

**BACKGROUND:**

On November 7, 2006, citizens voted in favor of a bond (Proposition R) to modernize and improve Santee School District facilities. The amount of bond funding is \$60,000,000; however this amount is part of the larger comprehensive modernization plan totaling \$165,000,000. (see attached Chart 1). \$60,000,000 will support completion of specific projects that are only part of the comprehensive modernization plan. The Board of Education has authorized administration to take advantage of available state modernization funding eligibility estimated to total approximately \$20.0 million and to address the growing need to modernize existing school facilities. Accordingly, administration and the Facilities Committee worked with the District's Architect, Sprotte-Watson, to develop the attached long-term architectural services agreement.

The agreement defines facility modernization design terms and conditions for the District and Architect. The agreement will allow both to move forward with the State modernization application process.

**RECOMMENDATION:**

It is requested that the Board of Education approve the attached architectural services agreement.

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 \$165,000,000. The District is actively pursuing all available State facilities funding sources and other funding sources estimated to total \$105,000,000. The general obligation bond election would provide the remaining \$60,000,000 to complete proposed modernization projects as part of the greater comprehensive modernization master plan. The facilities planning and drawings will support the development of the State application for modernization funding.

**STUDENT ACHIEVEMENT IMPACT:**

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

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

Agenda Item E.2.3.

Discussion and/or Action Item E.2.3. Adoption of Resolution No. 0607-15 Certifying  
Results of the General Obligation Bond Election

Prepared by Bill Clark  
January 9, 2007

**BACKGROUND:**

On November 7, 2006, the voters within the Santee School District ("District") voted to approve Proposition R to authorize the District to issue general obligation bonds to finance certain specified capital projects and facilities. These proceedings were authorized, and the election conducted, pursuant to the California Constitution, the provisions of Proposition 39, related California law and District Resolution No. 0607-01 and 0607-05. Under Proposition 39 the affirmative vote requirement to authorize the bonds was 55%. Proposition R gathered more than the required 55% affirmative vote.

Pursuant to the provisions of the California Elections Code, the San Diego County Registrar of Voters has provided the District with a Certification of Election Results pursuant to State law. Under the provisions of California Education Code Section 15274, following receipt of the Certification of Election Results (confirming that at least 55% of the votes on Proposition R were favorable), the District Board is required to cause an entry of such fact upon its minutes and to certify to the County Board of Supervisors confirmation of the election proceedings. In order to satisfy these statutory requirements by the District, it is the normal procedure to adopt a resolution certifying the election results and directing the filing of that resolution with the County Board of Supervisors. District Bond Counsel has prepared Resolution No. 0607-15 to take these actions. A copy of the Certification of Election Results and appropriate pages from the election report, as received from the County Registrar of Voters, is attached to the Resolution as Exhibit "A".

**RECOMMENDATION:**

It is recommended that the Board of Education adopt Resolution No. 0607-15 certifying the election results and directing the filing of that resolution with the County Board of Supervisors.

**FISCAL IMPACT:**

On November 7, 2006, the voters within the Santee School District ("District") voted to approve Proposition R to authorize the District to issue general obligation bonds to finance certain specified capital projects and facilities in the amount of \$60 million dollars. Under the provisions of California Education Code Section 15274, following receipt of the Certification of Election Results (confirming that at least 55% of the votes on Proposition R were favorable), the District Board is required to cause an entry of

such fact upon its minutes and to certify to the County Board of Supervisors confirmation of the election proceedings.

**STUDENT ACHIEVEMENT IMPACT:**

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

Move:         Ryan          
Seconded:         Burns          
Vote:         5-0        

Agenda Item E.2.3.

**RESOLUTION NO. 0607-15**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE SANTEE SCHOOL DISTRICT CERTIFYING TO THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY ALL PROCEEDINGS IN THE NOVEMBER 7, 2006, GENERAL OBLIGATION BOND ELECTION CONDUCTED WITHIN THE SANTEE SCHOOL DISTRICT**

**WHEREAS**, the Board of Education of the Santee School District ("Board of Education"), County of San Diego ("County"), State of California, previously adopted its Resolution Nos. 0607-01 and 0607-05, ordering the County Registrar of Voters to call an election for general obligation bonds (designated as "Proposition R") ("Bond Election") to be held on November 7, 2006; and

**WHEREAS**, the Bond Election was called pursuant to the provisions of the California Constitution and State law, including, but not limited to, the terms and conditions of the "Safer Schools, Smaller Classes and Financial Accountability Act," also known as "Proposition 39" and related State legislation; and

**WHEREAS**, Resolution Nos. 0607-01 and 0607-05, were duly delivered to the County Clerk and County Registrar of Voters; and

**WHEREAS**, notice of the Bond Election was duly given; and

**WHEREAS**, on November 7, 2006, the Bond Election was duly held and conducted for the purpose of voting on a measure for the authorization of the issuance of bonds of the Santee School District in an amount not to exceed \$60,000,000 ("Bond Measure"); and

**WHEREAS**, the Board of Education has received from the County Registrar of Voters Office the Canvass and Statement of Results of the Bond Election ("Certificate of Election"); and

**WHEREAS**, it appears from the Certificate of Election, a copy of which is attached hereto as Exhibit "A," and incorporated herein by this reference, that fifty-five percent (55%) or more of the votes cast on the Bond Measure as part of the Bond Election were in favor of issuing the aforementioned bonds.

**NOW, THEREFORE, THE BOARD OF EDUCATION OF THE SANTEE SCHOOL DISTRICT DOES HEREBY RESOLVE, FIND, DETERMINE AND CERTIFY AS FOLLOWS:**

**Section 1.** That entry be made upon the minutes of this meeting that the Bond Measure has been approved by fifty-five percent (55%) or more of the votes cast at the Bond Election.

**Section 2.** That all proceedings of the Santee School District in connection with the November 7, 2006, Bond Election have been accomplished according to law.

**Section 3.** That the Clerk of the Board of Education is hereby requested to deliver, or arrange for delivery of, a copy of this Resolution to the County Superintendent of Schools and to the Clerk of the Board of Supervisors of the County.

**ADOPTED, SIGNED AND APPROVED** this 9th day of January, 2007.

BOARD OF EDUCATION OF THE SANTEE  
SCHOOL DISTRICT

By: \_\_\_\_\_  
President of the Board of Education of the  
Santee School District

ATTEST:

By: \_\_\_\_\_  
Clerk of the Board of Education of the  
Santee School District

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF SAN DIEGO                )

I, Dianne El-Hajj, Clerk of the Board of Education of the Santee School District, do hereby certify that the foregoing resolution was duly adopted by the Board of Education of such School District at a meeting of said Board held on the 9th day of January, 2007, of which meeting all of the members of the Board had due notice and at which a quorum thereof were present and acting throughout and for which notice and an agenda was prepared and posted as required by law and that at such meeting such resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Clerk of the Board of Education of the  
Santee School District

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF SAN DIEGO                )

I, Dianne El-Hajj, Clerk of the Board of Education of the Santee School District, do hereby certify that the foregoing is a true and correct copy of Resolution No. 0607-15, was duly adopted by the Board of Education of the Santee School District at a meeting thereof held on the 9th day of January, 2007.

