

Report A.1.  
 Prepared by Lisbeth A. Johnson, Ed.D.  
 May 2, 2009

Report about Completion Status for Schools  
 in Phase I, Including Projected Contingency  
 Funds Remaining

A.1. As of April 15, 2009, the Capital Improvement Program project construction status is as follows:

<b>SITE</b>	<b>PERCENT COMPLETE</b>	<b>CONTINGENCY BALANCE</b>	<b>STATUS</b> <i>All Dates are Approximate</i>
Sycamore Canyon Modernization	100%	\$208,452	Project completed on schedule. Library Learning Resource Center is scheduled for Phase III.
Cajon Park Modernization	100%	\$198,558*	Project completed on schedule.
Cajon Park 2-Story Addition	100%	\$651,116	Project completed on schedule.
Carlton Hills Modernization	100%	\$261,318*	Project completed on schedule.
Carlton Hills Library Resource Center	0%	Included above	Library Learning Resource Center is in final phase of construction and completion is expected after the 10-classroom addition by July 20, 2009.
Carlton Hills 10-Classroom Addition	70%	\$176,662*	The 10-classroom addition is under construction and is scheduled for completion June 15, behind the original schedule. The elevator will not be working until August 2009.
Carlton Oaks Modernization	100%	\$428,972*	Project will be completed on schedule.
Carlton Oaks 10-Classroom Addition	70%	\$232,773*	The 10-classroom addition is under construction and is scheduled for completion June 15, 2009, behind the original schedule. The elevator will not be working until August 2009.
Rio Seco Modernization	100%	\$459,295*	Project will be completed on schedule.
Rio Seco 10-Classroom Addition	75%	\$140,312*	The 10-classroom addition is under construction and is scheduled for completion May 30, on schedule. The elevator will not be working until August 2009.

\* Estimated contingency. See attached status of contingency funds.

Note: Due to the elevator issue and hardship application process, staff will not move in to the 10-classroom addition for instruction until Labor Day. Dedications will be done next fall.

**SANTEE SCHOOL DISTRICT PHASE 1**  
**Recap of Contingency Usage Log as of 4/23/09**

School	Original	Approved	Pending	Remaining	SSD Share
Carlton Hills Mod - Owner Contingency *	\$ 349,116	\$ 173,781	\$ 139,236	\$ 36,099	\$ 36,099
Carlton Hills Mod - Shared Contingency 67%/33% *	\$ 214,652	\$ 121,496		\$ 336,148	\$ 225,219
Carlton Hills 10CR - Owner Contingency *	\$ 167,665	\$ 90,044	\$ 28,018	\$ 49,603	\$ 49,603
Carlton Hills 10CR - Shared Contingency 67%/33% *	\$ 171,913	\$ 17,145	\$ 582	\$ 189,640	\$ 127,059
Rio Seco Mod - Owner Contingency *	\$ 405,645	\$ 193,367	\$ 14,000	\$ 198,278	\$ 198,278
Rio Seco Mod - Shared Contingency 67%/33% *	\$ 249,408	\$ 140,169	-	\$ 389,577	\$ 261,017
Rio Seco 10CR - Owner Contingency *	\$ 162,847	\$ 60,242	\$ 86,433	\$ 16,172	\$ 16,172
Rio Seco 10CR - Shared Contingency 67%/33% *	\$ 166,975	\$ 18,309		\$ 185,284	\$ 124,140
Carlton Oaks Mod - Owner Contingency *	\$ 406,804	\$ 229,489	\$ 43,530	\$ 133,785	\$ 133,785
Carlton Oaks Mod - Shared Contingency 67%/33% *	\$ 250,121	\$ 190,061	\$ 396	\$ 440,578	\$ 295,187
Carlton Oaks 10CR - Owner Contingency *	\$ 165,103	\$ 20,915	\$ 39,762	\$ 104,426	\$ 104,426
Carlton Oaks 10CR - Shared Contingency 67%/33% *	\$ 169,288	\$ 16,200	\$ 6,074	\$ 191,562	\$ 128,347
Cajon Park Mod - Owner Contingency *	\$ 321,186	\$ 321,186		\$ -	\$ -
Cajon Park Mod - Shared Contingency 67%/33% *	\$ 197,479	\$ 98,876		\$ 296,355	\$ 198,558
Cajon Park 20CR - Owner Contingency **	\$ 482,491	\$ 145,379		\$ 433,793	\$ 433,793
Cajon Park 20CR - Shared Contingency 67%/33% **	\$ 297,397	\$ 26,966		\$ 324,363	\$ 217,323
Sycamore Mod - Owner Contingency **	\$ 287,781	\$ 209,897		\$ 77,884	\$ 77,884
Sycamore Mod - Shared Contingency 67%/33% **	\$ 176,941	\$ 17,936		\$ 194,877	\$ 130,568
<b>Total Anticipated Return as of 4/23/09 *</b>					<b>\$ 2,757,457</b>

