Consent Item D.3.1. Approval/Ratification of Builders' Risk Insurance Prepared by Bill Clark July 15, 2008

BACKGROUND:

As part of the capital improvement program projects that began on June 17, 2008, the District is required to have builders' risk insurance for our modernization construction. As part of an effort to maintain the best value and costs, both Douglas E. Barnhart and Santee School District requested price quotes from various insurance brokers for the coverage needed. Since the District's current buildings were insured through John Burnham and Associate, we were able to get the best pricing through its affiliate company BB&T for the builders risk construction coverage of our existing buildings at a savings of \$10,000 compared to the quote provided by other vendors. Per our construction contract with Douglas E. Barnhart, the insurance cost is 1/3 shared by Douglas E. Barnhart.

RECOMMENDATION:

It is recommended that the Board of Education ratify the addition of the builder's risk insurance that was put in place for the modernization construction at the five schools under construction at Cajon Park, Carlton Hills, Carlton Oaks, Rio Seco, and Sycamore Canyon schools. Insurance will remain in place until 60 days following completion of construction at each site.

This recommendation supports the following District goals:

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

FISCAL IMPACT:

The fiscal impact for builders' risk insurance coverage at the five schools for modernization construction is \$78,950.00, of which Douglas E. Barnhart has reimbursed Santee School District \$26,316.67. The remaining \$52,633.33 to be funded from the Capital Improvement Program budget.

STUDENT ACHIEVEMENT IMPACT:

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

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Motion:	1 [4	Jeconic.	Vote:	

