

**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE**  
**OF THE SANTEE SCHOOL DISTRICT**

**(Proposition R - Approved by District Voters on November 7, 2006)**

**March 11, 2015 – 6:00 to 8:00 pm**

**Meeting Location:**

**District Office Conference Room  
9625 Cuyamaca Street  
Santee, CA 92071**

**AGENDA**

- 1) **CALL TO ORDER.**
- 2) **ROLL CALL** (Establishment of a Quorum).
- 3) **CHAIR, VICE-CHAIR APPOINTMENTS**
- 4) **REVIEW AND APPROVAL OF MINUTES FROM JUNE 4, 2014.**
- 5) **PUBLIC COMMENTS**
  - Persons wishing to make comments to the Independent Citizens' Oversight Committee on non-agendized items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please notify the Chair if you wish to address the Committee.
- 6) **CAPITAL IMPROVEMENT BOND FUNDS FISCAL & PERFORMANCE AUDIT – Karl Christensen**
- 7) **ICOC COMMUNICATIONS:** Discussion of any community comments
- 8) **COMMENTS FROM COMMITTEE MEMBERS/TOPICS FOR FINAL MEETING**
  - Next Steps
  - Draft Annual Report for June 3, 2015, meeting
  - Letter from the ICOC Chair, Discussion
- 9) **BOARD ACTIONS SINCE LAST MEETING:** Handouts
- 10) **ADJOURN:** To Next ICOC Meeting June 3, 2015, from 6:00 to 8:00 p.m.

**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE**  
**OF THE SANTEE SCHOOL DISTRICT**

Wednesday, June 4, 2014

**Unadopted Minutes**

**Members Present:** Beth Selbe, Lesha Montoya, and Kai Ramer

**Excused:** Gina Jackson, Janna Schoenborn

**Attendees Present:** Christina Becker, Karl Christensen, Dianne El-Hajj and Nancy Stasch

- 1) **Call to Order at 6:10.** Presented handouts and their placement into ICOC binders.
- 2) **Established a quorum** with 3 members in attendance to begin the meeting.
- 3) **Reviewed Minutes of March 12, 2014.** Kai motioned to approve the minutes. Seconded by Lesha. All approved.
- 4) There were no public comments.
- 5) **ICOC Communications: Discussion of any community comments:** Mrs. Becker said that there was a great community outpouring for the Dedication Ceremony at Pepper Drive School on May 22, 2014.
- 6) **Final Annual ICOC Report:** Distribute – Beth commented that she likes the look of the Annual Report. Christina shared some of the pictures “behind the scenes” information. The top beam could be considered a “Time Capsule” with the childrens’ signatures imprinted on it.
- 7) **CIP Program Update:**
  - **Pepper Drive School 10-Classroom Addition Project Building Tour:** Christina Becker lead the committee on a tour of the new 10-Classroom addition
- 8) **Comments from Committee Members/Topics for Next Meeting:** The committee needs to replace the Chair, Co-Chair and get new members for 2015. Christina shared the ICOC obligations for the final 2 meetings of the next fiscal year to close out the program.
- 9) **Board Actions Since Last Meeting: Handouts:** Handouts were presented. Mrs. Becker commented on each item.
- 10) **Adjourned at 6:50 p.m.** to next regular ICOC meeting, March 11, 2015, 6:00 to 8:00 pm.



# Independent Citizens' Oversight Committee

Santee School District

ICOC 7th Annual Report for 2013/2014

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- Letter from the Chair
- Construction Progress Highlights
- Prop R Bond Language
- Meeting Information

## MEMBERSHIP

### **Gina Jackson**

Experience in School  
Finance

### **Lesha Montoya,**

Member-at-Large  
Alt. Taxpayer's Assn. Rep.

### **Kai Ramer**

Taxpayers' Association Rep.

### **Janna Schoenborn,**

Business Representative

### **Beth Selbe, Chair**

Member-at-Large

### **Vacancy**

Parent/Guardian

### **Vacancy**

Active PTO/PTA,  
Site Counsel

### **Vacancy**

Senior Citizens' Org.