\* Amount indicated reflects monies available as of 4/23/09 and does not take in to account all potential costs.

\*\* Amount indicated reflects final negotiations from project close out.

Report Item A.2.  
 Prepared by Lisbeth A. Johnson, Ed.D.  
 May 2, 2009

Playground Equipment Installation Status,  
 Athletic Fields, Door Hardware, Pepper  
 Drive Parking Lot, and Shade Structures

**BACKGROUND:**

On March 12, 2007, the Board of Education was provided information regarding the planned modernization of school facilities, including projects which could be accomplished without preliminary DSA approval, "Quick Starts".

These "quick start" projects included playground equipment, door locks, parking, and shade shelters, and playground equipment. Also included are projects to improve and expand turf athletic fields in collaboration with the City of Santee.

**Playground Equipment: 75% complete**

Schools	Play Structures Completed	Play Structures Remaining
Cajon Park	Completed	
Carlton Hills	Primary/Intermediate Completed	K Area
Carlton Oaks	K Area Completed	Primary/Intermediate
Chet F. Harritt	K Area and Primary Completed	Intermediate
Hill Creek	Primary Completed	K Area & Intermediate
Pepper Drive	K Area and Primary Completed	Intermediate
Prospect Avenue	Primary/Intermediate Completed	K Area
Rio Seco	K Area and Primary Completed	Intermediate
Sycamore Canyon	Completed	

Accessible access ramps to each curbed structure still needs to be completed at all 9 schools.

**Athletic Fields**

A collaborative effort to improve and expand school grass athletic fields between the City of Santee and the Santee School District is well under way. Play Field completed at Carlton Hills, Carlton Oaks, Hill Creek, and Prospect Avenue, summer 2008. Chet Fields will be constructed summer 2009. Rio Seco Field is under design. Cajon Park's Field is in negotiations.

As the drought and water fees are analyzed, it would be to the District's benefit to split irrigation and domestic water systems at each school campus to avoid sewer fee assessments on irrigation water. The cost to split the irrigation/domestic water systems is approx \$50,000 per school. At Sycamore Canyon and Hill Creek there is no reclaimed water available and there is a need to add separate irrigation meters and split off the irrigation piping from the domestic water supply lines as soon as possible.

The potential sewer impact fees could be \$1,000,000 if all school's irrigation systems are not split off from the domestic water supply.

**Door Hardware**

New locksets completed.

Locks are vandal resistant, ADA compliant, and allow teachers to lock down their classroom from the inside.

**Parking Lot at Pepper Drive**

Completed lot at Marlinda Way & Pepper Drive

**Shade Shelters**

Upon closer inspection, many of the proposed shade shelters are in close proximity to underground utilities which require excavation for repair and replacement. Also, many of the lunch court shade shelters will require removal and replacement of cracked and uplifted pavement. Conversation also continues regarding the benefits and weaknesses of metal v. fabric shelters. With the Board approval to negotiate for a solar shade solution, there is an opportunity to provide shade while also producing electricity via solar panels. Staff continues to research options and funding sources and will return to the Board with recommendations at a later date.

**RECOMMENDATION:**

Staff recommends continuing to complete playground equipment structures as planned and budgeted and approval of split irrigation systems and meters at Sycamore Canyon and Hill Creek immediately. Action is under approvals.

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:**

Cost to install irrigation meters and split irrigation systems at Sycamore Canon and Hill Creek is \$100,000. Funding will be provided through the CIP program.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item A.2.
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**BACKGROUND:**

Administration will present a current analysis and financing summary of the Capital Improvement Program budget. With the previously approved revised budget including the 10-classroom additions, Phase II, and Phase III construction.