	pel Aging Report Dine and Two Bonds (Working I	 Budget)			Project	t Summery b	y Site				
Code	Category - Rem	Che! F Harrit	Carton Hitta	Cartton Gaks	Çajon Park	Hill Creek	Prospect Avenue	Pepper Drive	Rio Sesc	Sycamore Canyon	Sudget
unding Sou State	State & Federal Funding	3,394,554	3,924,817	5,124,395	4,555,631	5,418,273	2.852,433	4,278,787	4,949,900	2,420,306	90,929,38
35-00	State School Facilities Fund	3,394,554	3,924,817	5,124,395	4,565,631	5,418,273	2,662,433	4,278,787	4,949,900	2,420,30€	36,939,09
	Mod Grant	2,870,035	3,163,859	3,830,741	3,823,288	4,132,311	2,278,672		3,661,925	1,847,750	25,608,58
	Jt Use Grant						<u> </u>		-		
	JI use grant MP	374,399	456,917	476,781	440,302	476,751	237,340	332,366	475,781		3,273,66
	It use grant library			514,832		507,140			509,153	226,135	1,757,26
	Ji use grani lech lab	150,120	302,041	302,041	302,041	302,041	346,421	346,421	302,041	346,421	2,699,58
	Papper Drive 2017 Mod	<u> </u>		<u> </u>		· · · · · · · · · · · · · · · · · · ·	i	3,500,000			3,500,00
		<u> </u>					- 200 505	3,003,974	11,743,243	8,689,404	84,513,55
Local	Local District Funding	8,359,741	11,637,133	11,637,903	14,601,649	9,981,898	4,860,505		8,715,416	4,992,831	61,502,91
21-39	Bond Fund	5,937,876	11,257,015	10,565,444	8,221,553	6,340,836 2,754,874	2,793,156	678,787	2,441,283	1,231,833	17,072,38
	Bond Mod Match	1,913,357	2.109,239	2,553,827	2,548,859 4,930,351	4,300,000	1,519,115 690,280		4,986,158	3,168,441	36,700,01
	Band Funds	3,500,000 524,519	8,386,818	5,717,983 1,293,654	742,343	1,285,962	583,761	678,787	1.267,975	572,556	7,730,51
	Jt Use Match	324,318	760,958	1,293,034	(42,345	1,200,802	300,101	0,0,707		310,000	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
25-01	Barran Developer Fees							1,790,696			1,790,63
25-02	Lennar Developer Fees				·····						-
25-03	Pardes Developer Fees		20,000		600,000			-			620,00
25-18	Other- All	 	e0,000		(2)(1)(2)(2)	 		-			
25-38	Re-develop COPS	2,421,865	360,118	1,072,459	5,780,098	1,841,062			3,027,827	3,695,573	18,000,00
25-40 06-00	QZAB	4,721,000	200,110	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2,130,030	1,247,002	2,067,448	532,551			2,600,00
		11 75 2 200 1	18 SC 200	15 750 500	10 167 797	15,400,171	7,723,038	7,280,761	16,693,143	11,109,710	121,452,64
OTAL FL	,	11,754,295	15,561,950	15,762,298	19,167,280	12,460,171		······································		,	
Α	Site Costs		· ·	I	-		1		<u> </u>		-
В	Planning Costs	1,084,292	1,369,562	1,474,209	1,548,733	1,423,628	761,208	716,844	1,471,924	2,433,395	12,282,71
200-017	Architect/ Engineering Pees	839,176	1,054,686	1,142,580	1,217,169	1,111,797	556,076	520,608	1,140,783	2,170,394	9,746,5
con-y+(Addition: A&E Fees	152,308	395,906	389,500	605,696	152,844	157,155	152,308	389,500	562,155	2,957,3
	Modernization- A&E Fees	677,868	658,7B0	753,180	611,474	958,954	400,921	369,500	751,283	1,506,239	6,7B9,1
200-220	DSA Pian Check Fees	55,240	75,629	62,948	95,544	75,897	36,992	34,453	82,869	45,860	587,3
	0.66%	55,240	76,629	82,948	95,544	75,897	36,992	34,453	82,809	46,880	587,3
200-230	CDE Plan Check Fees	2,009	2,787	3,018	3,474	2,760	1,345	1,253	3,011	1,705	21,39
	0.024%	2,009	2,787	3,016	3,474	2,760	1,345	1,253	3,011	1,705	21,3
00-249	Preliminary Tests	41,849	58,052	52,839	37,224	57,498	28,024	26,100	62,734	67,755	442,0
	Asbestos Testing	·						<u>:</u>			200 7
	Surveys	20,924	29,026	31,420	23,024	28,749	14,012	13,050	31,367	17,758	209,3
	Soils	20,924	29,026	31,420	14,200	28,749	14,012	13,050	31,367	50,000	232,7
200-250	Other Costs- Planning	155,018	175,407	182,726	195,322	175,675	136,770	134,230	182,587	145,658	1,485,39
	Reimbursables- Printing & Bidding .66%	55,240	75,629	82,948	95,544	75,897	36,992	34,453	82,809	46,880	587,39 700,00