Dated: January 9, 2007

---

Clerk of the Board of Education of the  
Santee School District

**EXHIBIT "A"**  
**CERTIFICATE OF ELECTION**





**COUNTY OF SAN DIEGO**  
**GENERAL ELECTION**  
 Tuesday, November 7, 2006  
 Official Results (San Diego Portion Only)

Date:12/05/06  
 Time:07:59:49  
 Page:21 of 22

Registered Voters 1381835 - Cards Cast 789676 57.15%

Num. Report Precinct 2211 - Num. Reporting 2211 100.00%

<b>PROP H-CITY OF CHULA VISTA</b>		
Filling Mayor/Council Vacancies	Total	
Number of Precincts	111	
Precincts Reporting	111	100.0 %
Vote For	1	
Total Votes	40531	
YES	26588	65.60%
NO	13943	34.40%

<b>PROP O-SWEETWATER HIGH</b>		
<b>\$644M BOND (REQ 55%)</b>		
Number of Precincts	Total	
Precincts Reporting	216	100.0 %
Vote For	1	
Total Votes	72502	
YES	48916	67.47%
NO	23586	32.53%

<b>PROP J-CITY OF CORONADO</b>		
<b>REZONING MEASURE</b>		
Number of Precincts	Total	
Precincts Reporting	16	100.0 %
Vote For	1	
Total Votes	6781	
YES	3394	50.05%
NO	3387	49.95%

<b>PROP P-CARLSBAD UNIFIED</b>		
<b>\$198M BOND (REQ 55%)</b>		
Number of Precincts	Total	
Precincts Reporting	48	100.0 %
Vote For	1	
Total Votes	23522	
YES	16250	69.08%
NO	7272	30.92%

<b>PROP K-CITY OF SAN MARCOS</b>		
<b>COUNCIL SALARY INCREASE</b>		
Number of Precincts	Total	
Precincts Reporting	43	100.0 %
Vote For	1	
Total Votes	15483	
NO	9679	62.51%
YES	5804	37.49%

<b>PROP R-SANTEE SCHOOL</b>		
<b>\$60M BOND (REQ 55%)</b>		
Number of Precincts	Total	
Precincts Reporting	45	100.0 %
Vote For	1	
Total Votes	16649	
YES	9742	58.51%
NO	6907	41.49%

<b>PROP L-CITY OF VISTA</b>		
<b>1/2 CENT SALES TAX INCREASE</b>		
Number of Precincts	Total	
Precincts Reporting	47	100.0 %
Vote For	1	
Total Votes	17201	
YES	9284	53.97%
NO	7917	46.03%

<b>PROP S-JULIAN/CUY FIRE DIST.</b>		
<b>ENACT BENEFIT FEE (REQ 2/3)</b>		
Number of Precincts	Total	
Precincts Reporting	8	100.0 %
Vote For	1	
Total Votes	1494	
YES	1099	73.56%
NO	395	26.44%

<b>PROP M-PALOMAR COM COLL</b>		
<b>\$694M BOND (REQ 55%)</b>		
Number of Precincts	Total	
Precincts Reporting	612	100.0 %
Vote For	1	
Total Votes	178543	
YES	103380	57.90%
NO	75163	42.10%

<b>PROP T-TRI-CITY HEALTHCARE</b>		
<b>\$596M BOND (REQ 2/3)</b>		
Number of Precincts	Total	
Precincts Reporting	187	100.0 %
Vote For	1	
Total Votes	79226	
YES	51330	64.79%
NO	27896	35.21%

<b>PROP N-SAN DIEGO COM COLL</b>		
<b>\$870M BOND (REQ 55%)</b>		
Number of Precincts	Total	
Precincts Reporting	674	100.0 %
Vote For	1	
Total Votes	237005	
YES	149399	63.04%
NO	87606	36.96%

<b>PROP U-RINCON RANCH CSD</b>		
<b>ROAD MAINT. TAX (REQ 2/3)</b>		
Number of Precincts	Total	
Precincts Reporting	1	100.0 %
Vote For	1	
Total Votes	60	
YES	40	66.67%
NO	20	33.33%

Discussion and/or Action Item E.2.4.      Review and Authorization of the Capital  
Facilities Modernization Funding Plan

Prepared by Bill Clark  
January 9, 2007

**BACKGROUND:**

The purpose of this item is to provide information about the amount and timing of modernization funding and how this impacts project planning. The amount and timing of the receipt of bond proceeds has a direct impact on the pace of modernization project work. Modernization projects require diligent planning and oversight. Projects also impact the instructional program as students and staff may be displaced during construction periods. The District must manage the rate at which it proceeds so as to not overload the District's capacity to absorb the improvements. For this reason, the pace of modernization work is expected to progress at approximately \$30,000,000 every two years.

In November 2006, the community of the Santee School District voted to approve a \$60 million dollar general obligation bond to modernize the District's instructional facilities. Proceeds from the sale of the general obligation bonds provide the financial resources necessary to apply for State matching modernization funding estimated to total \$20 million dollars. Additionally, the District anticipates modernization funding from developer fees/mitigation of \$35,000,000, sale of surplus property of \$30,000,000 and other sources of \$20,000,000 (see attached modernization funding summary).

State law restricts the amount tax payers are levied to \$30 per \$100,000 of assessed property value. Proposition R bonds must be issued in the series as summarized in the attached table to ensure compliance with State law. The table also includes the estimated timing of other funding sources totaling \$165,000,000.

Additionally, the District must complete essential inspection and design work prior to submitting an application for State matching funds. State matching funds are awarded on a first come, first serve basis. Therefore, the District plans to complete all State application requirements as quickly as possible to take full advantage of State matching funds recently made available with the passage of Proposition 1D.

The District plans to borrow \$350,000 from Special Reserve Fund 17 to complete essential inspection and design work necessary to apply for State matching funds. The District plans to issue approximately \$17.5 million of \$60 million voter approved Proposition R general obligation bonds before the end of May 2007. The borrowed funds will be repaid by Proposition R Bond proceeds before June 30, 2007.

**RECOMMENDATION:**

It is recommended that the Board of Education provide authorization to borrow \$350,000 on a temporary basis from the District's Special Reserve Fund 17. The \$350,000 will be used to support modernization project work essential for the completion of the State matching fund application process. The District plans to issue general obligation bonds totaling approximately \$17.5 million dollars in May 2007. The District will use these bond proceeds to repay the \$350,000 short-term borrowing from Fund 17 before June 30, 2007.

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 District plans to borrow \$350,000 on a short-term basis from the District's Special Reserve Fund 17 to support modernization project work essential for the completion of the State matching fund application process. The District plans to issue general obligation bonds totaling approximately \$17.5 million dollars in May 2007. The District will use these bond proceeds to repay the \$350,000 short-term borrowing from Fund 17 before June 30, 2007.

**STUDENT ACHIEVEMENT IMPACT:**

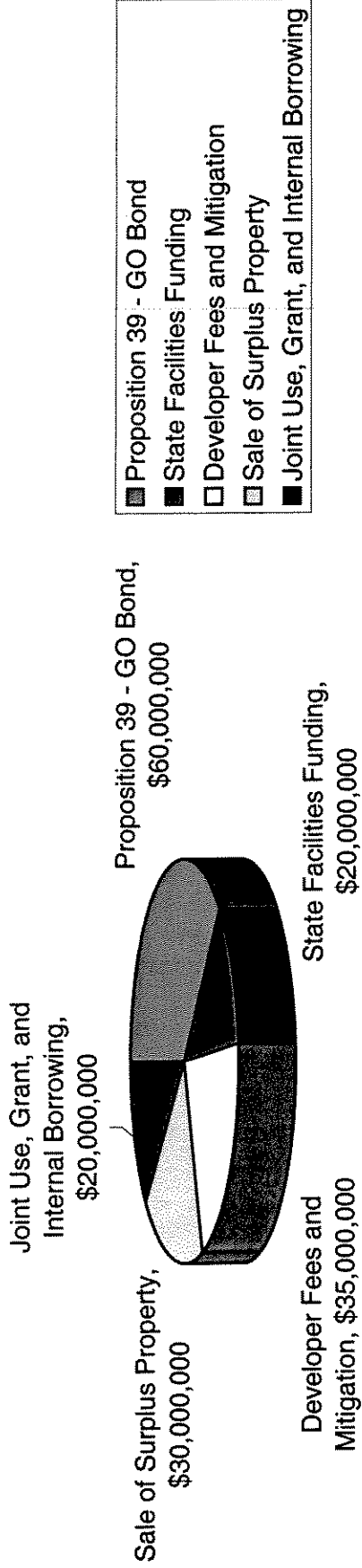
Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

*Action - Place mandated costs reimbursement reserves \$800,000 in separate resource + borrow from those funds - not 3% reserve dollars.*

Move: El-Hajj  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item E.2.4.

