

**BACKGROUND:**

With Construction beginning March 17, 2008 on the first of many projects approved by the Board of Education at its February 2, 2008 special workshop meeting, a ceremonial Capital Improvement Program (CIP) / modernization ground breaking date is requested to be scheduled. This event should be discussed and a date and time determined that best fits the Board's schedule, the Gant chart schedule for each school, and community's calendar. A date between March 24 and June 15, 2008 fits within the terms of the Cajon Park construction time frame. Douglas E Barnhart (DEB) has generously volunteered their marketing department to assist us with communicating the event to the public. Also DEB's marketing department is available to assist in anyway with the planning and coordinating of the event to ensure a successful outcome. Additionally, the groundbreaking ceremony will be marketed on the District's website and in the March Independent Citizens Oversight Committee newsletter.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss and determine a date for the Capital Improvement Program (CIP) / modernization groundbreaking ceremony at each school based on the attached Gant chart and Governance Calendar. It is usual protocol that one groundbreaking ceremony be conducted at the beginning of construction, followed by ribbon cutting events at the completion of each individual site project. Ribbon cutting events would be planned at each site once projects are completed in future years. What is the pleasure of the Board?

This recommendation supports the following District goals:

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

**FISCAL IMPACT:**

There is no fiscal impact at this time. The budget of the Capital Improvement Program is \$128.7 million for nine (9) school modernizations, and will be funded from CIP funds, Prop R bond proceeds, and State modernization matching funds. A budget of \$500 for each school's ceremony is proposed for ribbons, invitations, et cetera for a total cost of \$2,500.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:		Second:		Vote:		Agenda Item E.3.1.
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Discussion and/or Action Item E.3.2. Discussion of Hill Creek School 10-Classroom Building Addition Site Location

Prepared by Bill Clark  
February 19, 2008

**BACKGROUND:**

The Board of Education approved the Hill Creek school project scope of a 10-classroom junior high addition at its February 2, 2008 special workshop meeting. At that time, the Board directed staff to bring back an alternative building location / site plan for the project. Attached for the Board's review and discussion is an alternative site plan / building location for the Hill Creek project. This location will still provide building alignment for day lighting and a better relationship with existing classroom buildings and the library technology building. A decision for this building location is needed so that the modernization plans can show the addition accurately in the plan re-submittal to the Division of State Architect (DSA) for modernization building permits.

The revised proposed location of the 10-classroom addition provides a separation between the existing residential community and the project. The attached site plan maintains playground space along the southern property line as it currently exists adjacent to the residential homes.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss the Hill Creek School 10-classroom addition and provide direction to administration of the Board's desire for the building location of this project.

This recommendation supports the following District goal:

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

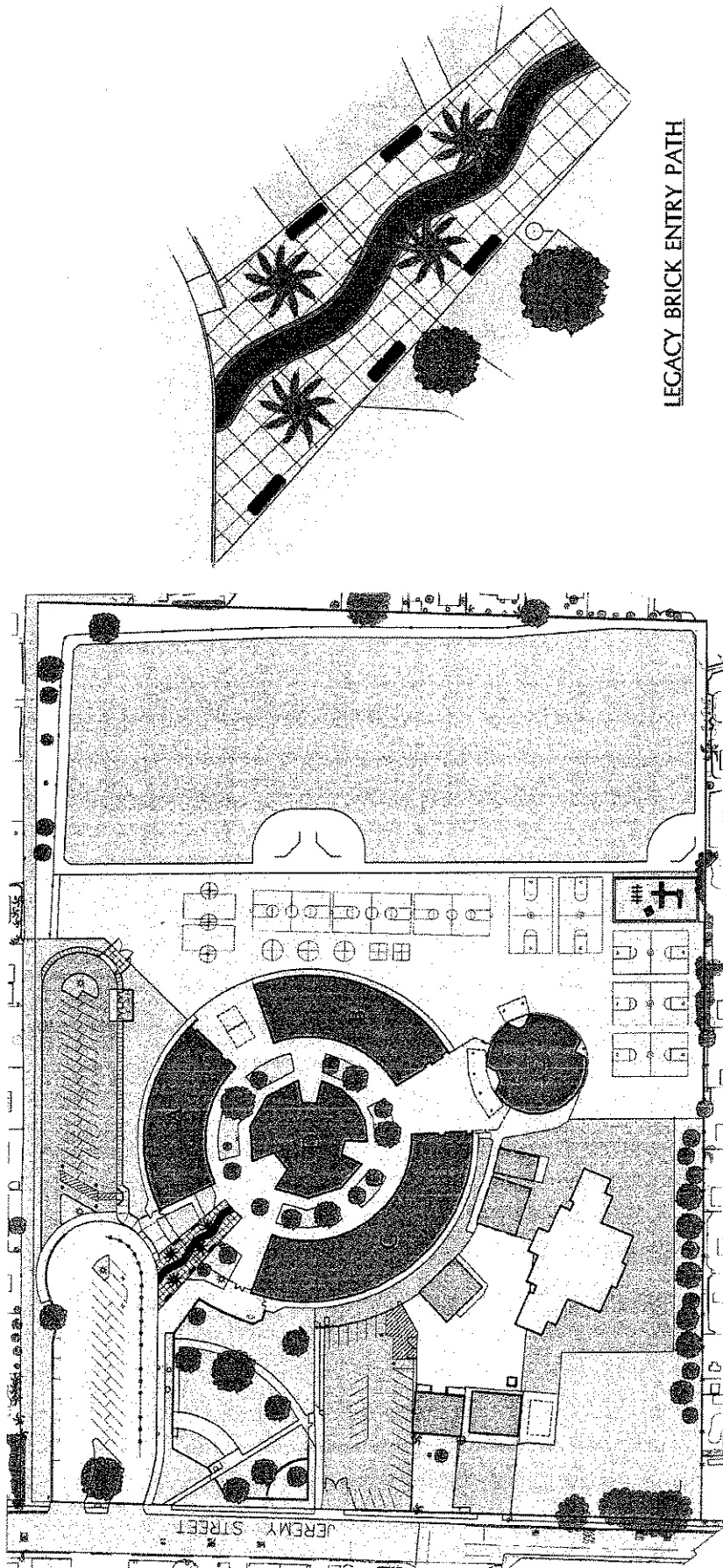
**FISCAL IMPACT:**

There is no change to the fiscal impact for the Hill Creek School project per the Capital Improvement Program (CIP) budget as submitted at the February 2, 2008 Board of Education special workshop meeting. The budget of the Capital Improvement Program is \$128.7 million for nine (9) school modernizations, and will be funded from CIP funds, Prop R bond proceeds, and State modernization matching funds.







**STUDENT ACHIEVEMENT IMPACT:**

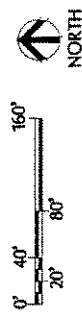
Strong positive relationships exist between overall building conditions, a positive learning environment, and student achievement.