### **ICOC Website:**

[www.santeesd.net/  
modernization](http://www.santeesd.net/modernization)

### **ICOC Mailing Address:**

9625 Cuyamaca Street  
Santee, CA 92071

## LETTER FROM THE CHAIR

### **Dear Taxpayers:**

The Independent Citizens' Oversight Committee (ICOC) is pleased to submit to you the 7th and final Annual Report on the Santee School District's Proposition R Bond Funds. This past year, the District was able to complete the Pepper Drive 10-Classroom Addition project as part of its Capital Improvement Program (CIP). Drive School.

Property values have improved, but it is still uncertain if the remaining \$15 million in G.O. Bonds will be able to be issued to help complete any future projects. The Santee School District Board of Education continues to pursue other means of funding and remains committed to Santee School District facilities..

### **Committee Findings**

The 7th year Performance and Financial Audits for the fiscal year ending June 30, 2014, were conducted by Vavrinek, Trine, Day & Co., LLP Certified Public Accountants. **Results from the auditors concluded that the District expended General Obligation Bonds, Election 2006 funds only for the specific projects approved by the voters, in accordance with Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution. It concluded that in all significant respects, the Santee School District has properly accounted for the expenditures held in the Building Fund (G.O. Bonds, Election 2006) and that such expenditures were made for authorized bond projects.** To view and/or download a copy of the Performance and Financial Audits, or for more information and current updates, visit the ICOC website at:

[www.santeesd.net/modernization](http://www.santeesd.net/modernization).

### **Special Thanks**

Once again, the ICOC would like to recognize Karl Christensen, Assistant Superintendent, Business Services; Christina Becker, Director of Facilities & Modernization; and Nancy Stasch, Senior Buyer/Logistics Specialist, for their continued support during the CIP program. The ICOC relies on their dissemination of information to remain informed on the progression of the CIP program. The ICOC feels compelled to thank them for their contributions. If you have any questions regarding the program, Christina Becker may be reached at (619) 258-2323 or by email: [christina.becker@santeesd.net](mailto:christina.becker@santeesd.net).

