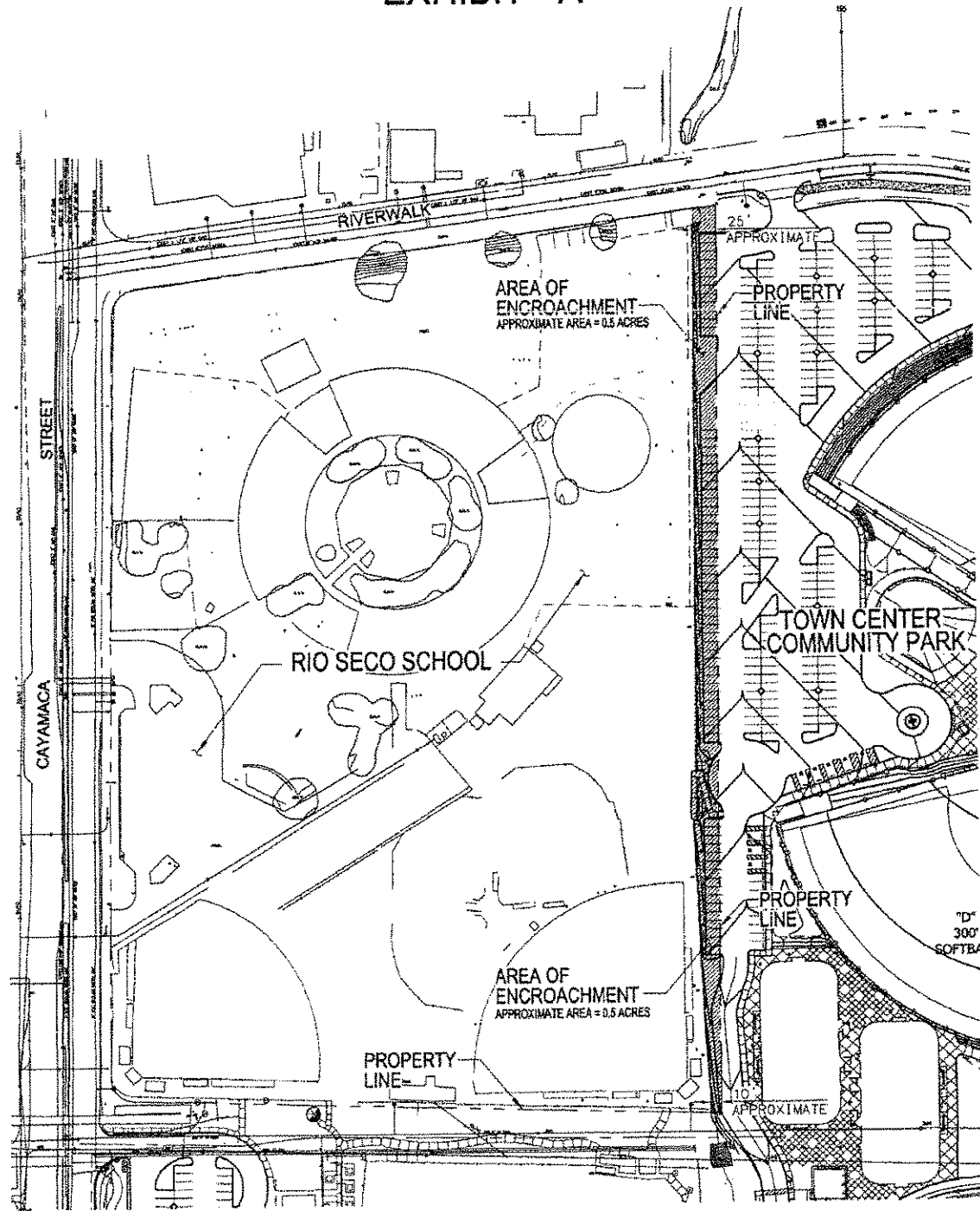
# Sources and Budgets Report

## Account-Ability

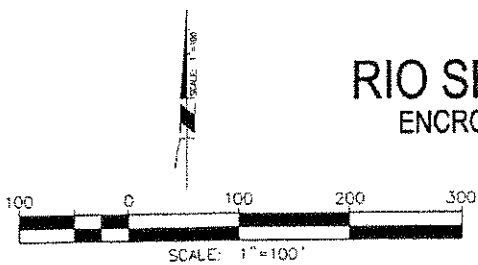
This reports lists projected funding sources and expenditure budgets for multiple projects

Code	Category - Item	ALL SITES AS QUICK START	CHIET 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 CANYON SC STATE MODERNIZATION & ADDITIONS	Totals
<b>State</b>	<b>State &amp; Federal Funding</b>	<b>0</b>	<b>3,394,554</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	3,394,554	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>	<b>5,000,000</b>	<b>7,142,876</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	1,300,000	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	2,233,829	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>		<b>5,000,000</b>	<b>10,537,430</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>1,568,533</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>1,169,498</b>	<b>654,973</b>	<b>12,106,144</b>
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	59,283	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	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	123,807	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	212,895	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>8,336,237</b>	<b>12,993,691</b>	<b>13,753,585</b>	<b>20,188,197</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>103,383,648</b>
6200-070	Main Building Contractor	4,650,000	7,270,035	11,663,859	12,380,741	17,654,468	8,962,311	5,478,672	10,726,340	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	100,555	0	0	0	0	0	100,555
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>	<b>0</b>	<b>218,101</b>	<b>349,916</b>	<b>371,422</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	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>	<b>0</b>	<b>72,700</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>871,181</b>
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>	<b>100,000</b>	<b>72,700</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	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>	<b>0</b>	<b>825,417</b>	<b>1,349,598</b>	<b>1,439,964</b>	<b>832,168</b>	<b>1,019,695</b>	<b>621,495</b>	<b>1,261,687</b>	<b>965,253</b>	<b>507,720</b>	<b>8,822,996</b>
6200-099	Project Contingency	0	825,417	1,349,598	1,439,964	832,168	1,019,695	621,495	1,261,687	965,253	507,720	8,822,996
<b>TOTAL EXPENDITURES</b>		<b>5,000,000</b>	<b>10,537,430</b>	<b>16,495,014</b>	<b>17,471,876</b>	<b>24,230,032</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>128,768,693</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>	<b>1</b>

# EXHIBIT "A"

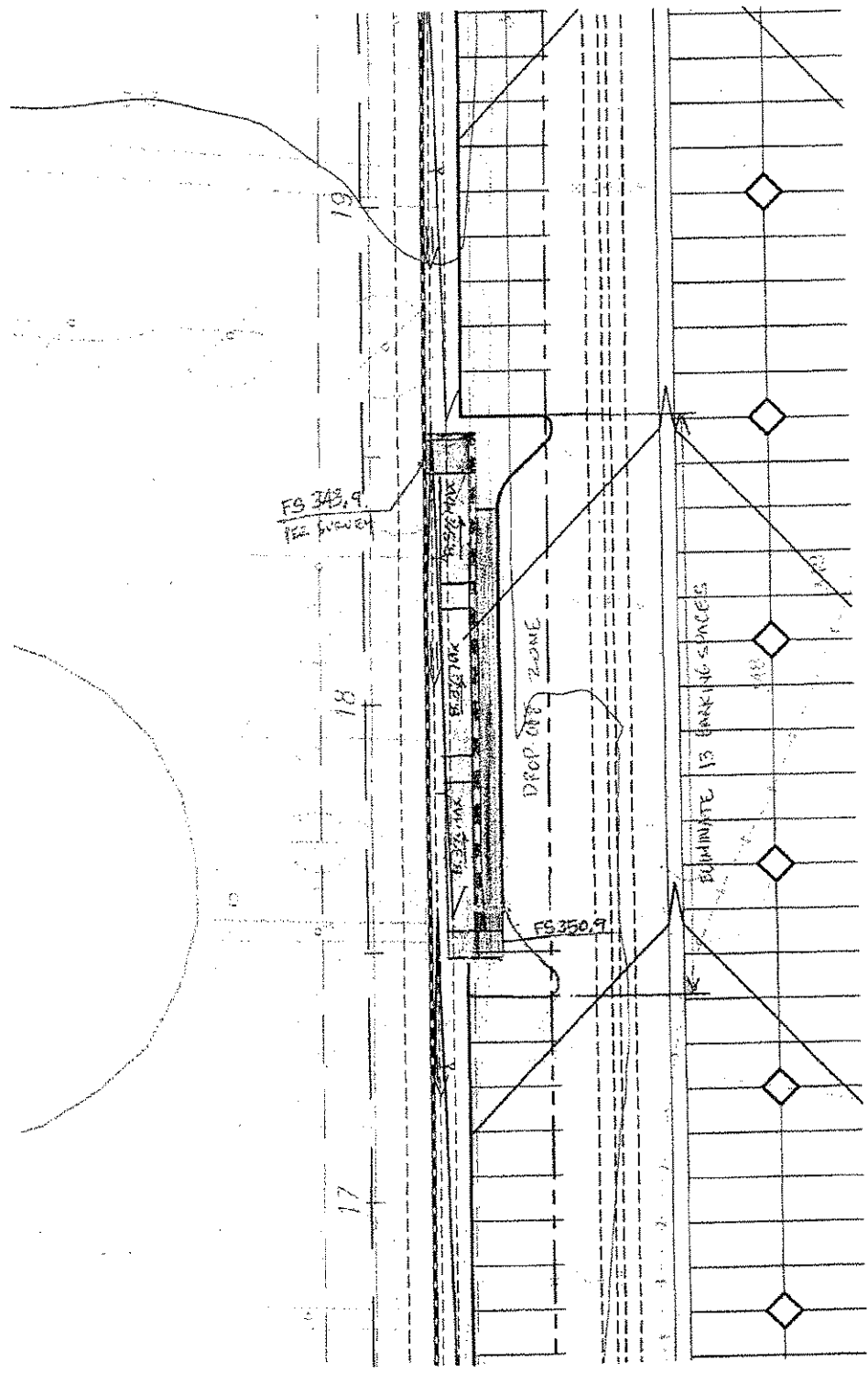


## RIO SECO SCHOOL ENCROACHMENT EXHIBIT



**RBF** PLANNING & DESIGN & CONSTRUCTION  
CONSULTING  
1010 CLAYBROOK LANE, SUITE 100  
SAN DIEGO, CALIFORNIA 92108-3538  
954-554-0000 • FAX 954-554-0001 • WWW.RBF.COM