# Modernization Funding Summary



**Santee School District  
Modernization Funding Summary  
January 2007**

<b>Funding Date</b>	<b>Bond</b>	<b>Prop R State Matching</b>	<b>Developer Mitigation</b>	<b>Surplus Property</b>	<b>Joint Use</b>	<b>Total</b>
May 2007	\$ 17,500,000	\$ 5,000,000	\$ 5,000,000	-	\$ 5,000,000	\$ 32,500,000
May 2010	16,000,000	5,000,000	5,000,000	-	7,500,000	33,500,000
May 2012	12,600,000	10,000,000	5,000,000	-	5,000,000	32,600,000
May 2014	-	-	15,000,000	15,000,000	2,500,000	32,500,000
May 2016	13,900,000	-	5,000,000	15,000,000	-	33,900,000
<b>Totals</b>	<b>\$ 60,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 35,000,000</b>	<b>\$ 30,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 165,000,000</b>

Discussion and/or Action Item F.2.4. Update on Selection Process for Modernization Contract Management Services

Prepared by Bill Clark  
January 23, 2007

**BACKGROUND:**

The Santee School District is considering a potential lease-lease/back transaction for the construction and modernization of school facilities at one or more of the District's sites. For some time now, many school districts have been completing school and other construction projects through the lease-lease/back construction delivery process on the basis of Education Code Section 17406. In concept, the lease-lease/back delivery method is relatively simple: (i) a school district leases property to a leasing entity ("Contractor") for as little as a dollar a year, (ii) the Contractor constructs facilities and leases them back to the school district, (iii) and at the end of the lease term, the school district retains the facility without future lease terms. The school district maintains property ownership over the property at all times.

At its April 18, 2006 meeting, the Board of Education authorized administration to prepare and issue a RFP for contractors for the construction of school facilities at one or more of the District's sites describing the scope of the project, expected cost range, and other significant factors needed to evaluate participant qualifications for the lease-lease/back project. The RFP was sent to approximately 40 firms, with 8 firms responding with a proposal:

1. Eleven Western Builders, Inc.
2. C.W. Driver
3. Erickson Hall Construction Co.
4. Chevron Energy Solutions
5. Rudolph & Sletten
6. Sundt Construction
7. T.B. Penick & Sons, Inc.
8. Douglas E. Barnhart, Inc.

Administration plans to evaluate the RFP results in coordination with the Facilities Committee. Administration plans to bring forth to the Board of Education a recommendation for award of the lease-lease/back RFP contractor at the February 6, 2007 Board meeting.

The RFP selection process is outlined below:

Proposals due	January 16, 2007
Proposals reviewed and evaluated by consultant and administration; Selection of 3 firms to interview	January 18, 2007
Schedule firm interviews	January 19, 2007
Firm interviews – 11:00 am to 4:00 pm	January 24, 2007
Facilities Committee Meeting – 4:00 pm (tentatively)	January 25, 2007
Conference call and firm selection	January 25, 2007
Request Board of Education award of RFP for Lease-Lease/Back Project	February 6, 2007

**RECOMMENDATION:**

This is an informational item only. Administration will bring forth a recommendation to the Board of Education on February 6, 2007 for award of the lease-lease/back project RFP. No action is requested at this time however, any action taken is always at the Board’s discretion. This recommendation supports the Board’s modernization goals.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

There is no fiscal impact to request proposals through an RFP. Administration plans to evaluate the RFP results in coordination with the Facilities Committee and plans to bring to the Board of Education a recommendation for the contractor for the construction of school facilities at one or more of the District’s sites as part of the Facilities Committee recommendations on modernization which will include the fiscal impact and any cost savings of the lease-lease/back project.

**STUDENT ACHIEVEMENT IMPACT:**

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

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

Agenda Item F.2.4.



Discussion and/or Action Item F.2.2. Lease-Leaseback Modernization and New  
Construction Selection Process

Prepared by Bill Clark  
February 6, 2007

**BACKGROUND:**

The Santee School District is considering a potential lease-lease/back transaction for the construction and modernization of school facilities at one or more of the District's sites. For some time now, many school districts have been completing school and other construction projects through the lease-lease/back construction delivery process on the basis of Education Code Section 17406. In concept, the lease-lease/back delivery method is relatively simple: (i) a school district leases property to a leasing entity ("Contractor") for as little as a dollar a year, (ii) the Contractor constructs facilities and leases them back to the school district, (iii) and at the end of the lease term, the school district retains the facility without future lease terms. The school district maintains property ownership over the property at all times.

At its April 18, 2006 meeting, the Board of Education authorized administration to prepare and issue a RFP for contractors for the construction of school facilities at one or more of the District's sites describing the scope of the project, expected cost range, and other significant factors needed to evaluate participant qualifications for the lease-lease/back project. The RFP was sent to approximately 40 firms. The District received eight (8) proposals for the lease-leaseback modernization and new construction projects. Based on the information contained in the proposals, the following three (3) firms were selected by the District to move forward to the interview stage:

- ◆ **Douglas E. Barnhart**
- ◆ **Erickson-Hall Construction**
- ◆ **Sundt Construction**

Each of the firm's accepted their invitation and attended the interviews held on Wednesday January 24, 2007. All of the firms demonstrated high levels of competency and ability to successfully complete the lease-leaseback construction projects. As the selection of a single firm is proving to be difficult based solely on the interview, the District has decided to implement additional selection procedures. The additional selection process will incorporate the following steps:

- ◆ **Reference Checks** of current project team members, including the Project Manager. The District anticipates that it will be able to gain a better understanding of the capability of the firm to successfully complete the projects by gaining insight into the individuals who will be organizing the projects on a day to day basis.

- ◆ **Site Visits** for completed or current school construction projects. The District will better understand the quality of construction capable by the firm. It will be able to compare techniques, methods, and materials used. The end goal is the acquisition by the selection committee of a more encompassing overall impression of the firm.
- ◆ **A Report and Presentation** by each of the firms will be requested to prepare a report and give an additional presentation that will demonstrate the firm's ability to understand District priorities. The firms will be asked to provide a construction plan over the next 5-10 years that will stay within the District's budget while at the same time produce the required projects. The successful candidate will demonstrate a through understanding of project scope, operating considerations, and engineering concepts. This presentation will be made to the Board of Education and is proposed for its March 20, 2007 meeting (possibly prior to the regular agenda).

Upon successful completion of the additional selection criteria, the District will then choose the firm that it believes to be the most qualified and best suited to complete the lease-leaseback construction projects.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss the lease-leaseback additional selection processes and authorize administration to complete reference checks, site visits, and schedule firm reports and presentations for the recommended March 20, 2007 Board meeting. This recommendation supports the Board's modernization goals.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

There is no fiscal impact to request proposals through an RFP. Upon Board of Education approval of the lease-leaseback modernization and additional construction selection processes, administration will complete reference checks, site visits, and schedule firm reports and presentations for the recommended March 20, 2007 Board meeting.

**STUDENT ACHIEVEMENT IMPACT:**

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

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

Agenda Item F.2.2.

Discussion and/or Action Item E.2.3.

Adoption of Resolution No. 0607-20 Supporting the Applications for Eligibility Determination for the State School Facility Program

Prepared by Bill Clark  
March 6, 2007

**BACKGROUND:**

In November 2006, the community of the Santee School District voted to approve a \$60 million dollar general obligation bond to modernize the District's instructional facilities. Proceeds from the sale of the general obligation bonds provide the financial resources necessary to apply for State matching modernization funding estimated to total \$20 million dollars.