Sincerely,

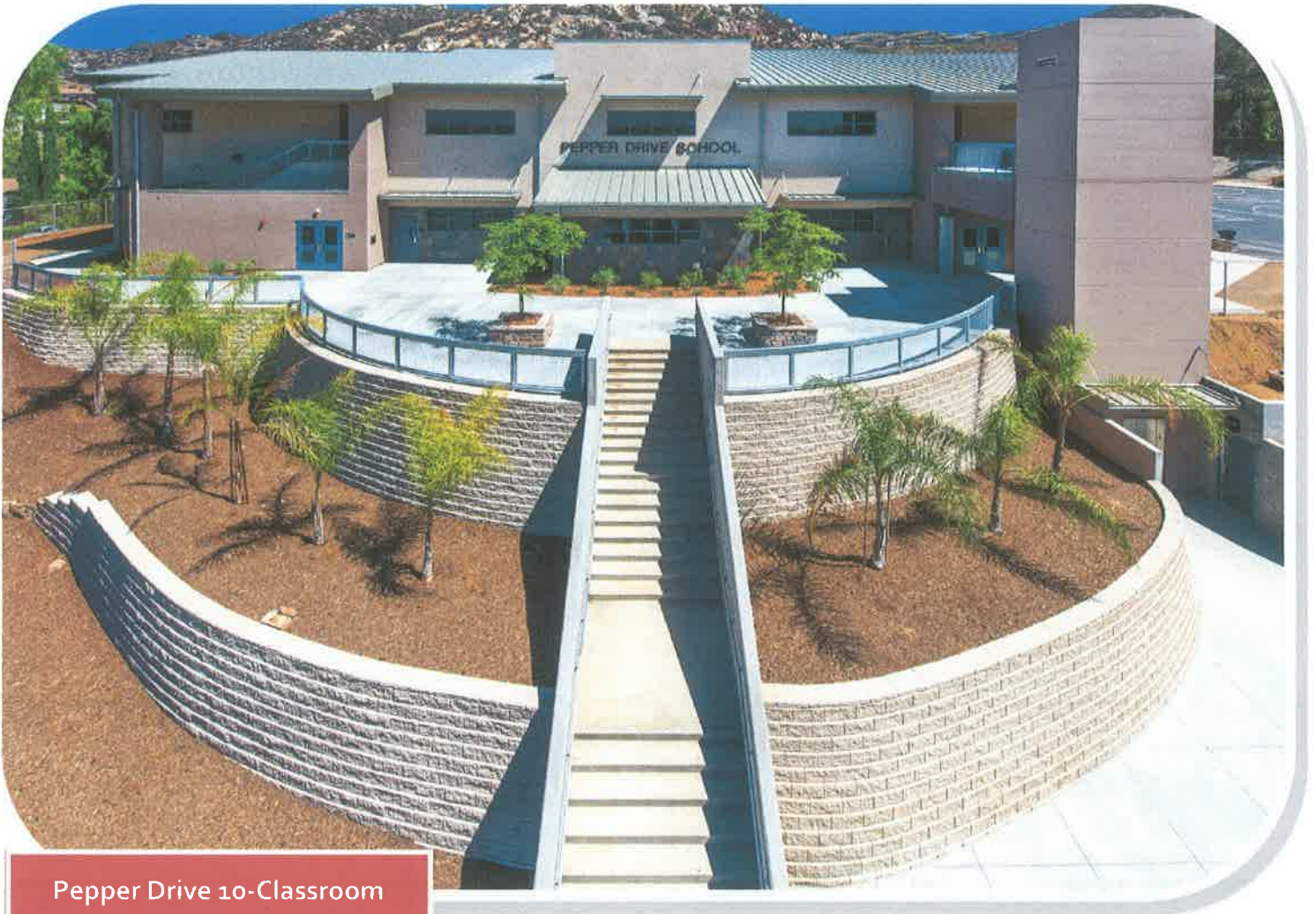
TBD Chair

*"The Independent Citizens' Oversight Committee shall actively review and report on the proper expenditure of taxpayers' money for school construction."*

-Prop R Ballot Language

**BOND LANGUAGE:**

*"In order to construct, acquire, renovate, and upgrade school facilities and provide major repairs and upgrades of existing school facilities at schools of the Santee School District, and in so doing, increase safety and educational effectiveness of classrooms for students, shall the Santee School District be authorized to issue Bonds in an amount not to exceed \$60,000,000."*



Pepper Drive 10-Classroom Addition

**INDEPENDENT CITIZENS'**

**OVERSIGHT COMMITTEE**

[www.santeesd.net/modernization](http://www.santeesd.net/modernization)

**FINAL ICOC MEETING DATE:**

**Public Welcome**

Location: Santee School District  
Charles E. Skidmore Administration Center  
District Office Conference Room  
9625 Cuyamaca Street  
Santee, California

Final Meeting

June 3, 2015

***For more information, current schedule, and updates, visit the ICOC website at [www.santeesd.net/modernization](http://www.santeesd.net/modernization).***

Consent Item D.3.1.  
Prepared by Karl Christensen  
July 1, 2014

Approval of Final Change Order and Contract Amount  
for the Pepper Drive School 10-Classroom Addition  
Project

**BACKGROUND:**

The Pepper Drive School 10-Classroom Addition has been substantially completed and the District took occupancy on May 7, 2014. A Notice of Completion document was filed with the County Recorder on May 7, 2014. The table below depicts a summary of the final contract amount:

<b>Description</b>	<b>Amount</b>
Original Guaranteed Maximum Price (GMP) Awarded 2-19-2013	\$6,650,633
Credit for Owners Contingency	(\$12)
Credit for Owners Share (67%) of Unused Contractor/Shared Contingency	(\$16,208)
Credit for Unused Learning Resource Center (LRC) Coordination Allowance	(\$20,154)
Credit for Unused SWPPP Allowance	(\$285)
Credit for Unused Landscaping Allowance	(\$78,891)
FAA Construction Delays	\$134,429
Sub-Total Change Order	\$18,879
Final Contract Amount	\$6,669,512

**RECOMMENDATION:**

It is recommended that the Board of Education approve the Final Contract Change Order #001 in the amount of \$18,879 and the final contract amount of \$6,669,512 for the Pepper Drive School 10-Classroom Addition Project.

This item supports the following District goal:

**Learning Environment**

- Provide a safe, engaging environment that promotes creativity, innovation, and personalized learning.

**FISCAL IMPACT:**

The fiscal impact is an increase of \$18,879 to a final contract amount of \$6,669,512 funded from Capital Improvement Program funds.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Agenda Item D.3.1.