H:\PDATA\25102632\03\_RIO SECO SCHOOL\LAND EXHIBITS\ENCROACHMENT EXHIBIT\2632-EGREXH.DWG RLEIGHTON 9/19/07 10:13 am







2007

### PLAYMAKERS

"IMPORTANT INFORMATION" -  
SITE OF THE CONSTRUCTION OF  
THIS DESIGN MEETS OR  
EXCEEDS THE REQUIREMENTS  
OF THE FINAL INSPECTION AND WITH  
DOCUMENTED ACTS OF PLAY  
ACTIVITY PERMITTED TO OCCUR  
THE ACCESSIBLE PORTION OF  
THE PLAY STRUCTURE SHALL BE  
UNAVAILABLE BETWEEN  
ALL 7:00 AND 12:00 HOURS

#### SITE PLAN

PROJECT NO.	CR484PM
DATE	09/26/07
SCALE	1/8" = 1'-0"
DRAWN BY	Ralph Turley

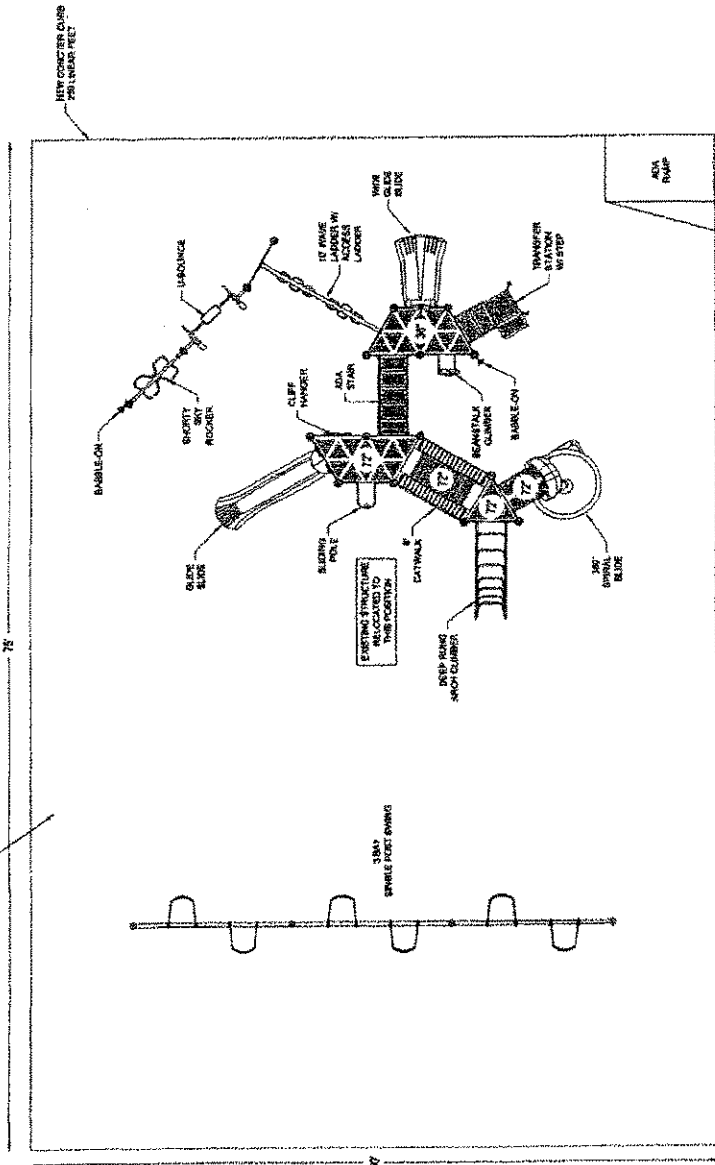
**dave bang associates, inc.**  
P.O. Box 1987 Tustin, CA 92781

## PEPPER DRIVE ELEMENTARY

SANTEE SCHOOL DISTRICT - KINDERGARTEN YARD

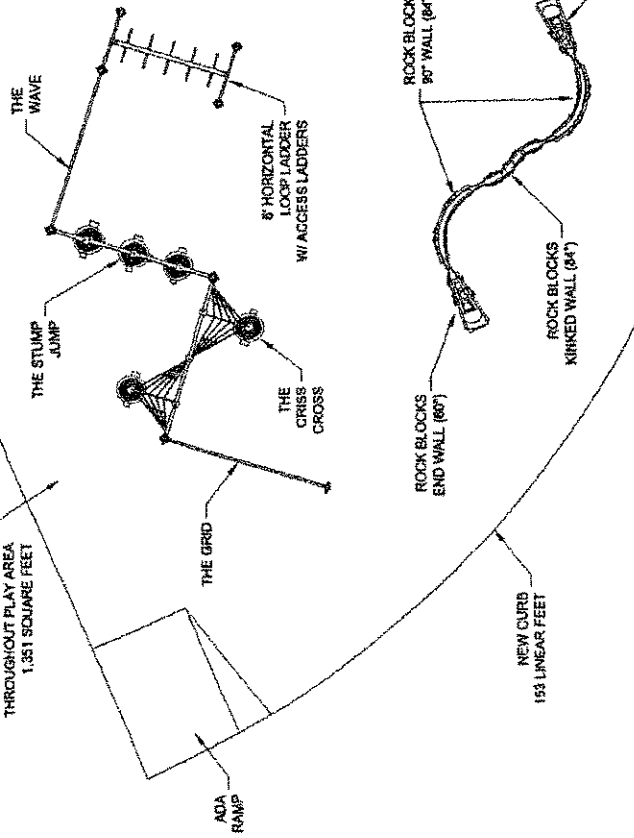
**PLAYWORLD.**  
When these matters.

17' OF ENGINEERED WOOD FIBER  
OVERLAYS ARE TO BE INSTALLED  
AND ANOTHER LAYER OF SAND FILL  
THROUGHOUT PLAY AREA  
3756 SQUARE FEET



NEW CONCRETE CURB  
25' LONG x 4" HIGH

1 1/2" OF ENGINEERED WOOD FIBER  
OVER DRAIN FELT, 2" OF DRAINAGE ROCK  
AND ANOTHER LAYER OF DRAIN FELT  
THROUGHOUT PLAY AREA  
1,351 SQUARE FEET



2007

**CHALLENGERS**

"IMPORTANT INFORMATION"  
THE CHALLENGERS PLAYGROUND SYSTEMS THAT  
THE THROUGH MIDDLE  
ATTACHMENT TO THE CHALLENGERS  
OF THE ADA COMPLIANCE WITH  
AREA INCLUDING AN ACCESSIBLE  
WALKWAY WITH A 1:12 TO  
SLOPE AND A 5:1 RAMP TO  
THE PLAY STRUCTURE.  
2. BENCH PLATES ARE TO BE  
INSTALLED AT THE END OF  
ALL 2" AND 4" INCREMENTS.