	CM Fre-Construction	77,778	77,778	77,778	77,778	77,778	77,778 22,000	77,778 22,000	77,776 22,000	77,778 22,000	198,00
	Legal & Other Consultants	22,000	22,000	22,000	22,000	22,000	1 200,23	22,000	22,000		
C	Construction Costs	9,831,725	12,986,549	14,039,659	16,178,440	12,854,578	6,370,369	6,007,106	14,016,476	7,974,390	100,259,31
		8.369,750	11,610,496	12,567,872	14,476,332	11,499,616	5,604,899	5,220,098	12,546,796	7,103,082	68,996,9
200-270	Main Building Contractor	1,810,102	5,262,939	5,171,433	8.636,594	1,816,796		1,810,102	5,171,433		29,679,39
	New Additions Modernization	6,559,648	5,139,912	6,317,285	4,696,982	7,343,553	3.734,206	2,959,996	6,082,790	5,232,389	48,066,71
	Jt Lise Library / Tech		1,207,648	1,079,154	1,142,756	2,339,267	1,870,693	450,000	1,292,573	1,870,693	11,252,71
	Jt Use Tech Leb				-		- 1				
	Jt Use Multi Purpose Room		-						· ·		
	Sitework Items										
00-272	Construction Management Fees	836,975	1,161,050	1,256,787	1,447,633	1,149,952	560,490	522,010	1,254,660	710,308	8,899.8
	General Cond. Bonds and insurance 5.5%	460,335	639,577	691,233	795,198	632,479	308,269	287,105	590,074	390,670	4,894,9
	CM Fees 4.5%	376,639	522,472	566,554	651,435	517,483	252,220	234,904	554,605	319,639	4,004,9
00-175	Demolition (CP only)	<u>`</u>			55,565					-	55,5 55.5
	Cooling Tower Relocation (CP only)				55,555				:		55,5
	Lacker Demo (CP only- in Additions Total			155 000	155 000	1,50 000	155.000	:55,000	155,000	125,000	1,785,0
00-274	Other Costs - Construction	575,000	155,000	155,000	155,000	155,000	155,000 30,000		30,000	, ES, VOU	660,0
	Field Improvements (All except SC)	450,000	30,000	30,000	30,000	30.000	30,000 1	30,000	00,000	<u>:</u>	000,0
	Other Consultants	105 500	125 000	125 000	195.000	125.000		125,000	125,000	125,000	1,125,0
	Outok Start Projects	125,000	125,000	125,000	125,000	125,000	125,000	110,000	60,000	36,000	5(9,9
00-274	Utility Fees / Costs	50,000 30,000	60,000 30,000	60,000 30,000	43,920 30,655	50,000 30,000	50,000 30,000	30,000	30,000	30,000	270.6
	Pagre Water / Heñx	10,000	20,000	20,000	7,265	20,000	10,000	60,000	20,000	20,444	187,2
	SDG&E City Bond	10,000	10,000	10,000	5,000	20,000	10,000		10,000	6,000	62,0
5	Construction Testing Costs	125,546	174,157	188,518	217,145	172,494	84,073	78,301	188,202	106,546	1,334,9
00-260	Const. Testing & HAZMAT Monitoring	125,546	174,157	188,518	217,145	172,494	84,073	78,301	188,202	106,546	1,334,9
	1.5%	125,546	174,157	188,518	217,145	172,494	84,073	78,301	188.202	106,546	1,334,9
		02.02	202.002		307.000	126,995	58,049	64,201	125,000	59,090	1,106,9
E	Construction Inspection Costs	93,697	203,000	168,000	207,000		68,049	64,201	126,000	50,000	1,105,9
00-290	Inspection	93,697	203,000		195,000	126,996	55,049	52,201	114,000	38,000	2,000,1
	IOR PM	83,697 10,000	191,000 12,000	156,000	12,000	114,996	12,000	12,000	12,000	12,000	106,0
								TC DOG	75 000	75,000	675,
F	Furniture & Equipment Costs	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000		
00-490	Furniture & Equipment Costs	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	675,0
	Library Shelving	75,000	76,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	675.
									6	404.305	
G	Project Contingency	544,034	754,682	816,912	940,962	747,475	364,318	339,306	815,542	461,700	5,784,
00-098	Project Contingency	544,034	754,682	816,912	940,962	747,475	364,318	339,306	815,542	451,700	5,784,
	5.5% Contingency of Main Bldg, Contract	544,034	754,682	616,912	940,962	747,475	364,316	339,308	815,542	461,700	5,784,5
TAL EX	PENDITURES	11,754,295	15,561,950	16,762,298	19,167,280	15,400,171	7,723,038	7,280,761	16,693,143		121,443,
				ii		. 1	. 1	. 1		8,678	6
rusio -	BALANCE										