**CONTRACT CHANGE ORDER #001  
TO AMENDMENT 16 (PHASE VI PEPPER DR SCHOOL)  
TO THE CONSTRUCTION SERVICES LEASE-LEASEBACK AGREEMENT**

Santee School District  
9625 Cuyamaca Street  
Santee, CA 92071

Date: June 9, 2014

RE: Pepper Drive – Ten Classroom Addition  
D.S.A. #: 04-110504

CHANGE ORDER REQUEST #: 01  
BALFOUR BEATTY JOB #: 12401000

This change order represents full and final settlement for all remaining contractor and owner cost and time issues related to this project through May 31, 2014, and final reconciliation of Owner Contingency, Contractor's Contingency, and Allowances as follows:

1. CREDIT FOR OWNERS CONTINGENCY	(\$12.00)
2. CREDIT FOR OWNERS SHARE (67%) OF UNUSED CONTRACTOR/SHARED CONTINGENCY	(\$16,208.00)
3. CREDIT FOR UNUSED LRC COORDINATION ALLOWANCE	(\$20,154.00)
4. CREDIT FOR UNUSED SWPPP ALLOWANCE	(\$285.00)
5. CREDIT FOR UNUSED LANDSCAPING ALLOWANCE	(\$78,891.00)
6. FAA CONSTRUCTION DELAY	\$134,429.00

Performance of the above-defined work will INCREASE the CONTRACT price in the amount of \$ 18,879.00

**Enclosure: Owner Contingency Log, Contractor's Shared Contingency Log, LRC Coordination/SWPPP/Landscaping Allowance Log**

Upon signing by the Owner and Contractor, the above noted Contract is hereby amended per this Change Order pursuant to the terms of the Agreement.

This change represents full and complete compensation for all cost, direct and indirect, associated with the work and time agreed herein, including but not limited to, all costs incurred for extended overhead, disruption or suspension of work, labor and inefficiencies.

ORIGINAL AMENDMENT AMOUNT:	\$6,650,633.00
PREVIOUS CHANGE ORDER AMOUNT:	\$ 0.00
AMOUNT THIS CHANGE ORDER:	\$18,879.00
TOTAL CHANGE ORDER AMOUNT:	\$18,879.00
REVISED AMENDMENT 16 AMOUNT:	\$6,669,512.00

Balfour Beatty Construction	Santee School District
<b>CONTRACTOR</b>	<b>OWNER</b>
10620 Treena St., San Diego, CA 92131	9625 Cuyamaca St., Santee CA 92071
ADDRESS	ADDRESS
BY	BY (KARL CHRISTENSEN)
DATE	DATE

**Pepper Drive School - Ten Classroom Addition**  
**Final Financial Summary**  
**June 9, 2014**

Credit for Owner's Contingency	\$12
Credit for Owner's Share of Shared Contingency	\$16,208
Credit for Unused LRC Coordination Allowance	\$20,154
Credit for Unused SWPPP Allowance	\$285
Credit for Unused Landscaping Allowance	\$78,891
<u>Subtotal of All Credits</u>	<u>\$115,550</u>
RCO #34 FAA Construction Delay	<u>\$134,429</u>
<b>Final Change Order to Amendment 16</b>	<b>\$18,879</b>

PEPPER DR. 10 CLASSROOM ADDITION  
 OWNER CONTINGENCY EXPENDITURE DETAIL

RCO #	Description	Cost	Days	Reason Code
10	Board Approved GMP for Parking Lot	\$ 221,921	0	b
10	(Owner's Contingency from Parking Lot GMP)	\$ (7,505)	0	n/a
9	Elevator Shaft Framing	\$ 4,484	0	ve
12	Canopy Modification for Water Proofing	\$ 5,030	0	a
16	Revise Sidewalk at South Parking Entrance	\$ 686	0	a
17	Added Curb for Elevator Shaft Wall per CCD #17	\$ 273	0	a
<b>Subtotal</b>		<b>\$ 224,889</b>		

Original Owners Contingency Amount - Per GMAX \$ 224,901

Total Owners Contingency Utilized \$ 224,889

Remaining Owners Contingency Amount \$ 12

Total Owners Contingency Credit \$ 12

(a) Unforeseen Condition	\$ 5,989
(b) District Requirement	\$214,416
(c) DSA Modification	
(d) E & O	
(e) Scope Bust	
(ve) VE	\$ 4,484