State matching funds are awarded on a first come, first serve basis. Therefore, the District plans to complete all State application requirements as quickly as possible to take full advantage of State matching funds recently made available with the passage of Proposition 1D. Given that the District will be filing for modernization funding through the OPSC, it is important that the District update its authorized representatives as the District will need to have current authorized representatives on file in order to submit any new funding applications.

The Board is required to:

- 1) Approve the District's authorized representatives,
- 2) Adopt a resolution authorizing the new representatives, and
- 3) Submit a revised State Allocation Board form 50-03 (Section 1).

Resolution No. 0607-20 is presented for Board adoption designating Bill Clark, Assistant Superintendent of Business Services; Christina Beck, Director of Facilities; and Ted Doughty, Director of Maintenance, Operations & Facilities; as the District representatives.

**RECOMMENDATION:**

It is recommended that the Board of Education adopt Resolution No. 0607-20 designating Bill Clark, Christina Becker, and Ted Doughty as the District representatives in supporting the applications for eligibility determination for the State School Facility Program matching modernization funding estimated to total \$20 million dollars.

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:**

Proceeds from the sale of the \$60 million dollar general obligation bonds provide the financial resources necessary to apply for State matching modernization funding estimated to total \$20 million dollars.

**STUDENT ACHIEVEMENT IMPACT:**

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

Move: El-Hajj  
Seconded: Ryan  
Vote: 5-0

Agenda Item E.2.3.

RESOLUTION NO. 0607-20  
BOARD OF EDUCATION  
SANTEE SCHOOL DISTRICT  
SANTEE, CALIFORNIA

RESOLUTION OF THE SANTEE )  
SCHOOL DISTRICT )  
SUPPORTING THE APPLICATIONS )  
FOR ELIGIBILITY DETERMINATION )  
FOR THE STATE SCHOOL FACILITY )  
PROGRAM (FORM SAB 50-03) )  
\_\_\_\_\_ )

On the motion of Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the following resolution is hereby adopted:

WHEREAS, the Leroy F. Greene School Facilities Act of 1998 at Chapter 12.5, part 10, Division I commencing with section 17070.10 et seq. of the Education Code provides for a State Facility Program; and

WHEREAS, the State Allocation Board ("SAB") has adopted regulations to implement the School Facility Program; and

WHEREAS, the SAB and Office of the Public School Construction ("OPSC") require certain forms be completed by an applicant school district to determine eligibility for state funding and the School Facility Program; and

WHEREAS, the SAB requires that the District governing board adopt a resolution supporting the eligibility determination applications as required by Form SAB 50-03; and

WHEREAS, this resolution supersedes previous resolutions in this matter adopted by the Board of Education;

NOW THEREFORE, BE IT RESOLVED by the governing board of the Santee School District in support of the District's applications for eligibility determination under the School Facility Program the following:

Section 1. The Board hereby designates Bill Clark, Assistant Superintendent, Business Service, Christina Becker, Director of Facilities, and/or Ted Doughty, Director of Maintenance, Operations & Facilities as the authorized District representatives to complete and certify Form SAB 50-03 as required for purposes of making eligibility determinations under the School Facility Program.

Section 2. The District's designated representatives are directed to use their discretion as to whether to request the SAB to review its eligibility determination prior to submission of the Application for Funding Forms SAB 50-04.

Section 3. The District's designated representatives are directed to calculate the District's New Construction Eligibility as required by Form SAB 50-03.

Section 4. The District's designated representatives are directed to calculate the District's Modernization Eligibility as required by Form SAB 50-03.

Section 5. The District's designated representatives are hereby directed to complete the Forms SAB 50-03 for the purpose of determining the District's baseline eligibility for state funding under the School Facility Program.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_ 2007, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

Board of Education of the  
Santee School District

\_\_\_\_\_  
Board Action Officer

\_\_\_\_\_  
President, Board of Education of the  
Santee School District

Discussion and/or Action Item E.2.1. Authorization to Seek Proposals for Energy Performance Contract Services

Prepared by Bill Clark  
April 17, 2007

**BACKGROUND:**

In 2004, The District requested an energy audit to determine if energy savings could be achieved through equipment replacement and system management. The results of the study indicated the District could benefit from an energy performance contract completed by an Energy Services Company.

An Energy Services Company (ESCO) is a firm that can identify and oversee the installation of energy savings projects. In addition, an ESCO frequently guarantees that the project's energy cost savings will be adequate to pay the project debt. Public agencies often hire ESCOs to supplement their staff resources in order to expedite the implementation of energy savings projects. In addition, state law (Government Code, Section 4217.10 et seq.) allows public agencies to select an ESCO without competitive bid.

Energy Performance Contracts can assist the District in one or more of the following areas:

- Project Management
- Energy Audit
- Engineering Design
- Design-Build Projects
- Construction Management
- Equipment Installation
- Commissioning
- Assisting in Securing Financing
- Measurement and Verification
- Equipment Operation and Maintenance
- Guarantee of Energy Savings
- Providing Project Financing, and
- Other Energy Services.

**RECOMMENDATION:**

It is recommended that the Board of Education provide authorization to administration to seek a qualified Energy Services Company to assist the District with its energy system related modernization projects such as HVAC, lighting, electrical, and water management systems. Administration will return to the Board of Education with a recommendation based on the information gathered in a request for qualifications (RFQ) process.

This recommendation supports the following District Goal:

- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

An Energy Services Company (ESCO) can identify and oversee the installation of energy savings projects. Additionally, an ESCO frequently guarantees that the project's energy cost savings will be adequate to pay the project debt. Administration will return to the Board of Education with a recommendation based on the RFQ process.

**STUDENT ACHIEVEMENT IMPACT:**

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

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

Agenda Item E.2.1.



Discussion and/or Action Item E.2.3. Report on Contractor Selection Process and Authorization to Proceed with Contract Negotiations for Lease-Leaseback Modernization and New Construction Projects

Prepared by Bill Clark  
April 17, 2007

**BACKGROUND:**

The Santee School District is seeking a lease-lease/back transaction for the construction and modernization of school facilities at one or more of the District's sites. For some time now, many school districts have been completing school and other construction projects through the lease-lease/back construction delivery process on the basis of Education Code Section 17406. In concept, the lease-lease/back delivery method is relatively simple: (i) a school district leases property to a leasing entity ("Contractor") for as little as a dollar a year, (ii) the Contractor constructs facilities and leases them back to the school district, (iii) and at the end of the lease term, the school district retains the facility without future lease terms. The school district maintains property ownership over the property at all times.

At its April 18, 2006 meeting, the Board of Education authorized administration to prepare and issue a RFP for contractors for the construction of school facilities at one or more of the District's sites describing the scope of the project, expected cost range, and other significant factors needed to evaluate participant qualifications for the lease-lease/back project. The RFP was sent to approximately 40 firms. The District received eight (8) proposals for the lease-leaseback modernization and new construction projects. Based on the information contained in the proposals, the following three (3) firms were selected by the District to move forward to the interview stage:

- ◆ **Douglas E. Barnhart**
- ◆ **Erickson-Hall Construction**
- ◆ **Sundt Construction**

Each of the firm's accepted their invitation and attended the interviews held on Wednesday January 24, 2007. All of the firms demonstrated high levels of competency and ability to successfully complete the lease-leaseback construction projects. As the selection of a single firm was difficult based solely on the interview, the District decided to implement additional selection procedures. The additional selection process incorporated the following steps:

- ◆ **Reference Checks** of current project team members, including the Project Manager. This provided the District with a better understanding of the capability

of each firm to successfully complete the projects by gaining insight into the individuals who will be organizing the projects on a day to day basis.