Administration will provide the following reports:

- 1.1 Prior Revenue & Budget Assumptions;
- 1.2 Revised Revenue & Budget Assumptions:
  - a. Bid Results
  - b. State Funding Process and Funding
  - c. Project Alternate Priorities
- 1.3 Cash Flow Analysis:
  - a. Timeline for Revenue Payments, and Cash Status by Month
  - b. BAN Funds
- 1.4 Hardship Application and Projected Appropriation

**RECOMMENDATION:**

Administration requests that the Board of Education review and discuss the revised project funding summary and cash flow analysis. Action will be taken under approvals.

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 approved budget of the Capital Improvement Program (CIP) of \$128.8 million which excludes Phase III and is funded from CIP funds, Prop R bond proceeds (\$60 million), and State modernization matching funds, as well as other bridge funds the District is seeking.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item B.1.
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**Santee School District**

**Capital Improvement Project Funding Summary**

	Original Plan	September 2008	November 2008	Difference
Proposition R- Bond Funds	\$ 60,000,000	\$ 61,502,904	\$ 61,502,904	\$ -
State Facilities Funds	20,000,000	20,000,000	20,000,000	-
Additional Eligibility for Performance Design	-	5,608,591	5,608,591	-
Additional Access Funding	-	2,600,000	2,600,000	-
Capital Facilities- Developer Fees and Mitigation	35,000,000	-	-	-
Negotiated Mitigation - Barratt Fanita	-	-	-	-
Sky Ranch - Lennar	-	1,790,636	1,790,636	-
Standard Pacific/Other	-	620,000	620,000	-
Joint Use, Grant and Internal Borrowing	20,000,000	-	-	-
State Joint Use Funding	-	7,730,515	7,730,515	-
Deferred Maintenance/Debt Service- COPS	-	20,000,000	20,000,000	-
Other	-	-	-	-
Pepper Drive Modernization Eligibility	-	3,600,000	3,600,000	-
OZAB	-	2,600,000	2,600,000	-
Solar Contribution/Other Developer Fees	-	2,800,000	800,000	(2,000,000)
Value Engineering/Alternates/Bid Savings	-	-	-	-
Sale Surplus Property	30,000,000	-	-	-
<b>Firm Capital Project Funding</b>	<b>\$ 165,000,000</b>	<b>\$ 128,852,646</b>	<b>\$ 126,852,646</b>	<b>\$ (2,000,000)</b>
<b>Targeted Capital Project Funding:</b>				
Barratt Fanita Mitigation	\$ -	\$ 14,200,000	\$ 14,200,000	\$ -
Facilities Ground Lease Surplus Property Loan	-	13,000,000	13,000,000	-
New Construction Eligibility	-	-	-	-
Pardee - Castle Rock Development	-	2,245,000	2,245,000	-
<b>Firm and Targeted Capital Project Funding</b>	<b>\$ 165,000,000</b>	<b>\$ 158,297,646</b>	<b>\$ 156,297,646</b>	<b>\$ (2,000,000)</b>

(a) Solar project could not be financed based on current market conditions.