**SITE PLAN**

PROJECT NO.	C8520CH
DATE	09/11/07
SCALE	3/16" = 1'-0"
DRAWN BY	Ralph Turney



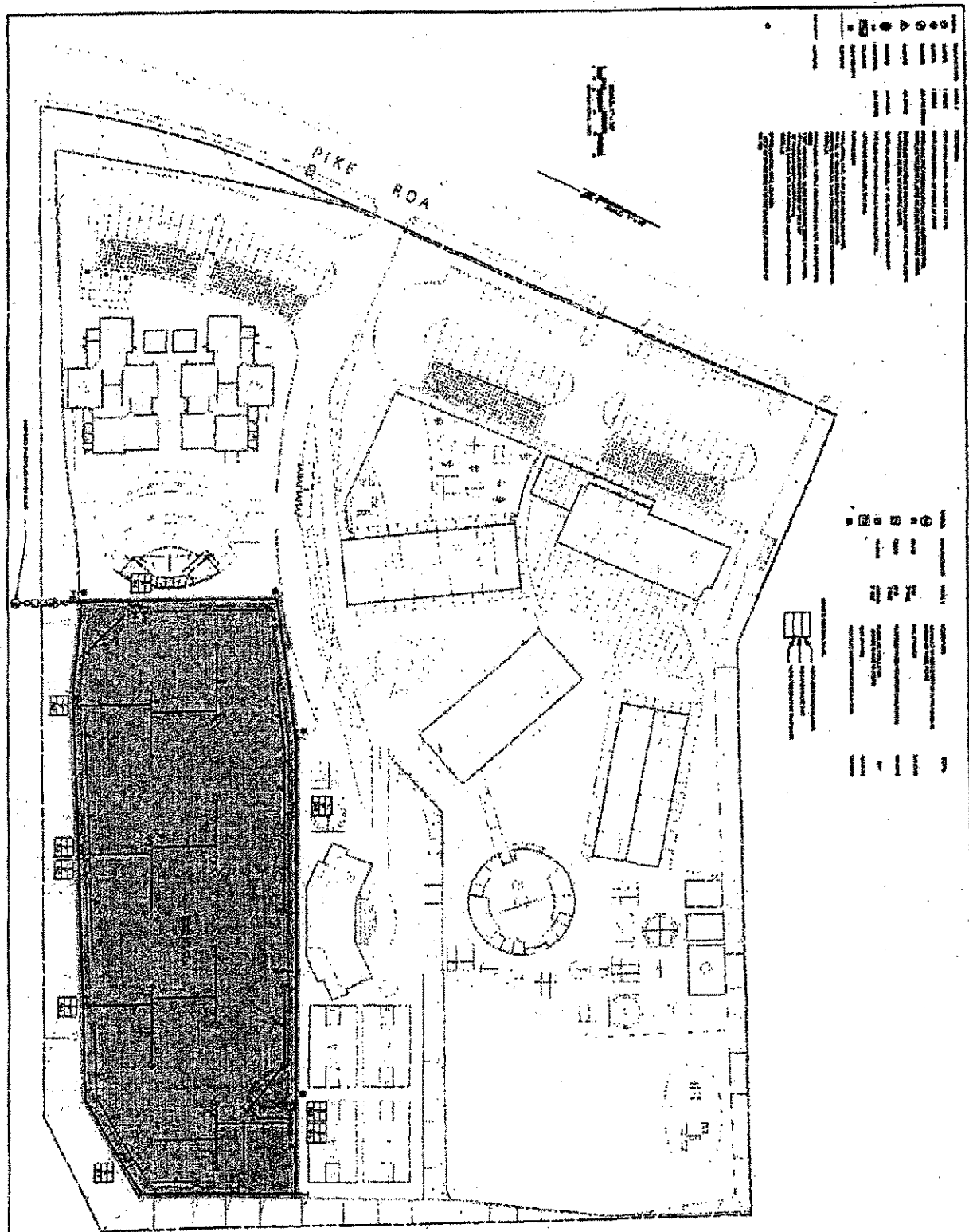
**CARLTON HILLS**  
SANTEE SCHOOL DISTRICT - INTERMEDIATE YARD

**dave bang associates, inc.**  
P.O. Box 1088 Tustin, CA 92781

**PLAYWORLD**  
When Trees Matter™



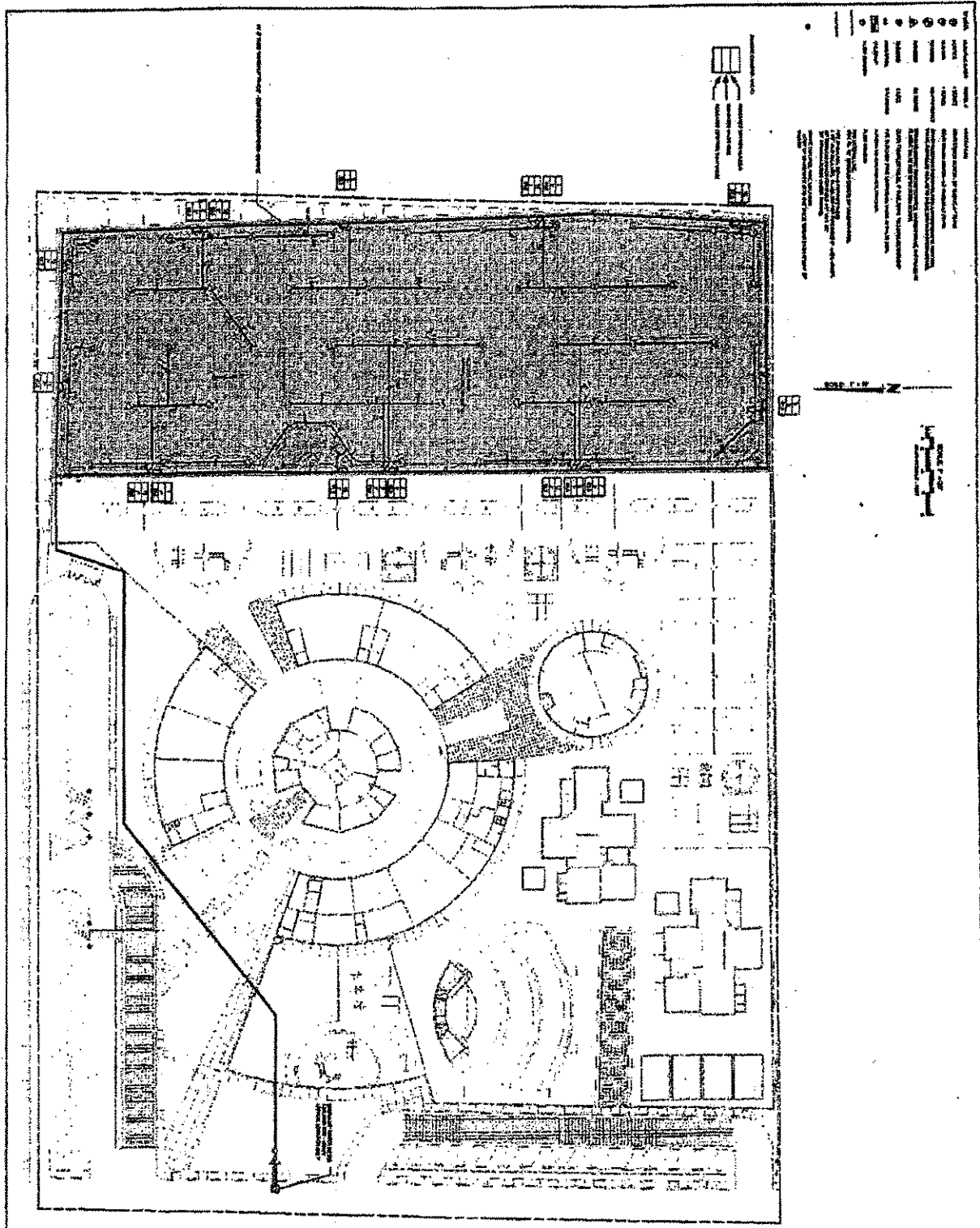




Symbol	Description
(Symbol)	Symbol
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Symbol	Description
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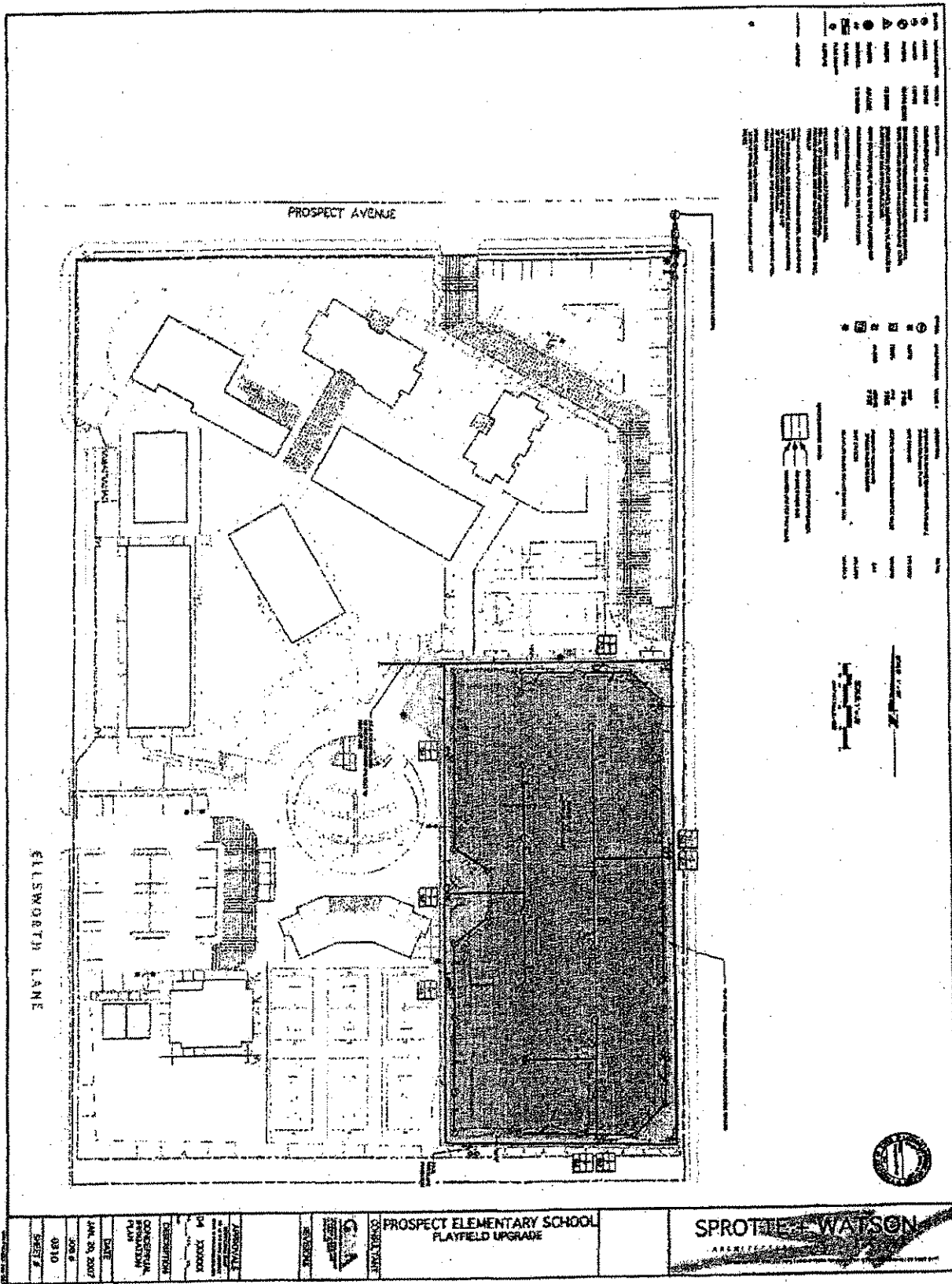
SHEET 0100 0101 0102	DATE MAY 19 1973	DRAWN BY J. WATSON	CHECKED BY J. WATSON	<b>CARLTON HILLS ELEMENTARY SCHOOL PLAYFIELD UPGRADE</b>	<b>SPROTT &amp; WATSON</b> ARCHITECTS
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DATE	11/15/11
BY	J. WATSON
CHECKED BY	J. WATSON
APP. BY	J. WATSON
SCALE	AS SHOWN
PROJECT NO.	11-0000
CLIENT	SPROTT & WATSON
LOCATION	HILL CREEK ELEMENTARY SCHOOL
DESCRIPTION	PLAYFIELD UPGRADE