RCO #	Item Description (C.O.)	Cost	Owner's 2/3	Contractors 1/3	Notes	Reason Code
		\$197,656 \$6,595	\$132,430 \$4,419	\$65,226 \$2,176	Original Shared Amount - GMP Parking Lot Shared Amount - GMP	
		\$204,251	\$136,848	\$67,403	Total	
<b>Approved</b>						
1	Demo of Asphalt & Petromat at Upper Courts	\$4,209	\$2,820	\$1,389	Contingency Split	a
4	Install of Water Valve to Isolate Upper Campus	\$1,240	\$831	\$409	Contingency Split	b
7	Added Ramp for Parking Lot	\$23,000	\$23,000			c
13	Replace Main Water Line	\$10,850	\$7,270	\$3,581	Contingency Split	a
15	New Stairs for Auditorium	\$1,900	\$1,900			a
18	Credit to Eliminate Seal Coat @ Parking Lot	(\$2,800)	(\$1,876)	(\$924)	Contingency Split	ve
22	DSA Fire Sprinkler Changes	\$10,447	\$10,447			e
23	Credit for Guard Rail Fencing	(\$6,060)	(\$4,060)	(\$2,000)	Contingency Split	ve
24	Credit to Delete Wheelstops	(\$440)	(\$440)			ve
25	Credit to Delete Paper Towel Dispensers	(\$1,739)	(\$1,739)			ve
26	Credit for Cores	(\$1,738)	(\$1,738)			ve
27	Deduct for Bell Receiver	(\$2,515)	(\$2,515)			ve
28	Spoils Removal	\$11,874	\$11,874			ve
29	Delete Safety Glass at Exterior Doors	(\$3,143)	(\$2,106)	(\$1,037)	Contingency Split	ve
31	FAA Red Beacon Light	\$3,522	\$3,522			a
32	Added Curb for Guard Rail CCD #38	\$5,933	\$5,933			a
33	Subcontractor Delay Costs	\$44,871	\$44,871			a
35	Added Downspouts at Walkway & Elevator	\$2,640	\$1,769	\$871	Contingency Split	a
36	Chain Link Fencing	\$17,424	\$17,424			b
38	Testing Lab Back Charges	(\$2,444)	(\$2,444)			a
40	Exhaust Fan Curb per CCD #45	\$1,861	\$1,861			a
42	Revised Exterior Hardware	\$1,961	\$1,314	\$647	Contingency Split	e&o
47	Donation of (2) Tipu Trees	(\$259)	(\$259)			b
48	Parapet Curb at Elevator Rm per CCD #39	\$2,982	\$2,982			a
Sub Total		\$123,576	\$120,640	\$2,936		
Remaining:		\$80,675	\$16,208	\$64,467		

a) Unforeseen Condition	\$70,483
(b) District Requirement Modification	\$17,996
(d) E & O	\$23,000
(e) Scope Bust	\$1,314
(ve) VE	\$10,447
	(\$2,600)

**ALLOWANCES**

6/9/2014

<b>Allowance for LRC Coordination</b>		<b>\$50,000</b>
Issue		
1	RCO #2 Added Lateral for LRC	\$10,201
2	RCO #5 Survey for LRC Coordination	\$1,760
3	RCO #8 Added Communications Run to new MDF	\$17,885
	<b>Subtotal</b>	<u>\$29,846</u>
	<b>Remaining</b>	<b>\$20,154</b>

<b>Allowance for SWPPP</b>		<b>\$75,000</b>
Issue		
1	Contract with Summit Erosion	\$33,544
2	RCO #20 Hydromulching of Slopes	\$3,447
3	RCO #30 SWPPP Work 10-9-13	\$920
4	Site Flooding Issue from Lennar	\$32,984
5	RCO #41 SWPPP Work 2-26-14	\$685
6	RCO #50 Site SWPPP Clean-up	\$3,135
	<b>Subtotal</b>	<u>\$74,715</u>
	<b>Remaining</b>	<b>\$285</b>

<b>Allowance for Landscaping</b>		<b>\$85,000</b>
Issue		
1	RCO #14 Irrigation Sleeves for Parking Lot	\$5,014
2	RCO #49 Final Hydroseeding	\$1,095
	<b>Subtotal</b>	<u>\$6,109</u>
	<b>Remaining</b>	<b>\$78,891</b>

<b>Total Remaining</b>	<b>\$99,330</b>
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