**Santee School District**

**Capital Improvement Project Funding Summary**

	Original Plan	November 2008	May 2009	Difference
Proposition R- Bond Funds	\$ 60,000,000	\$ 61,502,914	\$ 61,502,914	\$ -
State Facilities Funds	20,000,000	20,000,000	28,335,819	8,335,819
Additional Eligibility for Performance Design	-	5,608,591	-	(5,608,591)
Additional Access Funding	-	2,600,000	-	(2,600,000)
Hardship	-	-	6,000,000	6,000,000
New Construction Eligibility	-	-	11,045,299	11,045,299
Capital Facilities- Developer Fees and Mitigation	35,000,000	-	-	-
Negotiated Mitigation - Barratt Fanita	-	1,790,636	-	-
Sky Ranch - Lennar	-	620,000	1,790,636	-
Standard Pacific/Other	-	-	620,000	-
Joint Use, Grant and Internal Borrowing	20,000,000	-	-	-
State Joint Use Funding	-	7,730,515	7,051,728	(678,787)
Deferred Maintenance/Debt Service- COPS	-	20,000,000	20,000,000	-
Other	-	-	-	-
City of Santee Funding for Ballfields	-	-	274,150	274,150
Pepper Drive Modernization Eligibility	-	3,600,000	3,600,000	-
QZAB	-	2,600,000	2,260,650	(339,350)
San Diego Gas and Electric Loan	-	-	1,000,000	1,000,000
Solar Contribution/Other Developer Fees	-	800,000	800,000	-
Value Engineering/Alternates/Bid Savings	-	-	-	-
Sale Surplus Property	30,000,000	-	-	-
<b>Firm Capital Project Funding</b>	<b>\$ 165,000,000</b>	<b>\$ 126,852,656</b>	<b>\$ 144,281,196</b>	<b>\$ 17,428,540</b>
<b>Targeted Capital Project Funding:</b>				
Barratt Fanita Mitigation	\$ -	\$ 14,200,000	\$ 14,200,000	\$ -
Facilities Ground Lease Surplus Property Loan	-	13,000,000	13,000,000	-
Pardee - Castle Rock Development	-	2,245,000	2,245,000	-
<b>Firm and Targeted Capital Project Funding</b>	<b>\$ 165,000,000</b>	<b>\$ 156,297,656</b>	<b>\$ 173,726,196</b>	<b>\$ 17,428,540</b>

**ALL SITES- STATE MODERNIZATION & ADDITIONS**  
 Project Budget Aging Report  
**Phase One and Two Bonds (Working Budget)**  
 Project Actuals F/Y 08-09 As of 04-21-2009

Code	Category - Item	Actual F/Y 06-07	Actual F/Y 07-08	Actual F/Y 08-09	Total Actual	Total Budget	Remaining
<b>State &amp; Federal Funding</b>							
35-00	State School Facilities Fund	-	-	4,100,601	4,100,601	56,032,846	51,932,245
		-	-	4,100,601	4,100,601	56,032,846	51,932,245
<b>Local District Funding</b>							
21-39	Bond Fund	19,281,217	2,039,942	46,261,103	67,582,262	88,248,350	20,666,088
	Bond Interest	18,161,258	644,383	23,124,637	41,930,278	61,502,914	19,572,636
	Bond Sale Proceeds	161,258	644,383	28,005	833,647	1,502,914	669,267
	New Construction Match	18,000,000	-	23,096,632	41,096,632	60,000,000	18,903,368
	Hardship Match	-	-	-	-	11,045,299	11,045,299
		-	-	-	-	6,000,000	6,000,000
25-01	Standard Pacific Developer Fee	21,115	250,974	115,673	387,762	620,000	232,238
25-02	Lennar Developer Fees	160,390	969,521	649,747	1,779,658	1,790,636	10,978
25-18	Other- All and Solar	938,453	175,063	125,266	1,238,783	800,000	(438,783)
25-38	Funding fm City of Santee	-	-	-	-	274,150	274,150
25-18	COPS	-	-	20,015,131	20,015,131	20,000,000	(15,131)
06-00	QZAB	-	-	2,230,650	2,230,650	2,260,650	30,000
	SDG&E	-	-	-	-	1,000,000	1,000,000
<b>TOTAL FUNDING</b>		<b>19,281,217</b>	<b>2,039,942</b>	<b>50,361,704</b>	<b>71,682,863</b>	<b>144,281,196</b>	<b>72,598,333</b>

Santee School District

**Bid Results: Comparison to District Budget**

Hard Construction Costs Only (includes contractors contingency at 3.5%)

Date 04/24/09

<b>Chet Harritt</b>	Modernization	+	-	Joint Use Library	+	-	Total District Budget	+	-
District Budget:	\$ 6,559,648			N/A			\$ 6,559,648		

**Bid Results:** includes Alternates #1 (Girls and Boys Toilets) and #2 (Lees Carpet)

<b>Current Estimate</b>	\$ 5,463,930	\$	(1,095,718)				Total Hard Costs	\$ 5,463,930	\$	(1,095,718)
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**Hill Creek**

District Budget:	Modernization	+	-	Joint Use Library	+	-	Total District Budget	+	-
	\$ 7,343,553			\$ 2,339,267			\$ 9,682,820		