Motion:		Second:		Vote:		Agenda Item E.3.2.
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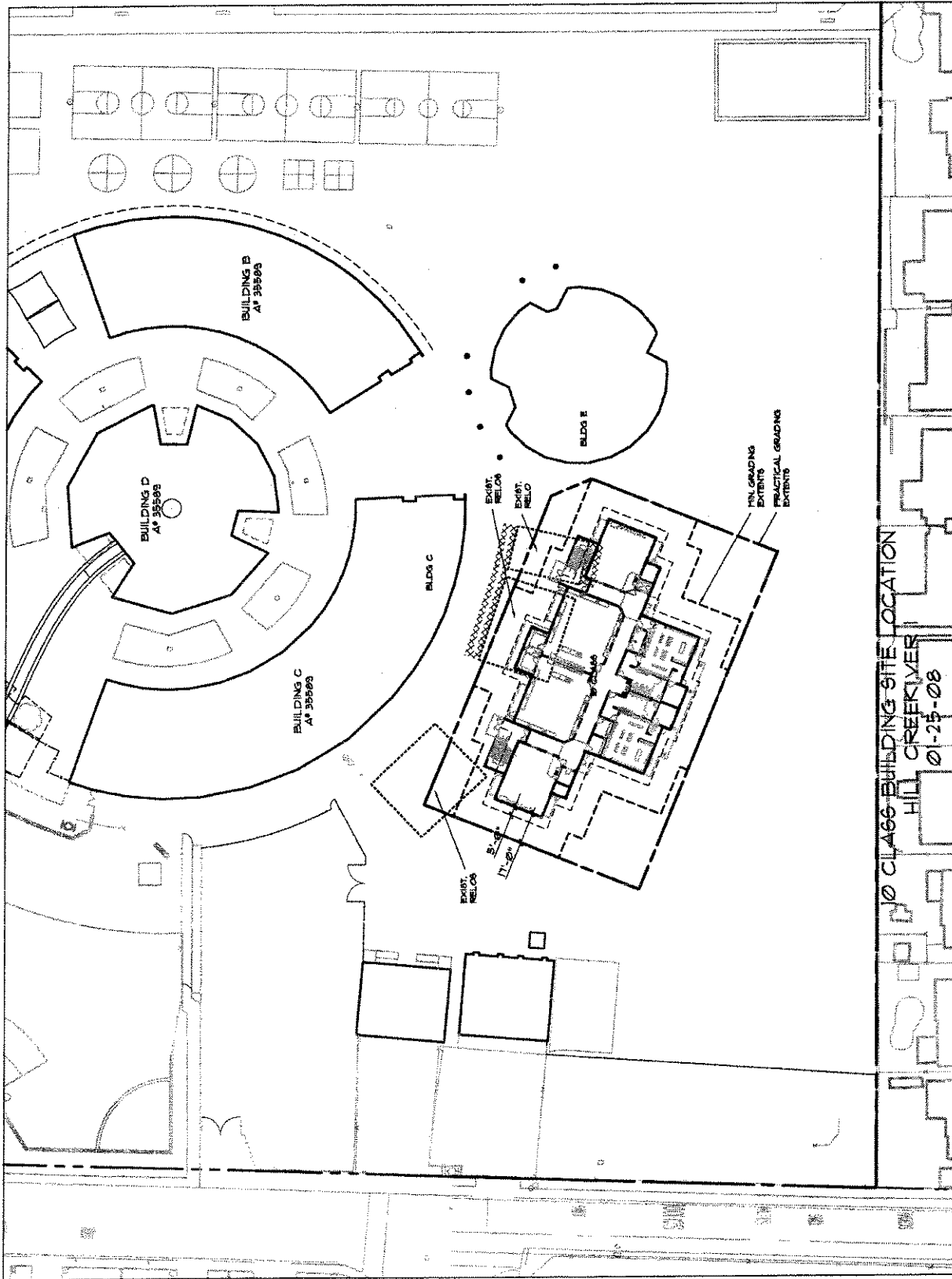


LEGACY BRICK ENTRY PATH

-  NEW TEN CLASSROOM BUILDING
-  MODERNIZED BUILDINGS
-  NEW PARKING (BID ALTERNATE)
-  EXISTING PARKING
-  LEGACY BRICK PATH
-  LIBRARY / TECH BUILDING



HILL CREEK ELEMENTARY SCHOOL - SITE PLAN  
 SANTEE SCHOOL DISTRICT



**BACKGROUND:**

The Division of State Architect (DSA) reviews and approves all school construction projects. Part of the construction process requires construction materials testing labs and Inspectors of Record (IOR) services be assigned to the construction of school projects. These entities must be DSA-qualification approved.

With future construction on the school sites being planned as early as March 2008, the Board of Education authorized the request for qualifications (RFQ) and preparation of an approved and qualified list of DSA-approved materials testing labs that will be needed during the next five years of capital improvement and construction. An advertisement for the RFQ was placed in the San Diego Daily Transcript in addition to being posted on our web site. The RFQ was faxed and e-mailed to all firms that had inquired and requested to be notified in the past nine months. Fifteen (15) firms submitted a response by the advertised deadline.

A qualified list of ten (10) testing labs that are available locally in San Diego has been established. Administration recommends use of the closest labs to reduce travel time costs. Future contracts with qualified and approved materials test labs will be brought forth to the Board from the attached pre-qualified list.