HILL CREEK  
ELEMENTARY SCHOOL  
PLAYFIELD UPGRADE

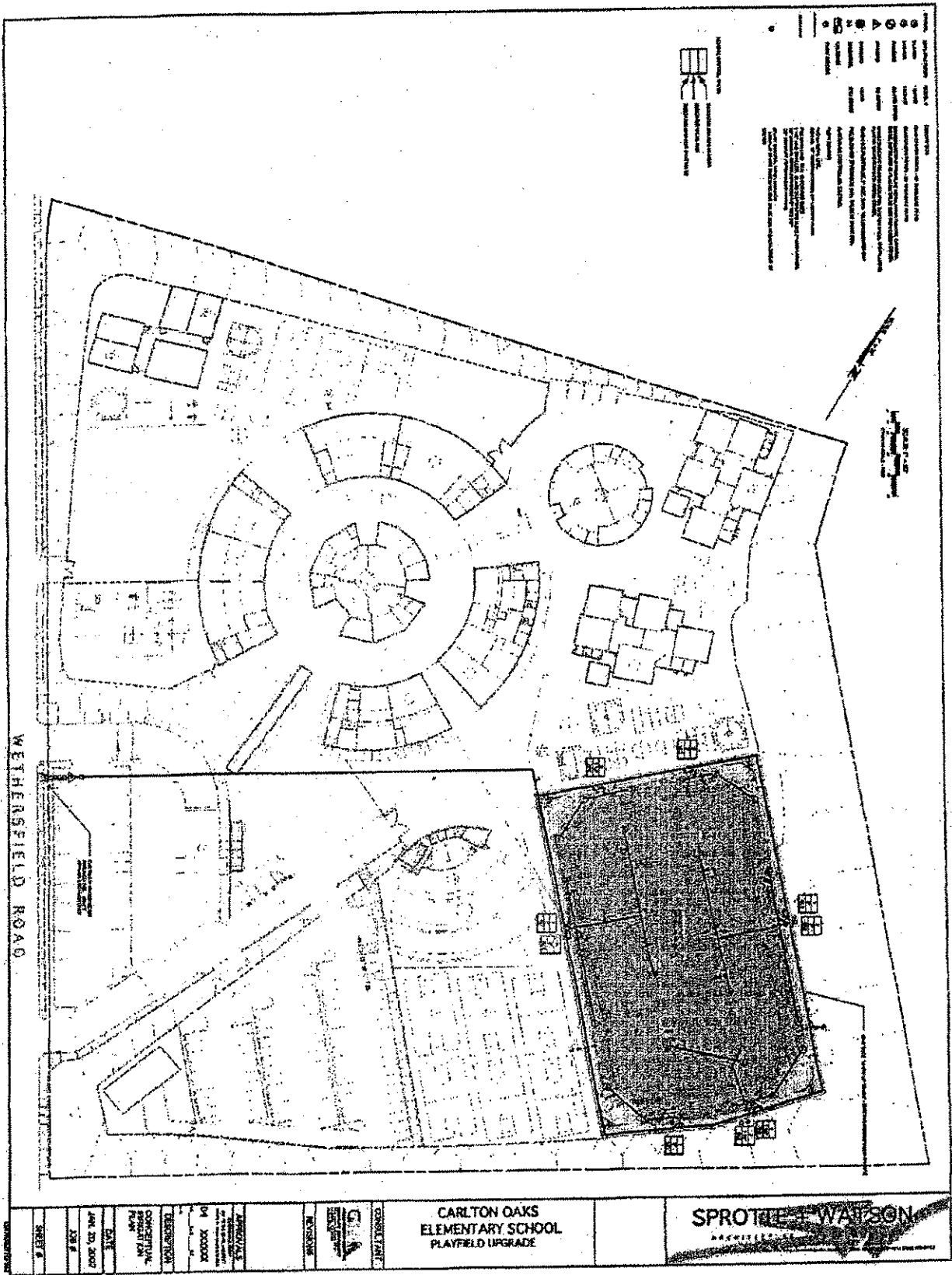
**SPROTT & WATSON**  
ARCHITECTS



DATE	JAN 20, 2007
DRAWN BY	JOB #
CHECKED BY	0910
SCALE	SHEET #
DESCRIPTION	
CONSTRUCTION	
PERMIT	
PLAN	
NO. 100000	
DATE	
BY	
PROJECT	

PROSPECT ELEMENTARY SCHOOL  
PLAYFIELD UPGRADE

**SPROTTE & WATSON**  
ARCHITECTS



SHEET # \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PROJECT # \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
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 PROJECT # \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_  
 PROJECT # \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

**CONTRACTOR**  
**CMA**  
**CONSTRUCTION MANAGEMENT ASSOCIATES**  
**INC.**  
**1000 W. 10TH ST.**  
**MINNEAPOLIS, MN 55404**  
**TEL: 612-338-1111**  
**FAX: 612-338-1112**  
**WWW.CMA-CM.AS**

**OWNER**  
**CARLTON OAKS**  
**ELEMENTARY SCHOOL**  
**PLAYFIELD UPGRADE**

**SPROTT & WATSON**  
**ARCHITECTS**  
**1000 W. 10TH ST.**  
**MINNEAPOLIS, MN 55404**  
**TEL: 612-338-1111**  
**FAX: 612-338-1112**  
**WWW.SPROTTANDWATSON.COM**



**BACKGROUND:**

Believe it or not, we are beginning to see the light at the end of the tunnel with Capital Improvement Projects including Modernization and Bond implementation of the construction schedule. Tonight administration will present a generic timeline for Phase I schools that includes the packing/moving process for school staff as each building on the campus is modernized and as new construction begins. The process is slated to begin after STAR testing although sharing the timeline this early with staff can assist them in planning from January 2008 through the testing period.

Because we missed the October Board workshop due to the fires and late January is the next Board workshop, a brief discussion will be held this evening about this topic. Principals have been alerted about this draft timeline and staffs are beginning to meet to address their needs in the process at each school.

**RECOMMENDATION:**

Administration requests Board discussion about the timeline and needs of each campus.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The Fiscal impact of Modernization and new bond construction is \$165 million with a \$127 million scope planned at this time.

**STUDENT ACHIEVEMENT:**

The modernization of classroom learning environments and new learning environments is a major factor that will support increasing student achievement.

Motion:		Second:		Vote:		Agenda Item F.2.3.
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**SAMPLE  
CONSTRUCTION/PHASING SCHEDULE  
(Buildings Vary By School)**

Spring Break	March 15 – 30, 2008
Star Testing No construction during this period.	May 5 - 20, 2008
School vacates Modernization Phase 1A buildings	May 26, 2008
Start Construction – Modernization Phase 1A Phase 1A to include: (Classroom Bldg)	May 29, 2008
Last Day of School	June 12, 2008
School vacates Modernization Phase 1B buildings	June 13 -17, 2008
Start Construction – Modernization Phase 1B Phase 1B to include (Kindergartens), (Administration), electrical infrastructure,	June 18, 2008
Complete Construction Modernization Phase 1A and 1B	August 11, 2008
School moves back into Phase 1A and 1B Buildings and Vacates Phase 2 Buildings	August 11-15, 2008
School Starts Exact date needs to be confirmed.	August 18, 2008 (tentative)
Start Construction – New Classroom Building	August 18, 2008 (tentative)
Start Construction – Modernization Phase 2 Phase 2 to include: Building (Classroom Bldg)	August 18, 2008 (tentative)
Complete Construction – Modernization Phase 2	September 26, 2008
School moves back into Phase 2 Buildings and Vacates Phase 3 Buildings	Sept 26 – 30, 2008
Start Construction - Modernization Phase 3 Phase 3 includes: Building (Classroom Bldg) – all spaces except chiller room which remains operational for remaining Bldgs	October 1, 2008
Complete Construction – Modernization Phase 3	November 21, 2008
School moves back into Phase 3 Buildings and Vacates Phase 4 Buildings	November 21 – 28, 2008