**Bid Results:** includes Alternates #1 (NO-parking lot) and #2 (Lees Carpet)

	\$ 6,243,175	\$	(1,100,378)	\$ 866,599	\$	(1,472,668)	Total Hard Costs	\$ 7,109,774	\$	(2,573,046)
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**Prospect Ave**

District Budget:	Modernization	+	-				Total District Budget	+	-
	\$ 3,734,206						\$ 3,734,206		

**Bid Results:** includes Alternates #1 (parking lot incl.), #2 (Reroof and Skylights), #3 (Kindergarten play area), and #4 (Lees Carpet)

	\$ 5,388,745	\$	1,654,539				Total Hard Costs	\$ 5,388,745	\$	1,654,539
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Notes:

Budget Delta +/- \$ (2,014,225)  
(underbudget)

B.1.2.a.

**SANTEE SCHOOL DISTRICT  
GUARANTEED MAXIMUM PRICE (GMP)  
COST SUMMARY**

**CHET F. HARRIT MODERNIZATION**

	DESCRIPTION	BASE BID	ALT #1	ALT #2	TOTALS WITH ALTS	REMARKS
1	DEMOLITION	\$505,000	\$5,500		\$510,500	
2	ASPHALT & STRIPING	98,815			\$98,815	
3	LANDSCAPE & IRRIGATION	\$77,040			\$77,040	
4	CONCRETE	\$239,209	\$5,550		\$244,759	
5	METALS	\$146,000	\$2,000		\$148,000	
6	ROUGH CARPENTRY	\$217,000			\$217,000	
7	FINISH CARPENTRY - CABINETS	\$168,350			\$168,350	
8	ROOFING, SHEET METAL & SKYLIGHTS	\$388,710			\$388,710	
9	GLAZING	\$14,852	\$2,202		\$17,054	
10	DOORS, FRAMES & HARDWARE	\$167,421	\$3,750		\$171,171	
	DRYWALL, PAINT, INSULATION, PLASTER, TACKABLE PANELS & FIBERGLASS					
11	REINFORCED PANELS	\$572,825	\$5,786		\$578,611	
12	CARPET & RESILIENT FLOORING	\$125,088		(\$7,562)	\$117,526	
13	CERAMIC TILE	\$37,253			\$37,253	
14	TERRAZZO	\$27,434	\$10,775		\$38,209	
15	SPECIALTIES	\$151,514	\$9,925		\$161,439	
16	PLUMBING & UNDERGROUND UTILITIES	\$396,700	\$20,000		\$416,700	
17	HVAC & CONTROLS	\$641,500	\$8,000		\$649,500	
18	ELECTRICAL & LOW VOLTAGE	\$1,112,847	\$6,153		\$1,119,000	
20	GRADING	\$20,322			\$20,322	
22	SURVEYING	\$4,700			\$4,700	
23	R	\$30,000			\$30,000	
24	MISC SCOPE NOT IN TRADE SCOPE	\$45,000			\$45,000	
25	TEMPORARY POWER/WATER INSTALL ONLY	\$7,500			\$7,500	
26	SWPPP/TEMP WEATHER PROTECTION	\$7,500			\$7,500	
28	ACCESS PANELS	\$4,500			\$4,500	
29	SUBTOTAL CONSTRUCTION HARD COSTS	\$5,207,080	\$79,641	(\$7,562)	\$5,279,159	
30	CONTRACTORS CONTINGENCY 3.5%	\$182,248			\$184,771	
	CONSTRUCTION COST W/ CONTRACTORS CONTINGENCY SUB TOTAL	\$5,389,328			\$5,463,930	
	BUILDERS FEE, GENERAL CONDITIONS, BONDS, AND INSURANCE ( 10% OF CONST. COST)	\$538,933			\$546,393	
33	SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:	\$5,928,261			\$6,010,323	
34	COC INSURANCE - CONTRACTORS SHARE 1/3rd OF ACTUAL COC COST (of line 27)	-\$3,665			(\$3,665)	
35	SHARE 2/3rd OF ACTUAL COC COST (of line 27)	TBD			TBD	NOT INCLUDED IN GMP
36	SUBTOTAL GMP	\$5,924,596			\$6,006,658	
37	5% OWNER CONTINGENCY	\$296,230			\$300,333	
38	TOTAL GMP	\$6,220,825			\$6,306,990	
		BASE BID			W/ ALTS	