Additionally, on December 4, 2007 the Board of Education approved a list of 10 qualified entities for Inspector of Record (IOR) services. Administration recommends the firms of Hendrix, California School Construction Services; and Maletic, Blue Coast Consulting, LLC to provide these inspection services for the Phase 1 projects at five schools.

**RECOMMENDATION:**

It is recommended that the Board of Education approve consultant contracts with the firms of Hendrix, California School Construction Services; and Maletic, Blue Coast Consulting, LLC for IOR services. It is also recommended that the Board of Education approve the list of qualified material test labs for materials lab testing services that will be used for the next five years of capital improvement and construction as needed.

This recommendation supports the following District goal:

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

**FISCAL IMPACT:**

Based on the present capital improvement program financial summary, approximately \$924,096 is budgeted for IOR services and \$1,897,040 is budgeted for materials testing. The budget of the Capital Improvement Program is \$128.7 million for nine (9) school modernizations, and will be funded from CIP funds, Prop R bond proceeds, and State modernization matching funds.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:		Second:		Vote:		Agenda Item E.3.3.
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## DSA CONSTRUCTION MATERIALS TESTING QUALIFIED LABS LIST - LOCAL

Firm Name	Address	# of labs	DSA Testing Qualifications	DSA Inspection Qualifications
"G" Force	8788 Balboa Avenue San Diego, CA 92123	1	Concrete, Soils, Masonry, Rebar, Steel	Concrete, Masonry, Welding
Geotechnics Incorporated	9245 Activity Road, Suite 103 San Diego, CA 92126	1	Concrete, Soils, Masonry, Rebar, Steel, Spray Applied Fireproofing	Concrete, Soils, Masonry, Welding
Kleinfelder	5015 Shoreham Place San Diego, CA 92122	1	Concrete, Soils, Masonry, Roofing	Concrete, Soils, Masonry, Welding, Fireproofing Roofing Asphalt
MACTEC engineering and constructing a better tomorrow	9177 Sky Park Court San Diego, CA 92123	1	Concrete, Soils, Masonry, Rebar, Steel	Concrete, Soils, Masonry, Welding
Material Inspection & Testing, Geotechnical Engineering Services	(MTGL) 7313 Carroll Road, Suite G San Diego, CA 92121	3	Concrete, Soils, Masonry, Rebar, Roofing, Asphalt Concrete	Concrete, Soils, Masonry, Welding, Shotcrete
Ninyo & Moore	5710 Ruffin Road San Diego, CA 92123	1	Concrete, Soils, Masonry, Rebar, Roofing, Steel, Spray Applied Fireproofing	Concrete, Soils, Masonry, Welding
Professional Service Industries, Inc.	6867 Nancy Ridge Dr., Suite E San Diego, CA 92121	125	Concrete, Soils	Concrete, Soils, Masonry, Welding
Southern California Soil & Testing, Inc.	6280 Riverdale Street San Diego, CA 92120	2	Concrete, Soils, Masonry, Rebar, Roofing, Steel, Asphalt Concrete Fireproofing Roofing	Concrete, Soils, Masonry, Welding, Wood
Testing Engineers - San Diego Inc.	7895 Convo Court, Suite 18 San Diego, CA 92111	1	Concrete, Soils, Masonry, Rebar, Steel, Asphalt Concrete	Concrete, Soils, Masonry, Welding, Roofing
Testing Services & Inspection, Inc.	3030 Main Street San Diego, CA 92113	1	Concrete, Soils, Masonry, Rebar, Steel	Concrete, Soils, Masonry, Welding

**CONSTRUCTION MATERIALS TESTING LABS LIST - OUT OF LOCAL AREA/NON DSA**

Firm Name	Address	# of labs	Testing Qualifications	Inspection Qualifications
AESCO Technologies, Inc.	17782 Georgetown Lane Huntington Beach, CA 92647	1	Concrete, 123	Concrete, Soils, Masonry
Construction Analysts, Inc.	2225 Faraday Avenue, Suite A Carlsbad, CA 92008	1	Not found in DSA Approved Labs on Internet	
Construction Testing & Engineering	1441 Montiel Rd., #115 Escondido, CA 92026	8	Concrete, Soils, Masonry, Rebar, Roofing	Concrete, Soils, Masonry, Welding
Geo Tek, Inc.	1384 Poinsettia Ave, Suite A Vista, CA 92081	5	Concrete, Soils, Masonry	Concrete, Soils, Welding
Twining Laboratories	9235 Chesapeake Dr., Suite D San Diego, CA 92123	3+	No San Diego Address at DSA Approved Labs on Internet	