-	Budget				
Site Cost		O ⁴			
Soft Cost	15,399,723	134			
Hard Cost	100,259,313	831			
Program Contingency	5,784,931	51			
-					
Total Cost	121,443,958	1901			

Construction Contingency

Consent Item D.3.2. Approval/Ratification of Kindergarten Prepared by Bill Clark Corner Bids at Cajon Park School July 15, 2008

BACKGROUND:

During summer 2007, the Board of Education approved the design and construction to move forward with the Cajon Park Kindergarten corner project. The project consists of two additional classrooms to be relocated to the Cajon Park Kindergarten area for expansion of the program. At its December 2, 2007 meeting, the Board authorized the purchase of two relocatable classroom buildings with restrooms that could be easily modified for Kindergarten class use at Cajon Park School. The relocatable classroom buildings were purchased from Cajon Valley Union School District.

At its April 15, 2008 meeting, the Board of Education authorized the awarding of the bid upon opening to expedite the beginning of construction. Bids were received and each bid was carefully analyzed, The lowest bid was reviewed and references checked. Upon Board ratification, work will be completed by August 22, 2008.

BID RESULTS BID # 2007/8-09-006

Installation Of Two Kindergarten Potable Buildings

COMPANY	PRICE:
MA Stevens	\$318,000
Healy	\$315,420
Fordyce	\$313,400
DRV	\$308,337
DEZ	\$312,000
GEM	\$270,956

RECOMMENDATION:

It is recommended that the Board of Education approve/ratify the award of the Kindergarten corner construction site work bid to the lowest responsive bidder, GEM Industrial Inc. in the amount of \$270,956.

This recommendation supports the following District goals:

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

FISCAL IMPACT:

The main construction costs of the project are \$270,956. The total fiscal impact including the main construction is anticipated to not exceed \$309,456, which is \$9,956 more than the amount approved by the Board of Education at its August 7, 2007 meeting. The additional costs include classroom furniture and building movers as outlined on the attached revised project budget sheet. The project will be funded through mandated cost reserves which will be reimbursed through future income/proceeds from the surplus property.

STUDENT ACHIEVEMENT IMPACT:

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

1		
Motion:	Secor	Agenda Item D.3.2.

Bond Project Budget Sheet

Project Number:	Responsible Person/Dept:	Doughty
GOB Funding:	Budget #:	Developer Fees
SFP Joint-Use Funding:	Site:	Cajon Park
Additional Funding Needed:	Project Description:	K-Expansion
Total Project Budget:		

Category (object description)	Object Code	Budg	get Amount	Comments
A Site Costs		100	15.7	The substitution of the state o
Purchase Price of Property	6110			
Appraisal Fees	6120			
Escrow Costs	6130			
Surveying Costs	6140	l		
Site Support Costs	6150			
Hazardous Waste Removal	6157			
Other Site Costs	6160			
B. Rianning Costs		P. (8)		
Architect/Engineering Fees	6210	\$	19,500	Architectural Design Fees
DSA Plan Check Fees	6220			
CDE Plan Check Fees	6230			
Energy Analysis Fee	6235			
Preliminary Tests	6240			Soils/Survey Included In Modernization Costs
Other Costs - Planning	6250	<u></u>		Bid Plans Included In Modernization Costs
CConstruction Costs	4.9% (A.C.)			
Main Construction	6270	\$	270,956	Relo Moves - Rest rooms
Main Construction - Change Orders	6279			
Demolition	6175			
Construction Management	6272			
Other Construction	6274	\$	4,000	Relo Purchases
interim Housing	6276	\$	9,900	Movers Costs from Cajon Valley to SSD
Inspections	6290	\$	1,000	
Inspection - Back Charges	6299			
Construction Tests	6280			Soils Compaction Included in Modernization Costs
Construction Tests - Back Charges	6289			
Capitalized Equipment (over \$5,000)	6490			
Non-Capitalized Equipment (under \$5,000)	4400			
D. Additional Object Codes		27 Mg 44	4	
Other (a clear description must be listed)		\$	4,100	Budget for Classroom F&E
PROJECT TOTAL		\$	309,456	Original Budget was \$299,500

Estimated Project Start Date:	Signature:	
Estimated Completion Date:	Date:	