Thanksgiving Holiday Exact dates to be confirmed	Nov 26 – 28, 2008 (tentative)
Start Construction – Modernization Phase 4 Phase 4 includes: Building (Round Library/Tech)	December 1, 2008
Complete Construction – Modernization Phase 4	March 14, 2009
Spring Break Exact dates need to be confirmed	March 17 – 30, 2009 (tentative)
School moves into Phase 4 Buildings and Vacates Phase 5 Buildings	March 17 – 20, 2009
Start Construction – Modernization Phase 5 Phase 5 includes: Building (Multipurpose/Media Center)	March 21, 2009
Star Testing Exact dates to be determined. No construction during this period.	April 28- May 9, 2009 (tentative)
Complete Construction – Phase 5	April 30, 2009
Complete Construction – New Classroom Building	May 1, 2009
School occupies new 2-story Classroom Building	May 1-15, 2009
Start Construction – Modernization Phase 6 Phase 6 to include: Remove chiller, complete upgrades to chiller room	May 1, 2009
Complete Construction – Modernization Phase 6	May 15, 2009
All construction complete including punch list and project close out	May 30, 2009

**BACKGROUND:**

The Board of Education directed administration to make every effort to secure State funding to complete capital improvement projects. State funding goals were established during the modernization bond campaign:

	<b>Goal</b>	<b>Current Expected Funds</b>	<b>Difference</b>
<b>Modernization</b>	\$20,000,000	\$25,500,000	\$5,500,000
<b>Joint Use</b>	\$5,000,000	\$7,800,000	\$2,800,000
<b>New Construction</b>	\$0	\$3,600,000	\$3,600,000
<b>TOTAL</b>	\$25,000,000	\$36,900,000	\$11,900,00

During the past few months, administration has been working to review developmental growth and in this process our state new construction funding eligibility. In 2000, the District had modernization eligibility but no eligibility in new construction grants for increased classroom space. It now appears the District has an optimum chance to qualify for new construction funding. With the new construction baseline eligibility, we can charge level 2 developer fees or above this level.

In anticipation of this occurring in addition to the state increase of the level 1 fee rate on or about January 23, 2008, administration will be bringing forth at the December 18, 2007 Board meeting, a recommendation for approval of a consultant to complete a school fee justification study to collect level 1 fees and a school facility needs analysis (SFNA) to collect level 2 fees. This is a mandated report requirement to continue to collect school fees and justification to increase the school fees.

**RECOMMENDATION:**

This is an information item in preparation for authorization to submit State funding applications and adoption of new developer fee rates. No action is required at this time.

This recommendation supports the following District goals:

- 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:**

There is no fiscal impact at this time, however, it is anticipated that the District could qualify for new construction funding of \$3,600,000 and an increase in developer fee funding.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to new construction development projects. Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:		Second:		Vote:		Agenda Item F.2.4.
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**BACKGROUND:**

The District is preparing to begin major modernization and new construction projects. The District has not engaged in developing major capital improvement projects in more than 20 years. Capital improvement projects are by nature disruptive and produce many unexpected developments. Therefore, administration wishes to discuss communication and other planning strategies to ensure that the uncertainty and risk associated with major capital improvement projects are managed effectively.

Project Risk

Capital improvement development risk can be summarized under the following:

- Quality and Safety
- Cost Management
- Time Management
- Scope and Change Order Management
- Procurement and Contracts
- People Management
- Information Management
- External Influences

In addition, change orders for each construction project will be a nominal part of the process. Change orders can be divided into the following four categories:

District Additions and Changes
Unforeseen Site Conditions
Contractor Coordination Items
Architect Clarifications

The industry standard that is reasonable for such projects as the District is engaging in is 2%-3% and there is a contingency budget in the scope budget for the District's Capital Improvement Program of 10%.

Tonight, administration invited Sprotte Watson Architects to join us in summarizing how they will use the construction management strategies from the "Big Sister" project in Cajon Valley School District to reduce the change orders for the "Big Sister" construction project in Santee.

**RECOMMENDATION:**

Administration requests Board discussion and direction regarding the management of construction project risk as we prepare to begin major capital improvements in the District. No action is required; as this item is for information only.

**FISCAL IMPACT:**

The current estimated capital improvement funding expenditure to complete the Cajon Park School Capital Improvement Program is estimated at \$18,000,000 in construction.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to new construction development projects. Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:		Second:		Vote:		Agenda Item F.2.5.
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Discussion and/or Action Item F.2.7.  
Prepared by Bill Clark  
December 4, 2007

Approval of Memorandum of Understanding with  
Barratt American

**BACKGROUND:**

The District has been meeting with Barratt American to prepare a Memorandum of Understanding (MOU) about the level of fees applicable to the enrollment and learning environment impact on schools and classrooms in the District. The MOU outlines the requirements necessary to resolve how the K-8 educational needs of new students from the Fanita Ranch Project will be fully met. The MOU will be distributed to the Board and available to the public at the Board meeting.

The creation of the MOU serves to guide the District and Barratt American in the development of a School Facilities Mitigation Plan (Plan) to address the needs and requirement for providing adequate and appropriate school facilities and programs within the Fanita Ranch development project. The Plan will be developed taking into consideration the time needed to plan school facilities, obtain necessary State and local approvals, and implement State and/or local financing programs. The Plan will be completed prior to the recording of the First Tentative Tract Map within the Fanita Ranch development project.

**RECOMMENDATION:**

It is recommended that the Board of Education review, comment, and approve the Memorandum of Understanding with Barratt American which outlines the requirements necessary to develop the final School Facilities Mitigation Plan.

This recommendation supports the following District goals:

- 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 mitigation impact of the Fanita Ranch project is estimated to be between \$10 million to \$20 million. The Memorandum of Understanding with Barratt American outlines the requirements necessary to develop a final School Facilities Mitigation Plan. The negotiated fiscal impact will be included in the final School Facilities Mitigation Plan and brought forth to the Board of Education for approval at a later date.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to the Fanita Ranch Project development. Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:		Second:		Vote:		Agenda Item F.2.7.
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Discussion and/or Action Item F.3.4. Colbi Account-Ability Services  
Prepared by Bill Clark  
December 18, 2007

**BACKGROUND:**

Administration shared the Colbi Account-Ability reporting with the Board of Education and the Independent Citizens Oversight Committee (ICOC) as the District utilizes the Bond funds. The Colbi Account-Ability software system displays a detailed accounting of Bond fund expenditures. The software system also offers Office of Public School Construction accounting audit reports and is capable of project budget development and producing tracking reports.

The Colbi software was approved by the Board of Education at its May 15, 2007 meeting as part of the facilities planning consortium agreement with the San Diego County Office of Education (SDCOE). The software was purchased and installed. The first \$10 million in encumbrances through the system was inputted and monitored by SDCOE at no charge. Any future encumbrances will be charged by SDCOE a fee of one tenth of one percent (.0010). Estimated expenses for this service of the accounting software for the Capital Improvement Program will be approximately \$20,000 for the 2007-08 fiscal year.

**RECOMMENDATION:**

It is recommended that the Board of Education approve the services of the San Diego County Office of Education to continue the facilities planning input and monitoring of the Colbi software at the fee of one tenth of one percent (.0010).

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

Cost estimates to modernize our facilities total approximately \$128,769,000. The first \$10 million in encumbrances through the system was inputted and monitored by SDCOE at no charge. Any future encumbrances will be charged by SDCOE at a fee of one tenth of one percent (.0010). Estimated expenses for this service of the accounting software for the Capital Improvement Program will be approximately \$20,000 for the 2007-08 fiscal year. This expense is charged to the Capital Facilities Fund.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:	<i>El-Hajj</i>	Second:	<i>Carlisle</i>	Vote:	<i>4-0</i>	Agenda Item F.3.4.
						<i>Burns - abstain</i>

# ALL SITES - AS QUICK START

Project Budget Aging Report

## quick start projects (Working Budget)

			Project Aging				
Code	Category - Item	Budget	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
<b>Funding Sources</b>							
State	State & Federal Funding	0	0	0	0	0	0
<b>Local</b>	<b>Local District Funding</b>	<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>
21-39	Bond Fund	2,000,000	2,000,000	0	0	0	0
	Bond Funds	2,000,000	2,000,000	0	0	0	0
		0	0	0	0	0	0
21-62	Debt Svc / Fac or COPS	1,000,000	0	0	500,000	500,000	0
		0	0	0	0	0	0
	Chet Mitigation Funds	1,000,000	0	0	500,000	500,000	0
25-72	Special Res <sup>1</sup> - Redevelopment	2,000,000	0	1,000,000	1,000,000	0	0
	Dev Fee Fund	2,000,000	0	1,000,000	1,000,000	0	0
		0	0	0	0	0	0
<b>TOTAL FUNDING</b>		<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>
<b>Expenditures</b>							
<b>A</b>	<b>Site Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B</b>	<b>Planning Costs</b>	<b>250,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
6200-050	Other Costs - Planning	250,000	250,000	0	0	0	0
	Consulting/Legal	75,000	75,000	0	0	0	0
	Design Management Fees	175,000	175,000	0	0	0	0
<b>C</b>	<b>Construction Costs</b>	<b>4,650,000</b>	<b>1,723,750</b>	<b>948,750</b>	<b>848,750</b>	<b>1,128,750</b>	<b>0</b>
6200-070	Main Building Contractor	4,650,000	1,723,750	948,750	848,750	1,128,750	0
	Playground Structures	750,000	150,000	150,000	150,000	300,000	0
	Shade Shelters	675,000	168,750	168,750	168,750	168,750	0
	Security Door Hardware	425,000	250,000	0	0	175,000	0
	Paving	950,000	475,000	190,000	190,000	95,000	0
		0	0	0	0	0	0
		0	0	0	0	0	0
	Kinder Corner Project at CP	300,000	150,000	150,000	0	0	0
	Ballfield Mitigation Project	350,000	50,000	50,000	100,000	150,000	0
	Path of Knowledge	1,200,000	480,000	240,000	240,000	240,000	0
		0	0	0	0	0	0
<b>D</b>	<b>Construction Testing Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>E</b>	<b>Construction Inspection Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>F</b>	<b>Furniture &amp; Equipment Costs</b>	<b>100,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>0</b>
6400-000	Furniture & Equipment	100,000	25,000	25,000	25,000	25,000	0
	Workstations	100,000	25,000	25,000	25,000	25,000	0
		0	0	0	0	0	0
<b>G</b>	<b>Project Contingency</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENDITURES</b>		<b>5,000,000</b>	<b>1,998,750</b>	<b>973,750</b>	<b>873,750</b>	<b>1,153,750</b>	<b>0</b>
<b>ENDING BALANCE</b>		<b>0</b>	<b>1,250</b>	<b>27,500</b>	<b>653,750</b>	<b>0</b>	<b>0</b>