AGREEMENT FOR PROFESSIONAL  
INSPECTION AND STAFF EXTENSION SERVICES

THIS AGREEMENT FOR PROFESSIONAL INSPECTION & STAFF EXTENSION SERVICES (the "Agreement") is made and entered into on \_\_\_\_\_, by and between the SANTEE SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA, hereinafter referred to as "District", and **L. L. Hendrix, Hendrix California School Construction Services**, hereinafter referred to as "Consultant".

RECITALS:

A. It is the desire of the Governing Board of the District to contract with consultant to furnish professional inspection and staff extension services in connection with the Districts construction program at **Cajon Park, Sycamore Canyon, and Rio Seco** schools. For purposes of this Agreement, the Projects shall include all miscellaneous work related thereto or reasonably inferable from any of the "Contract Documents" that would reasonably apply to inspection and Staff Extension services.

B. The District desires to retain Consultant upon the terms and conditions hereinafter set forth in the consultants proposal of February 12, 2008, and the Consultant desires to accept said retention and will agree to perform the services necessary to achieve DSA final approval of inspection and to assist the District and architect with various time and cost changes that may arise during the period of construction for the price specified in the consultants proposal of February 12, 2008.

NOW THEREFORE for mutual and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. The term of this Agreement shall be for the duration of the Project or until May 30, 2009, which ever comes sooner. The District anticipates the completion of the Project to occur on or about April 30, 2009, but does not warranty or guarantee that the project will complete by April 30, 2009, and will expect consultant to complete the project services as will be mutually agreed at the time a determination of delay is made.

2. The Consultant shall, on behalf of the State of California and the District, furnish all required inspections necessary to complete the Project and perform all miscellaneous related work as assigned by the State of California Division of the State Architect (the "DSA") or the District (collectively, the "Services").

3. The Consultant shall provide all reports, certificates, drawings and other items and documentation required by the District, by law or by any of the Contract Documents in connection with the Projects. Certain of such required reports, certificates and drawings are set forth in Title 24 of the California State Building Code. The California Codes Applicable to inspection of public school construction, the consultants February 12, 2008 proposal and the Contract Documents are hereby incorporated herein by this reference.

4. District will pay consultant by check made payable to L. L. Hendrix within in thirty days of the receipt of an invoice for work completed the previous month or months on the projects defined in the consultants proposal letter of February 12, 2008..

C. Consultant certifies that all of its employees or sub-consultant employees who may come in contact with pupils have not been convicted of and/or have no criminal charges pending for a felony, as defined in Education Code section 45122.1.

D. In the event Consultant fails to comply with all of the requirements of Education Code section 45125.1 and injury results from such failure, Consultant shall defend, indemnify, protect and hold the District and its agents, officers and employees harmless from and against any and all claims, demands, liability, judgments, awards, losses, injury, damages, expenses, charges or costs of any kind or character whether to the District or to any person or property which arise from or are connected with or are caused or claimed to be caused by Consultant's failure to comply with the requirements contained in Education Code section 45125.1, including, but not limited to, the requirement prohibiting Consultant from using employees or sub-consultant employees who may have contact with pupils who have been convicted or have charges pending for a felony as defined in Education Code section 45122.1.

E. Any sub-consultant hired by Consultant shall be subject to and shall comply with this provision. Consultant and sub-consultant shall be jointly and severally liable for any injury that results from sub-consultants' failure to comply with this provision.

IN WITNESS THEREOF, the parties hereto have set their hands on the day and In the month and year written below:

Consultant

SANTEE SCHOOL DISTRICT

L. L. Hendrix, JD.  
Principal

Christina Becker  
Director of Facilities & Modernization

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Board Approved: \_\_\_\_\_

February 12, 2008

Christina Becker  
Director of Facilities and Modernization  
Santee School District  
9625 Cuyamaca Street  
Santee, Ca. 92071

Ms. Becker:

RE: February 12, 2008 telephone Request for Inspection and Staff Extension services for Cajon Park, phases 1 through 4, Rio Seco, phases 1 through 4 and the Sycamore school construction project phases 1 and 2.