**SANTEE SCHOOL DISTRICT  
GUARANTEED MAXIMUM PRICE (GMP)  
COST SUMMARY**

**HILLCREEK SCHOOL MODERNIZATION**

	DESCRIPTION	BASE BID	LIBRARY TECH BLDG	ALT #1	ALT #2	TOTALS WITH ALTS	REMARKS
1	DEMOLITION	\$478,250	\$43,555	(\$23,550)		\$498,255	
2	ASPHALT & STRIPING	229,671		(\$107,120)		\$122,551	
3	LANDSCAPE & IRRIGATION	\$141,400	\$18,000			\$159,400	
4	CONCRETE	\$426,000	\$16,315	(\$65,260)		\$377,055	
5	METALS	\$118,750	\$11,250			\$130,000	
6	ROUGH CARPENTRY	\$247,622	\$56,633			\$304,255	
7	FINISH CARPENTRY - CABINETS	\$192,800	\$36,000			\$228,800	
8	ROOFING, SHEET METAL & SKYLIGHTS	\$458,913	\$55,090			\$514,003	
9	GLAZING	\$3,075	\$23,310			\$26,385	
10	DOORS, FRAMES & HARDWARE	\$138,202	\$60,015			\$198,217	
	DRYWALL, PAINT, INSULATION, PLASTER, TACKABLE PANELS & FIBERGLASS REINFORCED PANELS	\$742,000	\$163,369			\$905,369	
11							
12	CARPET & RESILIENT FLOORING	\$120,353	\$26,186		(\$9,304)	\$137,235	
13	CERAMIC TILE	\$54,100	\$800			\$54,900	
14	TERRAZZO	\$15,195				\$15,195	
15	SPECIALTIES	\$142,974	\$14,366			\$157,340	
16	PLUMBING & UNDERGROUND UTILITIES	\$429,700	\$33,000			\$462,700	
17	HVAC & CONTROLS	\$714,400	\$140,500			\$854,900	
18	ELECTRICAL & LOW VOLTAGE	\$1,193,100	\$168,800	(\$12,900)		\$1,349,000	
19	FIRE SPRINKLERS	\$47,490				\$47,490	
20	GRADING	\$96,122		(\$20,000)		\$76,122	
21	PRE-PROCURE SWITCHGEAR	\$150,627				\$150,627	
22	SURVEYING	\$5,050				\$5,050	
23	EPAIR	\$30,000				\$30,000	
24	MISC SCOPE NOT IN TRADE SCOPE	\$45,000				\$45,000	
25	ONLY	\$7,500				\$7,500	
26	SWPPP/TEMP WEATHER PROTECTION	\$7,500				\$7,500	
28	ACCESS PANELS	\$4,500				\$4,500	
29	COSTS	\$6,240,294	\$867,189	(\$228,830)	(\$9,304)	\$6,869,349	
30	CONTRACTORS CONTINGENCY 3.5%	\$218,410				\$240,427	
31	CONSTRUCTION COST W/ CONTRACTORS CONTINGENCY SUB	\$6,458,704				\$7,109,776	
32	BUILDERS FEE, GENERAL CONDITIONS, BONDS, AND INSURANCE ( 10% OF CONST. COST)	\$645,870				\$710,978	
33	SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:	\$7,104,575				\$7,820,754	
34	COC INSURANCE - CONTRACTORS SHARE 1/3rd OF ACTUAL COC COST (of	-\$4,549				(\$4,549)	
35	SHARE 2/3rd OF ACTUAL COC COST (of line 27)	TBD				TBD	NOT INCLUDED IN GMP
36	SUBTOTAL GMP	\$7,100,026				\$7,816,205	
37	5% OWNER CONTINGENCY	\$355,001				\$390,810	
38	TOTAL GMP	\$7,455,027				\$8,207,015	
		BASE BID				W/ ALTS	