	Budget	
Site Cost	0	0%
Soft Cost	350,000	7%
Hard Cost	4,650,000	93%
Contingency	0	0%
=====		
Total Cost	5,000,000	100%
93% Hard Cost (w/o Site)		
No Contingency		

**BUDGET NOTES**

Discussion and/or Action Item F.3.3.  
Prepared by Bill Clark  
December 18, 2007

Authorization to Seek Performance Auditors,  
Contract Services, and Legal Contract Review  
for the Independent Citizens Oversight  
Committee Capital Improvement Program

## **BACKGROUND:**

In addition to the annual financial audit, a program performance audit in accordance with Proposition 39 for the Independent Citizens Oversight Committee (ICOC). The audit services should include:

- Annual Program Review and Progress Report
- Organizational Review
- Operational Controls
- Consultant Procurement
- Construction Methods
- Review Construction Financial Tools
- Advanced Planning, Scheduling and Estimating
- Contract Review
- Process Improvement Recommendations
- Change Order Review
- Financial Closeout and Capitalization
- Master Planning
- Project Budgeting, Scope and Schedule Controls
- Recommendations for Future Bond Issues

On December 5, 2007, Mr. Anthony Fulton of AF Consultants presented a services summary to the Independent Citizens Oversight Committee (ICOC). Mr. Fulton was recommended by ICOC member Chris Cate of the Taxpayers' Association for his work with Gafcon and other local school districts. AF Consultants, Anthony Fulton, completed the performance audit and program recommendations for both the Grossmont/Cuyamaca Bond program and the Grossmont High School District Bond program. Mr. Fulton retired from SDSU as the University Architect and Director of Facilities Planning, Design and Construction. In addition to being a local firm, Mr. Fulton is fully qualified. After calling multiple school districts and organizations including Grossmont UHSD, Grossmont/Cuyamaca College District, San Diego County Office of Education, the Taxpayers' Association, and Gafcon, it was determined AF consulting is the only local consultant at this time providing these services.

On December 5, 2007, the ICOC voted in favor of recommending that the Board move forward with the selection and procurement of a performance auditor and asked to have some input into the services that would be contracted. Since the area of expertise of Bond program performance auditing is a very specialized area of consulting with a very limited number of qualified and experienced candidates, the ICOC requests Board approval of AF Consultants to provide program performance audit services.

**RECOMMENDATION:**

It is recommended that the Board of Education authorize administration to seek performance auditors, contract services, and legal contract review for the ICOC/Capital Improvement Program.

This item supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact for an ICOC performance audit report and program improvement services is \$20,000 and will be funded from the Capital Facilities Fund 25.

**STUDENT ACHIEVEMENT IMPACT:**

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

*no action*

Motion:		Second:		Vote:		Agenda Item F.3.3.
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# ALL SITES - AS QUICK START

Project Budget Aging Report

## quick start projects (Working Budget)

			Project Aging				
Code	Category - Item	Budget	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
<b>Funding Sources</b>							
<b>State</b>	<b>State &amp; Federal Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Local</b>	<b>Local District Funding</b>	<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>
21-39	Bond Fund	2,000,000	2,000,000	0	0	0	0
	Bond Funds	2,000,000	2,000,000	0	0	0	0
		0	0	0	0	0	0
21-62	Debt Svc / Fac or COPS	1,000,000	0	0	500,000	500,000	0
		0	0	0	0	0	0
	Chet Mitigation Funds	1,000,000	0	0	500,000	500,000	0
25-72	Special Res' - Redevelopment	2,000,000	0	1,000,000	1,000,000	0	0
	Dev Fee Fund	2,000,000	0	1,000,000	1,000,000	0	0
		0	0	0	0	0	0
<b>TOTAL FUNDING</b>		<b>5,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>
<b>Expenditures</b>							
<b>A</b>	<b>Site Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B</b>	<b>Planning Costs</b>	<b>250,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
6200-050	Other Costs - Planning	250,000	250,000	0	0	0	0
	Consulting/Legal	75,000	75,000	0	0	0	0
	Design Management Fees	175,000	175,000	0	0	0	0
<b>C</b>	<b>Construction Costs</b>	<b>4,650,000</b>	<b>1,723,750</b>	<b>948,750</b>	<b>848,750</b>	<b>1,128,750</b>	<b>0</b>
6200-070	Main Building Contractor	4,650,000	1,723,750	948,750	848,750	1,128,750	0
	Playground Structures	750,000	150,000	150,000	150,000	300,000	0
	Shade Shelters	675,000	168,750	168,750	168,750	168,750	0
	Security Door Hardware	425,000	250,000	0	0	175,000	0
	Paving	950,000	475,000	190,000	190,000	95,000	0
		0	0	0	0	0	0
		0	0	0	0	0	0
	Kinder Corner Project at CP	300,000	150,000	150,000	0	0	0
	Ballfield Mitigation Project	350,000	50,000	50,000	100,000	150,000	0
	Path of Knowledge	1,200,000	480,000	240,000	240,000	240,000	0
		0	0	0	0	0	0
<b>D</b>	<b>Construction Testing Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>E</b>	<b>Construction Inspection Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>F</b>	<b>Furniture &amp; Equipment Costs</b>	<b>100,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>0</b>
6400-000	Furniture & Equipment	100,000	25,000	25,000	25,000	25,000	0
	Workstations	100,000	25,000	25,000	25,000	25,000	0
		0	0	0	0	0	0
<b>G</b>	<b>Project Contingency</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENDITURES</b>		<b>5,000,000</b>	<b>1,998,750</b>	<b>973,750</b>	<b>873,750</b>	<b>1,153,750</b>	<b>0</b>
<b>ENDING BALANCE</b>		<b>0</b>	<b>1,250</b>	<b>27,500</b>	<b>653,750</b>	<b>0</b>	<b>0</b>

	Budget	
Site Cost	0	0%
Soft Cost	350,000	7%
Hard Cost	4,650,000	93%
Contingency	0	0%
=====		
<b>Total Cost</b>	<b>5,000,000</b>	<b>100%</b>
93% Hard Cost (w/o Site)		
No Contingency		

**BUDGET NOTES**

**BACKGROUND:**

On June 5, 2007, administration presented to the Board of Education a draft site plan showing the possible relocation of the Santee Pioneer Little League fields to Chet F. Harritt School. A plan for transferring like-to-like dimensions from Santee School to Chet F. Harritt was included in the presentation. The Board directed administration to develop a proposal, gather input from the City of Santee staff, and Little League representatives regarding the relocation of the fields to Chet F. Harritt School. Additionally, administration was directed to prepare a formal cost analysis, project timeline, and funding plan.

Additionally, an environmental impact report was prepared which includes recommendations to mitigate lighting and sound impacts. The report summary and timeline is included with this item.

Relocation Design

Input was gathered from all key stakeholders regarding the design of the ballfields (see attached design). The two points remaining unresolved are:

1. the size and location of the restrooms/snack bar, and
2. the number of fields that will be lighted.

Formal Cost Analysis

A formal budget was prepared jointly with District and City staff (see attached estimate of probable costs). A difference of \$292,787 exists between District plan estimates and City experience costs. This difference does not include mitigation costs of approximately \$85,000 for a sound wall. The proposed mitigation document and timeline is attached to this item for review.

Project Timeline

The following major milestones were identified for project planning purposes:

Complete Design Phase	Spring 2008
Complete Final Cost Estimates	Spring 2008
Complete Construction Schedule and Timeline	Spring 2008
Complete Environmental Impact Report process	Spring 2008
Complete Joint Use Agreement with the City of Santee	Spring 2008
Complete Bid Process	Summer 2008
Begin Construction	Fall 2008
Complete Construction	Spring 2009

**RECOMMENDATION:**

Administration requests:

- ① Board discussion and approval of the proposed ballfield site design;
- ② Board discussion and approval of the proposed construction timeline;
- 3. Board discussion of the Environmental Impact Report document and timeline;
- ④ Board direction about how to resolve cost overruns currently identified in the construction estimates; and
- ⑤ Board authorization to develop a format funding plan to include the project scope modifications and joint use and grant funding sources.