I have again reviewed your submitted master and detailed construction schedules for the referenced projects and considered your request that I include all the referenced phases of the work for the projects identified above. The term of the services you identified will be from March 15, 2008, thru April 30, 2009, plus 30 days for completion of project punch lists and final change orders if any. All work is to be in consecutive months and no more than 2 individual inspectors will be assigned to the referenced projects for the quoted amount.

Hendrix California School Construction Services will provide inspection services from March 15, 2008, thru May 2009, based on regular daytime construction work hours of 8 hours per day which will not include overtime hours, weekends, or recognized holidays. Based on straight time work hours only, inspection for the referenced projects will not exceed \$347,000.00. Hendrix California School Construction Services will provide Staff Extension Services for the referenced projects based on an hourly rate of \$86.00 per hour and I estimated that the cost will not exceed \$60,000.00.

All Hendrix California School Construction Services employees are covered by workers compensation insurance and all our services are covered by a \$1 million dollar error and omission insurance policy for your agencies protection.

The scope of our services will cover all required structural inspections, including foundations, reinforcing steel, gravity supports systems, building diaphragms, associated electrical, plumbing, and mechanical components, verification that all work is ADA compliant, and any other items not excluded below. This scope includes review of contractor generated critical path schedules based on the Districts general identified completion schedules set forth in the contract bid documents and our comments to the District concerning any observed problems with the schedule.

The scope of our services assumes all work will take place during normal day light construction work hours of Monday through Friday. However, if work outside the regular work hours will be required to meet your school opening schedule, or other critical time frame, we will provide necessary services during the required work period with overtime charges. The scope of our service includes all ordinary and usual travel between your various projects and all necessary reports typically related to a Division of State Architect (DSA) Construction project. We will not charge a minimum site time for any site visit so long as we are working in your district.

The scope of work for Hendrix California School Construction Services does not include review or auditing of Prevailing Wage payrolls or interviews of workers for Prevailing Wage purposes. Prevailing Wage audit services are available utilizing your board and State approved Labor Compliance Program and my personnel.

The scope of the service does not include creation of any contractor Recovery Schedules when the contractor has fallen behind. However, we will assist the contractor to see potential construction problems that could create construction delays and suggest methods to avoid the potential delay or overcome a created delay by any party.

The scope of our service does not include certain special inspections or material testing and inspection as identified by DSA and the California Building Code that require an approved test lab and / or engineering supervision to accomplish the test.

The scope of our service dose not include for example, Geotechnical services, soil testing, structural masonry inspection, testing of fireproofing of steel columns or beams, welding inspection, epoxy anchor or shot pin pull tests, batch plant inspections or making of concrete cylinders, high strength bolt testing or torquing, or similar specialty types of inspections. We will however coordinate with your selected test lab to insure all required testing is performed in a manner that will maintain the contractors reasonable schedule if provided adequate notice of inspection requirements by the contractor.

Hendrix California School Construction Services has not reviewed any drawings and the proposal is based strictly on the term of service for the particular projects identified above. In the event the contractors do not complete their work within the time frame as you identified, the following hourly rates for the extended time will apply. Staff extension services \$88.00 per hour, DSA Inspection \$77.00 per hour.

Additional services, if any, will be by mutual agreement, Hendrix California School Construction will bill for services rendered at the completion of each month specifying number of hours worked and the rate charged for that month in each category for each person employed with payment due within 30 day's and all checks are to be made payable to: L. L. Hendrix.

Thank you for your interest in our services

L. L. "Don" Hendrix, JD.  
Principal

AGREEMENT FOR PROFESSIONAL  
INSPECTION AND STAFF EXTENSION SERVICES

THIS AGREEMENT FOR PROFESSIONAL INSPECTION & STAFF EXTENSION SERVICES (the "Agreement") is made and entered into on \_\_\_\_\_, by and between the SANTEE SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA, hereinafter referred to as "District", and **Maletic, Blue Coast Consulting, LLC**, hereinafter referred to as "Consultant".