- ◆ **Site Visits** for completed or current school construction projects. The visits provided a better understanding of the quality of construction capable by the firms. Administration was able to compare techniques, methods, and materials used. The end goal was the acquisition by the selection committee of a more encompassing overall impression of the firm.
- ◆ **A Report and Presentation** by each of the firms was requested that demonstrated the firm's ability to understand District priorities. The firms were asked to provide a construction plan over the next 5-10 years that will stay within the District's budget while at the same time produce the required projects. These presentations were made to the Board appointed District Facilities Committee on March 28, 2007.

Upon successful completion of the additional selection criteria, administration believes the firms should be ranked in the following order:

- ◆ **Douglas E. Barnhart**
- ◆ **Sundt Construction**
- ◆ **Erickson-Hall Construction**

District administration will then enter into the process of contract negotiations specifically regarding price and terms. If the District is not satisfied with contract negotiations with the first ranked firm, they will proceed to the next ranked firm. Administration will progress to each firm in ranked order until District negotiation interests are met. Should the District reach favorable contract terms, the contract will be brought to the Board for authorization to proceed with the contractor most qualified and best suited to complete the lease-leaseback construction projects. Additional materials will be available from each firm for Board perusal.

#### **RECOMMENDATION:**

It is recommended that the Board of Education authorize the selection of the firm to begin contract negotiations for the lease-lease/back construction and modernization of school facilities at one or more of the District's sites.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

There is no fiscal impact at this time. Administration will return with a final contract for Board review and authorization providing favorable terms are reached.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal and facilities item. All fiscal resources and facilities quality impact student achievement.

Motion: \_\_\_\_\_  
Seconded: Ryan  
Vote: El-Hajj  
5-0

Agenda Item E.2.3.

Consent Item E.2.10. Acceptance of Santee School District General Obligation Bonds, 2006 Election, Series A, Final Costs Financial Statement

Prepared by Bill Clark  
May 1, 2007

**BACKGROUND:**

Pursuant to AB 1482, the governing Board of a school district approving the issuance and sale of general obligation bonds is to receive and accept a statement of the final costs of issuing the bonds after the bonds have been sold and such costs of issuance have been determined.

On March 6, 2007, the Santee School District Board of Education adopted Resolution No. 0607-18 authorizing the issuance and sale of the Santee School District General Obligation Bonds, 2006 Election, Series A ("Series A Bonds"). Within the provisions of that resolution, the Board directed that, following the sale of the Series A Bonds (which occurred on April 17, 2007), that the Board would be presented with a statement of the final costs of issuing the Series A Bonds.

Attached is the final costs financial statement, which was prepared by the District's financial advisor, Capitol Public Finance Group LLC.

**RECOMMENDATION:**

It is recommended that the Board of Education review and accept the final costs financial statement for the issuance and sale of the Series A Bonds.

This recommendation supports the following District goal:

- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

The fiscal impact of the costs of issuance and sale of the Santee School District General Obligation Bonds, 2006 Election, Series A bonds totals \$343,317.76.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion: Burns  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item E.2.10.

Santee School District  
 General Obligation Bonds  
 2006 Election, Series A  
 Costs of Issuance

Description	Cost
Bowie, Arneson, Wiles & Giannone Professional Services & Expenses (Bond Counsel):	\$48,000.00
Bowie, Arneson, Wiles & Giannone Professional Services & Expenses (General Counsel):	\$3,000.00
Jones Hall Professional Services & Expenses (Disclosure Counsel):	\$26,050.00
Capitol Public Finance Group Professional Services & Expenses (Financial Advisor):	\$54,000.00
UBS Securities Underwriter's Discount (Underwriter):	\$135,000.00
Financial Security Assurance Insurance & Expenses (Bond Insurer):	\$42,157.76
Other Expenses	
County of San Diego (Paying Agent):	\$1,500.00
Standard & Poor's, Rating Agency (Rating Agency):	\$8,625.00
Elabra (Printing and freight):	\$8,700.00
County Registrar of Voters (Election Charges):	\$11,285.00
Contingency	\$5,000.00 *
COSTS OF ISSUANCE:	
	\$343,317.76

\*Unspent Contingency will be deposited into the Debt Service Fund of the Bonds.

**SANTEE SCHOOL DISTRICT  
SPECIAL MEETING  
OF THE BOARD OF EDUCATION**

May 12, 2007  
**MINUTES**

Douglas E. Giles  
Educational Resource Center  
9619 Cuyamaca Street  
Santee, California

**A. OPENING PROCEDURES**

1. Call to Order and Welcome  
President Carlisle called the meeting to order at 12:07 p.m.  
Members present:  
Allen Carlisle, President  
Dan Bartholomew, Vice President  
Dianne El-Hajj, Clerk  
Barbara Ryan, Member  
Dustin Burns, Member (attended from 2:00 p.m. via videoconference.)  
  
Administration present:  
Dr. Lisbeth Johnson, Superintendent and Secretary to the Board  
Bill Clark, Assistant Superintendent, Business Services  
Emily Andrade, Assistant Superintendent, Educational Services  
John Tofflemire, Assistant Superintendent, Human Resources  
Linda Vail, Executive Assistant and Recording Secretary  
Christina Becker, Director of Modernization

**B. PUBLIC COMMUNICATION**

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

**C. DISCUSSION AND/OR ACTION ITEMS**

1. Facilities Workshop
  - a. Protocol for Communication  
Dr. Johnson shared with the Board that through the modernization process there are many small decisions that must be made on a daily basis and requested flexibility from the Board about the fast-paced communication needed to get the best prices and cost-effectiveness of future projects. Dr. Johnson will do her best to keep the Board informed but sometimes catching the information up with the need for on-the-spot decision making is not easy to do. Board members understand, but would want to know about some large items, such as gyms or libraries, and especially those that may be politically sensitive. Mr. Clark said these decisions would not include large scale items which the Board had given specific direction about or need to decide.

- b. Public Works Construction Contracts  
Christina Becker will send information through Executive Council to the Board in weekly reports or by E-mail to keep the Board informed of minor changes in projects. As larger projects are planned, contingencies in cost and designs will be requested from the Board. Sample contracts were shared. Mrs. Becker proposed a Board facilities workshop every two months. The administrative team will wait until a future Board meeting to discuss the "protocol" of "change orders".

- c. Approval of Designs and Plans

1. Junior High Design Plans  
The designs proposed for junior high classrooms were presented to the Board. A two-story, 20 classroom learning complex was proposed for Cajon Park because it presents a unique situation. Building the two story learning complex will save approximately \$3 million and about one year of construction time. This same building was placed at Cajon Valley Middle School and the structure and plan is already state approved.

Site Adapt Re-Use of plans will allow the school district on the junior high design to save \$3 M on construction design costs and approximately \$1 million on the timeline when it will be built. This is the two story design at Cajon Park called "Big Sister" for twenty classrooms. This is the only site with 20 classrooms and two stories called. Junior high will occupy classrooms on the ground floor, with intermediate classrooms on the top and students will enter through two different doors. Member El-Hajj, administration, and a junior high teacher visited the building at Cajon Valley. There is flexibility in the aesthetics to blend in with our existing building designs at Cajon Park. Mrs. Becker addressed the concern about the size of the classrooms and said the rooms appeared small because Cajon Valley's classrooms contained a lot of built-in furniture. We are allowed to pay for furniture costs through our bond so we will not have a space problem. Some recommendations for the junior high building included:

- Deeper learning wall to assist with more storage space.

- All amenities to reflect modernization goals, such as the projector mounts so wires are not visible and wrapped around the ceiling mounted pole
- Balcony on second story and fencing around balconies need to be higher and safer than what is built at CVJH.

Three schools (CH-CO-PD) need a 10 classroom addition. Mrs. Becker presented a proposal for a two-story 10 classroom learning complex design for those campuses. Using this state approved structure design will save up to \$2 million. Some of the advantages to this design are having the P.E. locker rooms and restrooms contained in the building. There was concern about use of space for "coaches offices" and it was determined that school sites could have input into the designated use of the office/coach rooms and conference rooms contained in the building. We do not have coaches and wish to take this label out of our architectural sketches. This design is called, "Little Sister."