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fan  
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*Ryan  
Carlesle  
3-2  
Burrma  
El-Hajj  
NO*

These recommendations support the following goals:

- 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 relocation of the Santee School site Little League ballfields to Chet F. Harritt School, using like-to-like dimensions in the designs is estimated not to exceed \$1,000,000.

**STUDENT ACHIEVEMENT IMPACT:**

District students access and use fields during regular school hours, creating recreational opportunities which benefit all students in the District.

Motion:		Second:		Vote:		Agenda Item F.3.1.
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# **SECTION 1.0 INTRODUCTION**

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## **1.1 PROJECT NEED AND OBJECTIVES**

The Santee School District (the District) maintains and operates the Chet F. Harritt School, located at 8120 Arlette Street in Santee, California. The City of Santee has a shortage of park/open space, and with the demolition of the Santee School and the pending removal of adjacent baseball fields, there is a need to replace this community facility. The Chet F. Harritt School opened in 1966 and has an adjacent underutilized dirt and paved field that mainly serves as a site for school recreational activities.

The project at Chet F. Harritt School will create three ball fields that will replace the four fields that occupied the Santee School site at Cottonwood Avenue and Mission Gorge Road. Fields will be utilized primarily by two youth sports leagues: Santee National Pioneer Little League (SNPLL) and Santee American Youth Soccer Organization (AYSO).

## **1.2 PROJECT LOCATION AND DESCRIPTION SUMMARY**

The Chet F. Harritt School is located at 8120 Arlette Street in Santee, California. The K-8 school occupies approximately 11.5 acres (conversation with E. Marrone, City of Santee Planning Department) in southwestern Santee and is situated one mile south of State Route 52 (SR-52) and approximately one mile west of State Route 125 (SR-125). The proposed project will upgrade the existing ball fields located at the Chet F. Harritt School. This process will involve the construction of three ball fields on vacant land underutilized by the school. Little League facilities currently located at the old Santee School site at Cottonwood Avenue and Mission Gorge Road will be demolished and relocated to the Chet F. Harritt School. Two fields will be located at the northern end of the project site, immediately adjacent to an existing mobile home park. Another field will be located at the southern end of the project site. Two of the fields will be lighted in order to facilitate nighttime usage. Construction of the ball fields will include the removal of existing concrete and asphalt, light grading, irrigation, installation of sod, installation of fencing, construction of a backstop, construction of multiple covered bleacher seating areas, construction of an approximate 45-foot by 20-foot restroom and concession stand, construction of a batting cage, and construction of an approximate 20-foot by 20-foot storage shed to house field maintenance equipment.

The project will utilize the latest innovation in sports lighting, Sports Lighting Green, created by Musco Lighting. Sports Lighting Green uses an innovative visor and reflector system to concentrate light on the field and reduce spill light into surrounding residences. The system will



also reduce the noise usually associated with field lighting ("ballast hum") by utilizing noise-reducing coatings.

Use of the fields will be shared by two sports leagues: Santee AYSO (Region 341) and SNPLL. AYSO will have use of the fields yearly from June 18 to September 17 during the hours of 4 p.m. to 8 p.m. Monday through Friday and 7 a.m. to 8 p.m. Saturday and Sunday. SNPLL will have use of the fields from September 1 to December 31 during the hours of 8 a.m. to 10 p.m. Saturday and Sunday. SNPLL will presumably use the field for its winter ball season.

### **1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AUTHORITY TO PREPARE A NEGATIVE DECLARATION**

The District is the lead California Environmental Quality Act (CEQA) agency for the review and approval of the proposed project. Based on the findings of the Initial Study/Environmental Checklist, the District has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA. As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the Applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

This draft MND has been prepared by the District as the lead agency and is in conformance with Section 15070(a) of the CEQA Guidelines. The purpose of the MND and the Initial Study Checklist/Environmental Evaluation is to determine any potentially significant impacts associated with the proposed project and to incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects.

### **1.4 OTHER AGENCIES THAT MAY USE THE MITIGATED NEGATIVE DECLARATION AND PRELIMINARY ENVIRONMENTAL REVIEW**

This MND is intended to be used by responsible and trustee agencies that may have review authority over the project. Based on the analysis in Section 4, "Initial Study/Environmental Checklist," and Section 5, "Discussion of Environmental Checklist," of this document, review by the Department of Toxic Substance Control (DTSC) will be necessary.

**1.5 PUBLIC REVIEW PROCESS**

In accordance with CEQA, a good faith effort has been made during the preparation of this MND to contact affected agencies, organizations, and persons who may have an interest in this project. This MND has been distributed to the following organizations:

- California State Clearinghouse, Governor's Office of Planning and Research
- California State Office of Emergency Services
- California Department of Toxic Substances Control
- Regional Water Quality Control Board – San Diego Region 9
- State Architect
- San Diego County Archaeological Society
- County of San Diego Air Pollution Control District
- City of Santee Planning Department
- Santee School District
- San Diego Gas and Electric

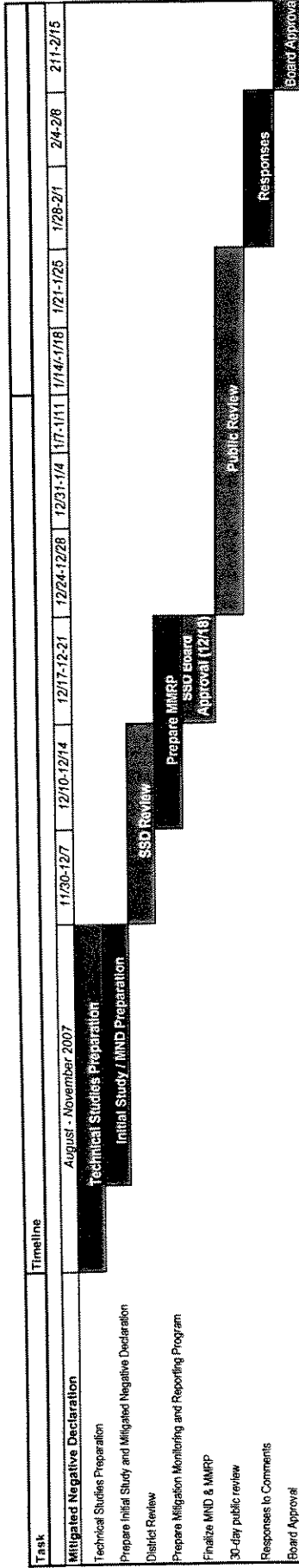
In reviewing the MND, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the impacts of the project are proposed to be avoided or minimized.

Comments on the MND may be made in writing before the end of the public review period. A 30-day review and comment period from ~~xx to xx~~ has been established in accordance with Section 15072(a) of the CEQA Guidelines. Following the close of the public comment period, the District will consider this MND and comments thereto in determining whether to approve the proposed project.

Written comments on the MND should be sent to the following address by 5:00 p.m., ~~December x, 2007~~.

Santee School District  
9625 Cuyamaca Street  
Santee, California 92071  
Attention: Ted Doughty