**RECITALS:**

A. It is the desire of the Governing Board of the District to contract with consultant to furnish professional inspection and staff extension services in connection with the Districts construction program at **Carlton Hills and Carlton Oaks** schools. For purposes of this Agreement, the Projects shall include all miscellaneous work related thereto or reasonably inferable from any of the "Contract Documents" that would reasonably apply to inspection and Staff Extension services.

B. The District desires to retain Consultant upon the terms and conditions hereinafter set forth in the consultants proposal of February 8, 2008, and the Consultant desires to accept said retention and will agree to perform the services necessary to achieve DSA final approval of inspection and to assist the District and architect with various time and cost changes that may arise during the period of construction for the price specified in the consultants proposal of February 8, 2008.

NOW THEREFORE for mutual and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. The term of this Agreement shall be for the duration of the Project or until August 31, 2009, which ever comes sooner. The District anticipates the completion of the Project to occur on or about July 31, 2009, but does not warranty or guarantee that the project will complete by July 31, 2009, and will expect consultant to complete the project services as will be mutually agreed at the time a determination of delay is made.
2. The Consultant shall, on behalf of the State of California and the District, furnish all required inspections necessary to complete the Project and perform all miscellaneous related work as assigned by the State of California Division of the State Architect (the "DSA") or the District (collectively, the "Services").
3. The Consultant shall provide all reports, certificates, drawings and other items and documentation required by the District, by law or by any of the Contract Documents in connection with the Projects. Certain of such required reports, certificates and drawings are set forth in Title 24 of the California State Building Code. The California Codes Applicable to inspection of public school construction, the consultants February8, 2008 proposal and the Contract Documents are hereby incorporated herein by this reference.

4. District will pay consultant by check made payable to \_\_\_\_\_ within in thirty days of the receipt of an invoice for work completed the previous month or months on the projects defined in the consultants proposal letter of February 8, 2008..

C. Consultant certifies that all of its employees or sub-consultant employees who may come in contact with pupils have not been convicted of and/or have no criminal charges pending for a felony, as defined in Education Code section 45122.1.

D. In the event Consultant fails to comply with all of the requirements of Education Code section 4585.1 and injury results from such failure, Consultant shall defend, indemnify, protect and hold the District and its agents, officers and employees harmless from and against any and all claims, demands, liability, judgments, awards, losses, injury, damages, expenses, charges or costs of any kind or character whether to the District or to any person or property which arise from or are connected with or are caused or claimed to be caused by Consultant's failure to comply with the requirements contained in Education Code section 4585.1, including, but not limited to, the requirement prohibiting Consultant from using employees or sub-consultant employees who may have contact with pupils who have been convicted or have charges pending for a felony as defined in Education Code section 4582.1.

E. Any sub-consultant hired by Consultant shall be subject to and shall comply with this provision. Consultant and sub-consultant shall be jointly and severally liable for any injury that results from sub-consultants' failure to comply with this provision.

IN WITNESS THEREOF, the parties hereto have set their hands on the day and In the month and year written below:

Consultant

SANTEE SCHOOL DISTRICT

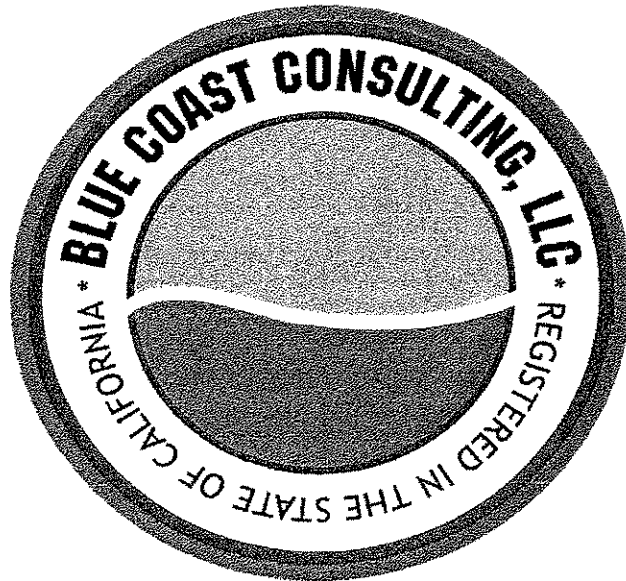
Maletic, Blue Coast Consulting, LLC  
Principal