Mrs. Becker also presented a one-story 5 classroom complex. She proposed 2 of the five classroom buildings to fill the 10 classroom need at Rio Seco. The two-story complex was not considered because the landscape is flat at Rio Seco and a two-story building would look out of place. These buildings are called, "The Twins."

There was discussion about placing a two-story ten-classroom building on Rio Seco to use less hardscape. This proposal will be looked at again to determine which buildings would be best suited. Administration was directed to make sure that the modernization projects do not impact the ball fields at Rio Seco.

These building additions could provide joint use opportunities for storage. The Board liked the concept of the junior high designs. However, there is some loss of hardscape at RS with current building proposed placement and Christina needs to re-look at the RS footprint to potentially use less land.

It was discussed that there is a need to get principals together on these final designs that have been approved and discuss these with each of them.

## 2. Library Design Plan

Mrs. Becker shared the joint-use library/tech building designs. These would be placed in all schools that currently have a round building. The schools without round buildings, Pepper Drive, Prospect Avenue, and Sycamore Canyon, would receive the same program facilities complex within a different shaped existing or new building addition. These library/technology centers provide:

- A teacher training facility,
- Technology and video conference rooms,
- Restrooms,
- Possible conversion to science labs, and
- Flexible conference rooms/offices for resource specialist, speech teachers, etc.

The designs will go to school sites for individual preferences on interior spaces.

- Following same designs at schools will save money. Saving money is trying to solve everyone's problems with one solution.
- Technology hardware costs would come under furniture and equipment and under acquisition replacement.

We are supporting the Board's promise and guaranteeing that the \$60 M from the Bond is spent on the three projects listed in the Bond.

## 3. Pavilion/Lunch and Shade Structure Plan

Mrs. Becker presented shade structure options to replace the "Pavilion" concept. The shade structures will offer the district saved dollars to put towards the learning structures and classroom environments. The savings using shade structures would be as high as \$ 9M in the overall design. Existing lunch shade structures purchased by PTA's will be worked into the final design and not destroyed. Member Bartholomew moved to approve the shade structures for lunch areas.

**Motion: Bartholomew**

**Second: Carlisle**

**Vote: 5-0**

Mrs. Becker then presented a sight plan for each school for Board discussion and consideration.

## Cajon Park

She proposed the two-story, 20 classroom learning complex, as presented on site design. Efforts need to be coordinated for the ball field improvements. A soccer field is part of the proposed on plan. The Board approved the Cajon Park site plan as proposed, with a soccer field.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

Some questions were asked that need to be researched and provided with responses to the Board:

1. What was the original dollar figure for each structure by site?
2. What is the total savings?

3. Ball field money improvement---How will we need to coordinate efforts?
4. The Board clarified that we need a soccer field on this campus and not a league ball field using all the turf!
5. Whatever is vacant we need to secure.

#### **Carlton Oaks**

Administration proposed a two-story, 10 classroom learning complex, as presented on the site design, which would provide a projected savings of \$2 million. The parking lot will be increased to include a portion of the upper field. The Board approved the Carlton Oaks site plan as proposed.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

Some questions were asked that need to be researched and provided with responses to the Board:

1. Can we do a joint use with the City, maybe for storage?
2. What is the savings projected (\$2 M off building or a 10% savings).

#### **Pepper Drive**

Administration proposed a two-story, 10 classroom learning complex, as presented on the site design. The parking lot will be increased to include a lot on the corner of Graves and Arlette. The access ramp for students will be redesigned and road access will be relocated to the north of the fields. A parking lot will include the current tennis court and dirt field. The Board approved the Pepper Drive site plan as proposed.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

#### **Sycamore Canyon**

No additional classroom space was proposed at this time for the junior high. The Administration building will be relocated to the front of the school and will be constructed. The library will be placed where the current administration building is located. Concerns presented on the site plan included:

1. Ingress and egress to parking lot, and capacity, and
2. Decrease in size of courtyard (used for daily pledge).

The Board asked administration to re-evaluate the parking area and traffic flow and parking. A parking lot solution is necessary, Member Bartholomew said. He requested a civil engineer look at some options for ingress and egress for parking lot safety. It was suggested that the lunch area shift to the east to maintain a larger area for the courtyard/quad. The flagpole may need to be relocated. The Board approved the Sycamore Canyon site plan as proposed.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

#### **Rio Seco-**

Administration proposed two one-story, 5 classroom learning complexes, as presented on the site design. The Board continued discussion about providing a two-story 10 classroom structure instead of two 5-classroom buildings. The architects believe that the one-story is a better design for the existing school because there are no land variations at Rio Seco. Christina will continue to investigate the best solution for placement of facilities and provide the Board with the cost difference of the two options. However, the Board did approve the 2 one-story twin design. The one-story savings is approximately \$2M. The Board approved the Rio Seco site plan as proposed and gave administration flexibility on the placement of these buildings and asked for a review of the foot print for the junior-high.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

#### **Prospect Avenue**

Administration proposed that a site design that does not include additional classrooms. There is a library/technology center only, and no junior high building for this campus. Also included are an expanded front parking lot and additional lot near the preschool. There needs to be a tree-lined "Path of Knowledge" to the new library/technology center. The office is not expanded. The site design for PA was approved by the Board.

**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

#### **Carlton Hills**

Administration proposed a 1 two-story, 10 classroom learning complex, as presented on the site design. The parking lot would be expanded into the existing Kindergarten area. The Kindergarten play area would be relocated to the next wing which would make the Kindergarten teachers very happy, as their current location is not the best location for Kindergarten. The administration office will relocate to the existing Kindergarten rooms. This move would provide Kindergarten with 3 classrooms and a new playground area.

The Board approved the new building location with a consultant to look at modifications of the west area of playfield. Board members would like to see grass or hard-court space in the designs if feasible.



**Motion: Carlisle**

**Second: El-Hajj**

**Vote: 5-0**

Questions to respond to at CH include:

1. Which rooms will current teachers move to while modernization of Kindergarten is taking place?

#### **Hill Creek**

Administration proposed 1 one-story, 5 classroom learning complex, as presented on the site design. Hill Creek only needs 5 additional classrooms for their junior high complex. The enrollment is stable and no new housing developments are located in their attendance boundaries.

The Board approved of the concept of building placement and Christina wants to continue to work on development and fine tuning the site plan without the additional parking/drop off. The Kindergarten will be relocated to a different wing, which moves them farther from the overhead electrical lines. There was concern expressed about equity at all junior high levels. Christina will continue to investigate junior high proposals and work to provide equity throughout the District in science labs and other programmatic needs.

This site plan will return for Board approval. Barbara Ryan asked if the field improvement by the City will be coordinated and our people will work on the projects we are doing at the same time as the City. If the school is in Phase I, yes but this summer Ted's staff will be involved in "Quick Start" Projects and will not have the time to devote to working on a Phase II school with the City. However, the City designs are definitely coordinated with Modernization Plans.

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

The proposed site plan for Chet F. Harritt is unique. With current enrollment there does not seem to be a need for additional classrooms; however, there is concern about the junior high complex being on CFH's ballot language. If there was ever consideration to consolidate grades 7-8 from another school, there is a need to do this for the CFH location and to place a one-story, five classroom learning complex to house additional students.

The Board discussed relocating the ball fields from Santee School to Chet F. Harritt and asked administration to provide the cost by the June 5, 2007 meeting. It was noted that the District will need to provide like facilities for the league. Administration will investigate the cost and the information will be brought to the Board on June 5<sup>th</sup>. Previous Board action for moving Pioneer Little League fields would need to be rescinded if the Board approved this move from Santee to Chet.