**Environmental Documentation Schedule and Cost Estimates for the  
Chet F. Harritt Ball Field Upgrade Project**

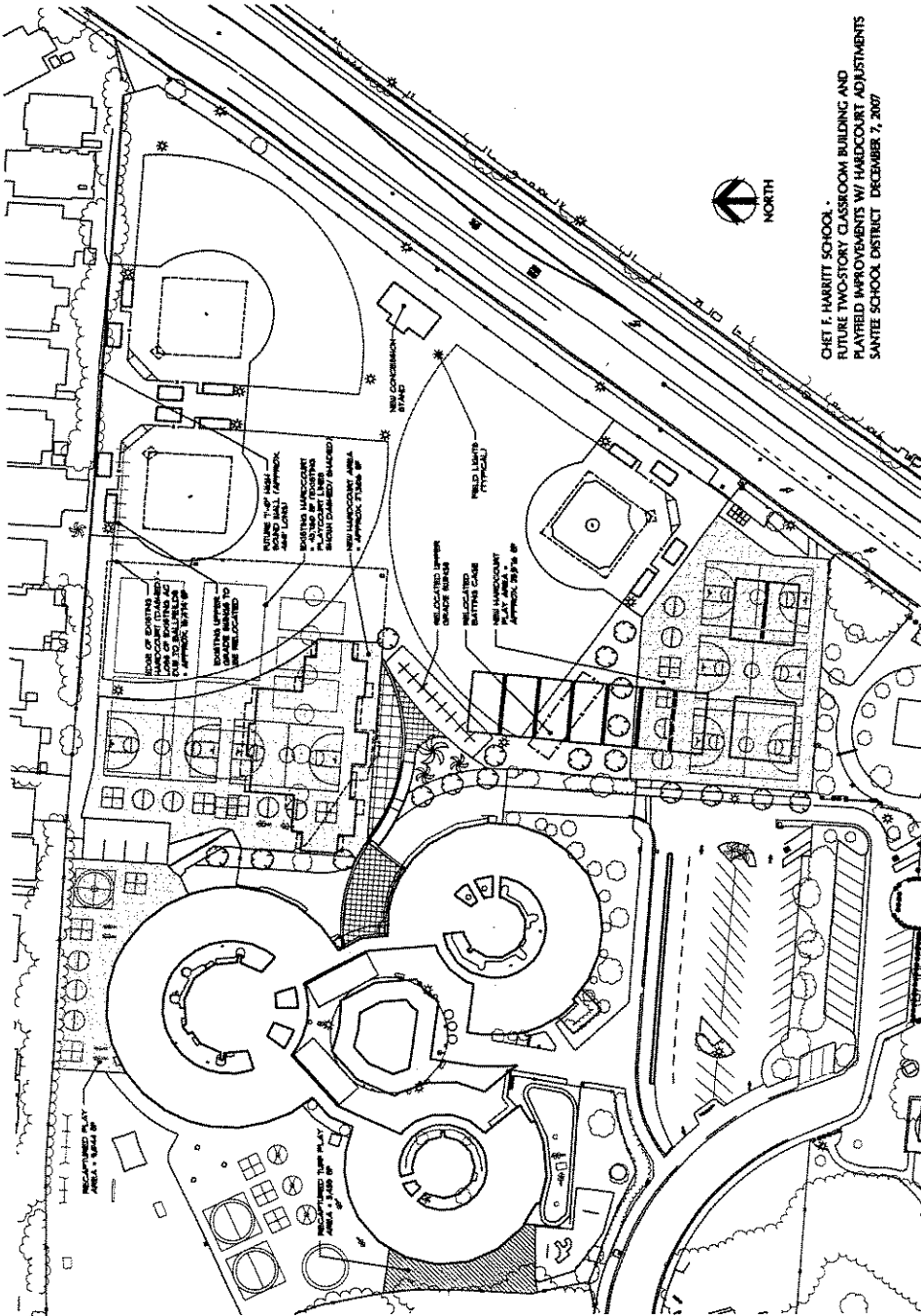


**Key**

- Dušek
- District
- Public Review

**CHET F. HARRITT**  
**Athletic Field Improvements**  
**Estimate of Probable Costs**

EXPENSE ITEMS	School District Estimate	City Experience	Difference
Demo 20,000 S.F. Asphalt	\$61,874.00	\$61,874.00	\$0.00
Grading	\$84,330.00	\$59,049.00	\$25,281.00
Turf & Irrigation	\$224,409.00	\$171,600.00	\$52,809.00
3 Sets Dugouts	\$30,000.00	\$58,800.00	-\$28,800.00
3 Sets Shaded Bleachers	\$30,000.00	\$30,000.00	\$0.00
3 Score Boards	\$5,000.00	\$5,000.00	\$0.00
3 Backstops	\$21,000.00	\$49,540.00	-\$28,540.00
Fencing	\$0.00	\$40,000.00	-\$40,000.00
Welding Inspection	\$3,000.00	\$3,000.00	\$0.00
Infield Materials	\$0.00	\$12,000.00	-\$12,000.00
Battling Cage w Elec	\$8,000.00	\$8,000.00	\$0.00
4 Light Standards (Sports Lighting)	\$40,000.00	\$200,000.00	-\$160,000.00
One Extra Set of Lights	\$0.00	\$0.00	\$0.00
Restroom / Snack Bar	\$225,000.00	\$250,000.00	-\$25,000.00
Concrete Flatwork	\$0.00	\$26,347.00	-\$26,347.00
ADA Walkways	\$0.00	\$12,000.00	-\$12,000.00
Relocate 6 Portables	\$0.00	\$0.00	\$0.00
New Fiber / Move IDF	\$0.00	\$0.00	\$0.00
New Electric Service	\$50,000.00	\$50,000.00	\$0.00
Sewer / Water Service	\$47,000.00	\$47,000.00	\$0.00
Move Storage Container	\$400.00	\$400.00	\$0.00
New Storage Shed	\$7,000.00	\$7,000.00	\$0.00
Higher Fence @ North Parking Lot	\$0.00	\$0.00	\$0.00
Access from Park	\$0.00	\$0.00	\$0.00
CEQA Lighting Analysis	\$40,200.00	\$40,200.00	\$0.00
DSA Inspection	\$3,000.00	\$3,000.00	\$0.00
<b>SUBTOTAL</b>	<b>\$880,213.00</b>	<b>\$1,134,810.00</b>	<b>-\$254,597.00</b>
Architect/Engineering Fees (10%)	\$88,021.30	\$113,481.00	-\$25,459.70
Contingency (5%)	\$44,010.65	\$56,740.50	-\$12,729.85
<b>TOTAL ESTIMATE</b>	<b>\$1,012,244.95</b>	<b>\$1,305,031.50</b>	<b>-\$292,786.55</b>



CHET F. HARRITT SCHOOL  
FUTURE TWO-STORY CLASSROOM BUILDING AND  
PLAYFIELD IMPROVEMENTS W/ HARD COURT ADJUSTMENTS  
SANTA FE SCHOOL DISTRICT DECEMBER 7, 2007



Consent Item E.3.2. State Facilities New Construction Eligibility Funding Application  
Prepared by Bill Clark  
December 18, 2007

**BACKGROUND:**

The Board of Education directed administration to make every effort to secure State funding to complete capital improvement projects. During the past few months, administration has been working to review developmental growth and in this process our state new construction funding eligibility. In 2000, the District had modernization eligibility but no eligibility in new construction grants for increased classroom space. It now appears the District has an optimum chance to qualify for new construction funding. With the new construction baseline eligibility, we can charge level 2 developer fees or above this level.

On December 5, 2007, the District submitted to the Office of Public School Construction (OPSC) a new construction eligibility application correcting our original new construction baseline eligibility established by the State Allocation Board in 2000. With the special education students and their classrooms at that time established and documented, we are requesting 196 K-6 grants and 115 non-severe grant eligibility. The State Allocation Board application is attached.

**RECOMMENDATION:**

It is recommended that the Board of Education ratify the submission of the application for new construction State funding eligibility.

This recommendation supports the following District goals:

- 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:**

There is no fiscal impact at this time, however, it is anticipated that the District could qualify for new construction funding of \$3,637,858.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to new construction development projects. Strong, positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:	<i>Burns</i>	Second:	<i>Carlisle</i>	Vote:	<i>5-0</i>	Agenda Item E.3.2.
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STATE OF CALIFORNIA  
**ELIGIBILITY DETERMINATION**  
 B 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 Page 4 of 4

SCHOOL DISTRICT <b>SANTEE ELEMENTARY</b>	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) <b>68361</b>
BUSINESS ADDRESS <b>9625 Cuyamaca</b>	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)
<b>Santee, CA 92072</b>	COUNTY <b>SAN DIEGO</b>

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE <b>Sabeth Johnson</b>	TELEPHONE NUMBER <b>619-258-2304</b>	E-MAIL ADDRESS <b>ljohnson@santee.k12.ca.us</b>
DISTRICT REPRESENTATIVE <b>Bill Clark</b>	TELEPHONE NUMBER <b>619-258-2320</b>	E-MAIL ADDRESS <b>bclark@santee.k12.ca.us</b>

Part II - New Construction Eligibility  NEW  ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
Projected Enrollment (Part G, Form SAB 50-01)	5,019	1,620		160	73
Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	4,823	1,755		45	83
New Construction Baseline Eligibility (line 1 minus line 2)	196	(135)		115	(10)
Adjustment to the baseline eligibility.					
Adjusted Baseline Eligibility (line 3 plus or minus line 4)					

Part III - Modernization Eligibility  NEW  ADJUSTED

SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
Permanent classrooms at least 25 years old					
Portable classrooms at least 20 years old					
Total (lines 2 and 3)					
Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
CBEDS enrollment at school					
Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

1. Permanent space at least 25 years old (report by classroom or square footage)	
2. Portable space at least 20 years old (report by classroom or square footage)	
3. Total (lines 2 and 3)	
4. Remaining permanent and portable space (report by classroom or square footage)	
5. Total (lines 4 and 5)	
6. Percentage (divide line 4 by line 6)	0%

	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
 I am designated as an authorized district representative by the governing board of the district; and:  
 A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,  
 commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board  
 on **December 4, 2007**; and,  
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event  
 a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE 	DATE <b>12-5-07</b>
--	------------------------



Public School Construction



search this site

Wednesday, De

**SFP Grant Calculator: Results**

→ **OPSC Home Page**  
 Thank you for using the SFP Grant Calculator. Please print this page for your records.

→ **DSA Home Page**  
 Proposed Project Name:  
 → **CDE Home Page**  
 New Construction type:

santee eligibility  
 Adjusted Grant without Financial Hardship  
 Elementary School

	Input Values	Output Values
6-8 School:	No	
K-6 Pupils assigned:	196	\$3,434,801.00*
7-8 Pupils assigned:		
9-12 Pupils assigned:		
Non-severe Pupils assigned:	115	
Severe Pupils assigned:		
Fire Detection/Alarm System:	Yes	\$5,410.00
Automatic Sprinkler System:	Yes	\$63,299.00
Number of Classrooms:	18	
Master Plan Acreage:		
Recommended Site Size:		
Existing Acres:		
Proposed Acres:		
Therapy Toilet Area:		
Other Therapy Area:		
Multilevel Classrooms:	2	\$0.00
Project Assistance:		
Actual Site Cost:		
Appraised Site Value:		
Relocation Costs:		
Two percent:		
DTSC Fees:		
Hazardous waste removal:		
Service-Site:		
Off-Site:		
Utilities:	\$100,000.00	\$100,000.00
General Site:		
Energy Efficiency:	15.00%	\$34,348.00
Geographic Factor:		
New School Project:		
Small Size Project:	Yes	\$0.00
Urban/Security:		
Price per Useable Acre:		
Labor Compliance Program:		

District Share: \$3,637,858.00

State Share: \$3,637,858.00