Christina Becker  
Director of Facilities & Modernization

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Board Approved: \_\_\_\_\_



2658 DEL MAR HEIGHTS ROAD, STE 516  
DEL MAR, CA 92014

Santee School District

Christina Becker  
Director of Facilities and Maintenance  
9625 Cuyamaca Street  
Santee, CA 92071

Cost Proposal for:

DSA Inspection Services for Carlton Hills Modernization



# BLUE COAST CONSULTING

· CONSTRUCTION · CONSULTING · INSPECTION

February 8, 2008

Santee School District  
Christina Becker  
Director of Facilities and Maintenance  
9625 Cuyamaca Street  
Santee, CA 92071

Dear Ms. Christina Becker,

**Subject: Cost Proposal for DSA Inspection Services for Carlton Hills  
Modernization**

Our proposal is based on the following conditions:

- DSA Inspector shall Provide Continuous Inspection for the entire project
- Project will start on 06-17-08 and end on 07-20-09 (57 Weeks)
- Based on 40 hour work week time frame
- The rate of \$78.00 per hour will be firm for the entire project
- Included is 80 hours for Plan review and project set up prior to start
- Included is 80 hours for required DSA / District Close Out procedures

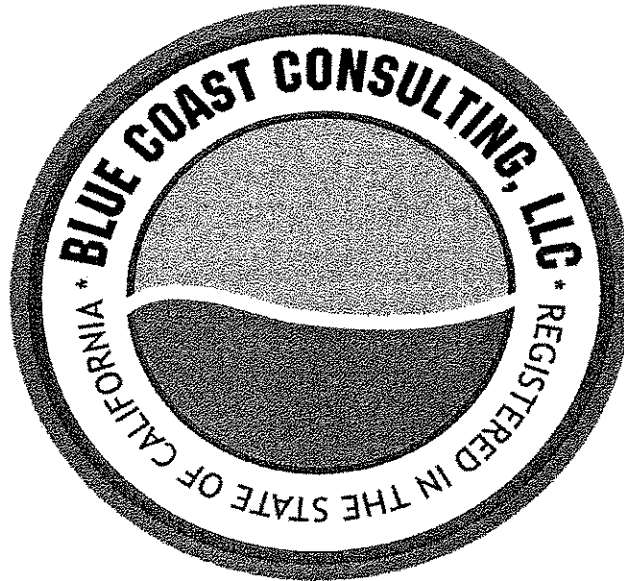
**Total Cost Estimate \$191,000.00**

Please feel free to contact me to discuss concerns you may have with our proposal.

Sincerely,

Jason C. Maletic  
General Manager





2658 DEL MAR HEIGHTS ROAD, STE 516  
DEL MAR, CA 92014

Santee School District

Christina Becker  
Director of Facilities and Maintenance  
9625 Cuyamaca Street  
Santee, CA 92071

Cost Proposal for:

DSA Inspection Services for Carlton Oaks Modernization



# BLUE COAST CONSULTING

· CONSTRUCTION · CONSULTING · INSPECTION

February 8, 2008

Santee School District  
Christina Becker  
Director of Facilities and Maintenance  
9625 Cuyamaca Street  
Santee, CA 92071

Dear Ms. Christina Becker,

**Subject: Cost Proposal for DSA Inspection Services for Carlton Oaks  
Modernization**

Our proposal is based on the following conditions:

- DSA Inspector shall Provide Continuous Inspection for the entire project
- Project will start on 06-18-08 and end on 04-30-09 (46 Weeks)
- Based on 40 hour work week time frame
- The rate of \$78.00 per hour will be firm for the entire project
- Included is 80 hours for Plan review and project set up prior to start
- Included is 80 hours for required DSA / District Close Out procedures

**Total Cost Estimate \$156,000.00**

Please feel free to contact me to discuss concerns you may have with our proposal.

Sincerely,

Jason C. Maletic  
General Manager