The Chet F. Harritt site plan will return for Board approval after further investigation and information is provided.

The Board asked for a report on what is new and enhanced in terms of what the City wishes to do with the current ballfields.

Administration requested Board action on the design concepts for:

- 20-classroom two-story learning complex,
- 10 classroom two-story learning complex,
- 5 classroom single story learning complex,
- Round building-joint use library/technology center, and
- Rectangle building-joint use library/technology center

Member Ryan moved to approve the design concepts for junior high programs.

**Motion: Ryan**

**Second: Burns**

**Vote: 5-0**

Some suggestions made for consideration in the classroom interior design were:

- Second white board in classrooms as an auxiliary to allow for projection screen, or should the screen project at a different direction.
- Projection screens could be installed at an angle to not cover the white boards.
- The Board would like the opportunity to review the interiors of individual classrooms before we start this. Input should be collected from teachers as well.
- Science for 6<sup>th</sup> grades needs to have equality across the district in the facilities support for programs.
- Research white board on side and projection screens with white board separate.

#### **4. Curb Appeal projects**

Curb appeal projects were presented by Russell Watson, the project architect. He shared with the following amenities using Cajon Park drawings as an example:

- Landscape changes help with curb appeal,
- Joint use conference rooms with outside access are helpful,
- Canopies to enhance the exterior can provide great curb appeal,

- Richer color stucco, (Use of durable colors, maybe Southwestern hues) (No more than 2 color schemes)
- Trees and palm trees, such as Washingtonian Palm Trees were discussed. (Palm trees to be investigated for appropriate kind. Do not want to provide a home for rodents and other animals. Not high maintenance trees.)
- Landscaping in front adds to curb appeal,
- Paths of knowledge include a brick/tile walkway with places for signatures of parents and community, and the Foundation will provide a fundraiser for this,
- Tiles and Brick are being considered to be sold next year by the Foundation.

This item was for discussion only and administration and the architect will come back with color schemes for Board approval.

#### 5. Quick Start Projects

Christina shared a modernization planning matrix for all sites that included "Quick Start" timelines.

New door security hardware will be installed over the 2007-08 school year.

Playground equipment will be installed over the next two years. (Spread out over phase 1 and Phase 2 schools.) Lis shared that we cannot use the one time governor's allocation for PE for fixed playground structures.

- City joint use turf projects at CH, CO, HC, and PA will be completed this summer.
- City joint use turf projects at CP, CFH, RS, SC will be completed next summer.
- Parking Safety projects at PD will be completed in the summer of 2007.
- Rio Seco joint use parking, part of the city park project, will be completed in 2008-09.
- Shade shelter replacement at CH, CFH, HC, PA will be completed school by school over 2007-08 school year.
- Workspace furniture compliance at all sites implementation as needed is in the works.

During the Phase 1 school modernization, quick start projects will begin at the Phase 2 schools. The Board wants to be sure that modernization projects are provided at all schools and the community is provided the items they voted for on the ballot.

President Carlisle provided a summary of the meeting.

- The Board authorized administration to proceed with the building designs as presented.
- The Board authorized placement of facilities at schools with the exception of Hill Creek and Chet. F. Harritt, which will return for Board consideration at later workshop. Rio Seco small adjustments will also be discussed.
- The Board provided their expectations for curb appeal that the colors be returned for discussion and direction and classroom design.
- The Board provided direction and authorized staff to proceed with quick start projects, being conscientious that the Phase 2 schools get most of the quick start projects.
- Administration will bring back cost savings by school, using the pre-approved building designs, and a total savings. It was recognized that there are different costs going into each school and it is difficult to take the savings from one school and indicate savings to the total available \$60M. Communication about costs and equity for each school must be considered carefully, Barbara Ryan indicated.

Member Bartholomew would like to see the cost savings to provide a snapshot to show the public the Board is thinking about numbers.

Board members and Executive Council members will begin visiting school staff meetings to provide information on the modernization process. The message is that every school is going to be modernized.

#### G. ADJOURNMENT

The May 12, 2007 special meeting adjourned at 5:00 p.m.



Consent Item D.2.7. Authorization to Purchase Shade Structures and Carpet  
Through Other Public Agency Bids

Prepared by Bill Clark  
May 15, 2007

**BACKGROUND:**

The Maintenance, Operations and Facilities department seeks authorization to utilize other public agency bids, commonly referred to as "piggybacking," for the purchase of DSA-approved permanent shade shelters and carpet for the 2007/2008 school year. This is an annual approval.

The authority to purchase through another public agency is found in Public Contract Code §20118 for school districts, and §20652 for community college districts, which states:

"The governing board of a school district may, without advertising for bids, if the board has determined it to be in the best interests of the district, authorize by contract, lease, requisition or purchase order, any public corporation or agency to lease data-processing equipment, purchase materials, supplies, equipment, automotive vehicles, tractors and other personal property for the district. Upon receipt of any such personal property the school district may draw a warrant in favor of the public corporation or agency for the amount of the approved invoice."

The installation of shade structures and the replacement of carpet are included within the District's modernization scope of work for all schools. Carpet replacement also qualifies for funding through the State's Deferred Maintenance program.

**RECOMMENDATION:**

It is recommended that the Board of Education provide authorization to utilize other public agency bids for the purchase and installation of flooring, to be awarded to Collins and Aikman Floor Coverings under the terms and conditions of Bid/Contract Number 07/08-12 awarded by Chula Vista School District, that the purchase and installation of shade structures be awarded to Shade Structures, Inc. under the terms and conditions of Bid/Contract Number 142-05 awarded by Newport-Mesa Unified School District.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact of \$800,000 for shade structures at Carlton Hills, Chet F. Harritt, Hill Creek, and Prospect Avenue will be funded through Developer Fee Funds, and Modernization funding sources as is applicable to codes. Various carpet projects are not to exceed \$30,000 and specific expenditures will be brought to the Board of Education for approval.

The cost savings of "piggybacking" for the purchase of DSA-approved permanent shade shelters vs. construction of pavilions is a savings of \$7,600,000:

Shade Structures at \$200,000 each @ 4 schools = \$800,000  
New Pavilions @ 4 schools = \$8,400,000

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion: Ryan  
Seconded: Bartholomew  
Vote: 5-0

Agenda Item D.2.7.

Discussion and/or Action Item E.2.2.  
Prepared by Bill Clark  
June 5, 2007

Award of Contract to Kirk Paving, Inc. for New  
Parking Lot/ Drop Off at Pepper Drive School

**BACKGROUND:**

On February 6, 2007, the Board of Education reviewed administration's recommendation to develop plans and request bids for a new parking lot at Pepper Drive School. The design of the new parking lot was presented to the Board on May 12, 2007 and approved. The following public project was advertised as legally required and bids were opened on Thursday, May 31, 2007:

**Bid # 2007-03-002 New Parking Lot: Pepper Drive School**

The bid recap form is attached. Each bid was carefully analyzed and the lowest was reviewed and references checked.

Additionally, consultants will be retained for this project to ensure compliance with geotechnical and engineering specifications, including soils compaction and concrete strength. The cost of this service is \$9,943. This project total does not exceed the projected \$360,000 engineer's estimate.

**RECOMMENDATION:**

It is recommended that the Board of Education award the contract for Bid #2007-02-001: New Parking Lot: Pepper Drive School, to Kirk Paving, Inc., the lowest responsible, responsive bidder in the amount of \$199,842, as identified on the attached bid recap form. Additionally, administration recommends that Ninyo & Moore Geotechnical and Environment Sciences Consultants be retained for this project to ensure compliance with geotechnical and engineering specifications for a cost of \$9,943.

**FISCAL IMPACT:**

The cost of the new parking lot will be \$209,785 and will be paid from the Standard Pacific Mitigation payment (\$190,000) and the remaining balance from mandated cost reimbursements.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion: Bartholomew  
Seconded: Burns  
Vote: 5-0

Agenda Item E.2.2.