**SANTEE SCHOOL DISTRICT  
GUARANTEED MAXIMUM PRICE (GMP)  
COST SUMMARY**

PROSPECT AVENUE SCHOOL MODERNIZATION								
	DESCRIPTION	BASE BID	ALT #1	ALT #2	ALT #3	ALT #4	TOTALS WITH ALTS	REMARKS
1	DEMOLITION, ABATEMENT, GRADING	\$337,000	\$60,000	\$50,000	\$2,000	\$0	\$449,000	
2	ASPHALT & STRIPING	\$61,638	\$105,445	\$0	\$0	\$0	\$167,083	
3	LANDSCAPE & IRRIGATION	\$46,000	\$35,303	\$0	\$20,000	\$0	\$101,303	
4	CONCRETE, CHAIN LINK FENCING, GATES & SITE FURNISHINGS	\$202,544	\$17,984	\$0	\$67,667	\$0	\$288,195	
5	METALS	\$148,700	\$3,000	\$0	\$0	\$0	\$151,700	
6	ROUGH CARPENTRY	\$159,500	\$0	\$9,347	\$0	\$0	\$168,847	
7	FINISH CARPENTRY & CABINETS	\$181,780	\$0	\$0	\$0	\$0	\$181,780	
8	SHEET METAL, LOUVERS, SKYLIGHTS & ROOFING	\$277,315	\$0	\$151,185	\$0	\$0	\$428,500	
9	GLAZING & WINDOWS	\$28,980	\$0	\$0	\$0	\$0	\$28,980	
10	DOORS, FRAMES & HARDWARE	\$156,028	\$0	\$0	\$0	\$0	\$156,028	
11	DRYWALL, INSULATION, PLASTER, PAINT, FRP, TACKABLE PANELS & CEILINGS	\$610,289	\$0	\$0	\$0	\$0	\$610,289	
12	CARPET & RESILIENT FLOORING	\$113,064	\$0	\$0	\$0	(\$5,509)	\$107,555	
13	CERAMIC TILE	\$48,980	\$0	\$0	\$0	\$0	\$48,980	
14	TERRAZZO	\$0	\$0	\$0	\$0	\$0	\$0	
15	SPECIALTIES	\$157,489	\$0	\$0	\$0	\$0	\$157,489	
16	PLUMBING & UNDERGROUND UTILITIES	\$311,700	(\$3,000)	\$0	\$0	\$0	\$308,700	
17	HVAC & CONTROLS	\$620,000	\$0	\$0	\$0	\$0	\$620,000	
18	ELECTRICAL & LOW VOLTAGE	\$1,047,000	\$9,500	\$500	\$0	\$0	\$1,057,000	
19	GRADING	\$18,438	\$47,700	\$0	\$4,000	\$0	\$70,138	
20	SURVEY	\$10,450	\$0	\$0	\$0	\$0	\$10,450	
24	LANDSCAPE/HARDSCAPE/CUT/PAT CH/REPAIR	\$30,000					\$30,000	
25	MISC SCOPE NOT IN TRADE SCOPE	\$45,000					\$45,000	
26	TEMPORARY POWER/WATER INSTALL ONLY	\$7,500					\$7,500	
28	SWPPP/TEMP WEATHER PROTECTION	\$7,500					\$7,500	
30	ACCESS PANELS	\$4,500					\$4,500	
34	COSTS	\$4,631,395	\$275,932	\$211,032	\$93,667	(\$5,509)	\$5,206,517	
35	CONTRACTORS CONTINGENCY	\$162,099					\$162,228	
36	CONSTRUCTION COST W/ CONTRACTORS CONTINGENCY SUB TOTAL	\$4,793,494					\$5,388,745	
37	CONDITIONS, BONDS, AND INSURANCE (10% OF CONST. COST)	\$479,349					\$538,875	
38	SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:	\$5,272,843					\$5,927,620	
39	COC INSURANCE - CONTRACTORS SHARE 1/3rd OF ACTUAL COC COST (of line 27)	-\$3,442					(\$3,442)	NOT INCLUDED IN GMP
40	COC INSURANCE - SCHOOL DISTRICT SHARE 2/3rd OF ACTUAL COC COST (of line 27)	TBD					TBD	NOT INCLUDED IN GMP
41	SUBTOTAL GMP	\$5,269,401					\$5,924,178	
42	5% OWNER CONTINGENCY	\$263,470					\$296,209	
43	TOTAL GMP	\$5,532,871					\$6,220,386	
44		BASE BID					W/ ALTS	