**BID RECAP      BID # 2007-03-002**

**New Parking Lot: Pepper Drive School**

<b>COMPANY</b>	<b>PRICE</b>
Pereira Engineering	\$ 326,483.24
Angus Asphalt	\$ 294,990.00
New Century Construction, Inc.	\$ 289,000.00
Ramona Paving Inc.	\$ 282,336.00
T.C. Construction	\$ 278,590.00
ABC Construction	\$ 223,949.00
Kirk Paving, Inc.	\$ 199,842.00
Frank & Son, Inc.	\$ No Bid
Premium Concrete	\$ No Bid
Portillo Concrete	\$ No Bid
3-D Enterprises	\$ No Bid
MCS Inc.	\$ No Bid
Healey Construction	\$ No Bid
Koch-Armstrong	\$ No Bid
M&M General Engineering Contr.	\$ No Bid
PCS	\$ No Bid





Consent Item E.2.9. Authorization to Piggyback on the Bid of the Colton Joint Unified School District for Playground Equipment, Safety Surfacing, Outdoor Site Furnishings, and DSA Shade Shelters

Prepared by Bill Clark  
June 19, 2007

### **BACKGROUND:**

The Maintenance, Operations and Facilities Department seeks approval to utilize other public agency bids, commonly referred to as "piggybacking," for the purchase of Playground Equipment, Safety Surfacing, Outdoor Site Furnishings, and DSA Shade Shelters.

The authority to purchase through another public agency bids is found in Public Contract Code §20118 for school districts, and §20652 for community college districts, which states:

"The governing board of a school district may, without advertising for bids, if the board has determined it to be in the best interests of the district, authorize by contract, lease, requisition or purchase order, any public corporation or agency to lease data-processing equipment, purchase materials, supplies, equipment, automotive vehicles, tractors and other personal property for the district. Upon receipt of any such personal property the school district may draw a warrant in favor of the public corporation or agency for the amount of the approved invoice."

The installation of shade structures and the replacement playground equipment are included within the District's modernization "quick start" scope of work.

### **RECOMMENDATION:**

It is recommended that the Board of Education authorize the District to participate and utilize the terms and conditions of Bid/Contract Number 05-03 awarded by Colton Joint Unified School District, for purchase of Playground Equipment, Safety Surfacing, Outdoor Site Furnishings, and DSA Shade Shelters. Before this bidding process takes place, playground equipment and other designs will be taken before the Board for review and approval.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact for the purchase of playground equipment, safety surfacing, and DSA shade shelters will be funded through Deferred Maintenance and Capital Facilities Funds. Specific installation expenditures will be brought to the Board of Education for approval.

**STUDENT ACHIEVEMENT IMPACT:**

Students benefit from school campuses that are safe, orderly, and healthy which provide for successful learning environments.

Motion: Ryan  
Seconded: Burns  
Vote: 5-0

Agenda Item E.2.9.

Consent Item E.2.10. Approval of Agreement with Ninyo & Moore Geotechnical and Environmental Sciences Consultants.

Prepared by Bill Clark  
June 19, 2007

**BACKGROUND:**

The Department of State Architect requires soil investigation to allow the proper structural design of school buildings. To meet this requirement for the Prop R building program, soils boring and analysis must be done to meet our design and construction schedule. A request for qualifications and proposals for services was issued on our behalf by Sprotte Watson for all nine schools. Qualifications and proposals were received by four firms. Administration recommends Ninyo & Moore as the most qualified and responsive based on the following criteria:

- Ability to meet fast track projects,
- Ability to work after school hours and/or on Saturdays,
- Hourly rates typically lowest of the proposals received and Prevailing Wage included,
- Provided cost on construction administrative services and site observations during grading for all nine schools,
- Provided timeline of work to be performed (3 weeks to schedule rigs and obtain permits for borings over 20 feet; 1 to 2 days per site for field work; Reports completed within 3 weeks after field work; Preliminary information provided to design team immediately),
- Testing rates on par with other firms, and
- 5% discount on fees if all work at all sites is done within the same timeframe.

Ninyo & Moore Geotechnical and Environmental Sciences Consultants (Ninyo & Moore) is being recommended to provide Department of State Architect (DSA) required geotechnical investigations and recommendations for all nine school projects. Specific tasks involved are:

- Geotechnical Investigation and soil design recommendations
- Geotechnical compaction testing and sampling, testing and reporting during construction.

**RECOMMENDATION:**

It is recommended that the Board of Education approve the agreement with Ninyo & Moore for the required geotechnical materials testing services on all nine schools as described above not to exceed \$300,000 and authorize staff to execute the necessary documents.

**FISCAL IMPACT:**

The fiscal impact of geotechnical services and testing fees is approximately \$300,000 funded from the Prop R General Obligation Bond proceeds and State matching funds, Developer Fees, and Capital Improvement.

**STUDENT ACHIEVEMENT IMPACT:**

Students benefit from school campuses that are safe, orderly, and healthy which provide for successful learning environments.

Motion:         Ryan          
Seconded:         Burns          
Vote:         5-0        

Agenda Item E.2.10.

Discussion and/or Action Item F.2.4. Approval of Preconstruction Services Agreement with Douglas E. Barnhart for Pre-Construction Services for the Modernization/New Construction at Nine (9) Santee School District Schools

Prepared by Bill Clark  
June 19, 2007

### **BACKGROUND:**

At its April 18, 2006 meeting, the Board of Education authorized administration to prepare and issue a RFP for contractors for the construction of school facilities at one or more of the District's sites describing the scope of the project, expected cost range, and other significant factors needed to evaluate participant qualifications for the lease-lease/back project. The RFP was sent to approximately 40 firms. The District received eight (8) proposals for the lease-leaseback modernization and new construction projects. Based on the information contained in the proposals, three (3) firms were selected by the District to move forward to the interview stage.

At its April 17, 2007 meeting, it was determined that Douglas E. Barnhart was the contractor most qualified and best suited to complete the lease-leaseback construction projects and was ranked first. The firm is well qualified for these services and has an extensive staff to produce cost estimating and scheduling in addition to the expansive school experience to perform the task well. With their extensive experience on over 400 similar school projects, they bring a wealth of expertise and value to this process. The Board of Education provided authorization to begin contract negotiations with Douglas E. Barnhart for the lease-lease/back construction and modernization of school facilities.

District administration entered into the process of contract negotiations specifically regarding price and terms. The District has reached favorable contract terms with Douglas E. Barnhart, for preconstruction services. Staff recommends proceeding with pre-construction services at this time due to the fast-tracking of the design and construction program. It is imperative that these services be procured soon, as this will save costs due to construction inflation.

The preconstruction services agreement includes the following services: Value-engineering, cost estimating, plan review, construction scheduling and phasing plan, and constructability review. Staff has negotiated a maximum fixed lump-sum price below the initial proposed 1% fee estimated at \$1,650,000, or the hourly rate of pay as you go, and feel that the negotiated reduced fee of \$700,000 lump-sum, not to exceed the fixed fee is best due to the size of the program being reviewed which could amount to as much as \$165 million.

With the consultant involved in the preliminary planning, the effective and efficient development of the project plans can be provided to ensure that the bond campaign promises are met and that projects are completed on time and within budget. Having

early construction intervention and involvement ensures that a cost conscious budget driven program can be planned and implemented.

**RECOMMENDATION:**

It is recommended that the Board of Education approve the preconstruction services agreement with Douglas E. Barnhart for the modernization/new construction at nine (9) Santee School District schools for a fixed price not to exceed \$700,000.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

The fiscal impact of \$700,000 will be funded from the Bond Revenues, Developer Fee Funds, Modernization funding sources, and Capital Program Funding sources as is applicable to codes.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:         Ryan          
 Seconded:         Burns          
 Vote:         5-0