Report Item B.1.2.b.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

State Applications Process

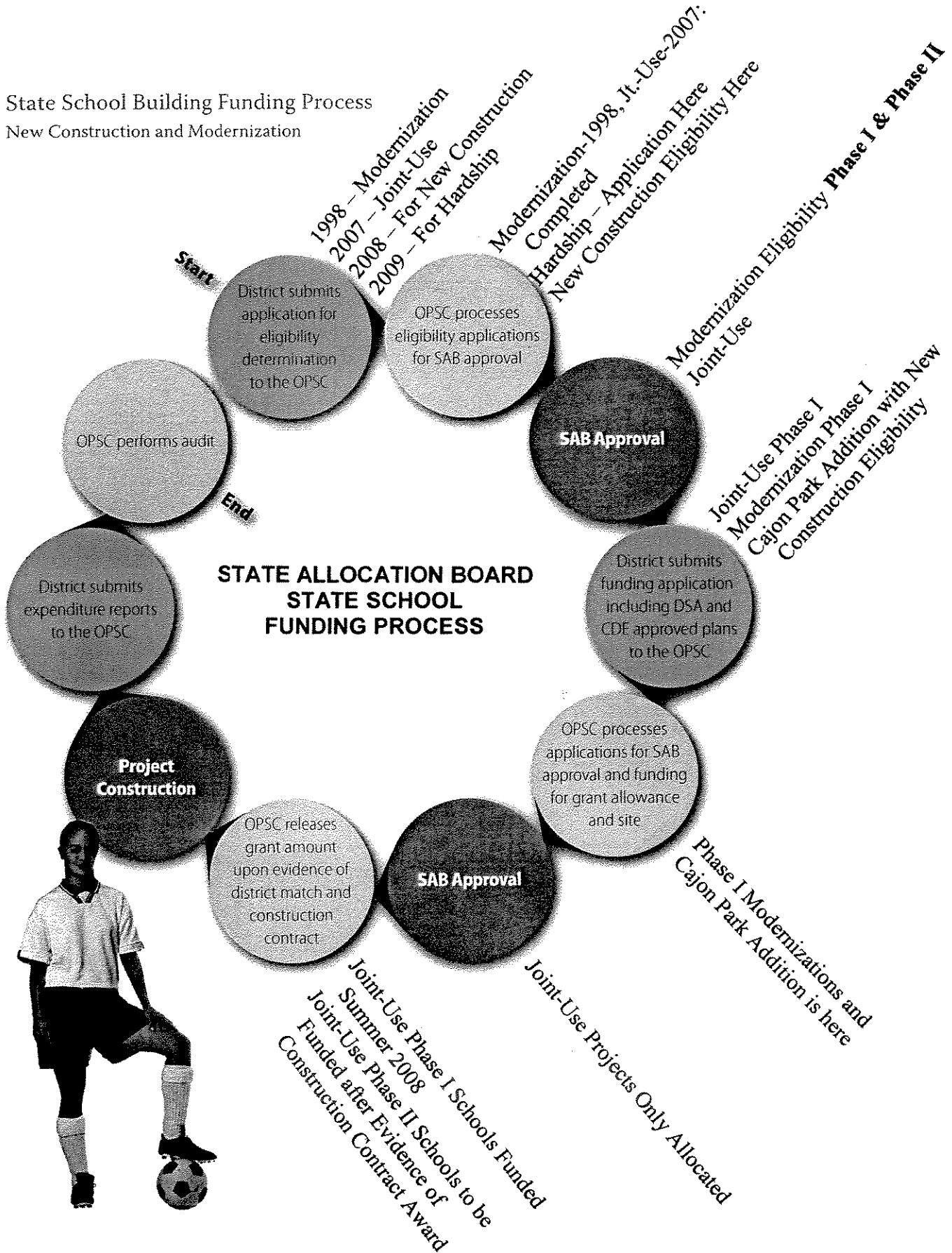
**REPORT**

The following information and attachments depict the State Allocation Board School Facility funding process and our applications.

Motion:		Second:		Vote:		Agenda B.1.2.b.
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## B.1.2b Applications Process & Funding

### State School Building Funding Process New Construction and Modernization





State School Funding Status		STATE APPLICATION NUMBERS		REMARKS		B.1.2b
PHASE 1 & 2 & 3	OPSC APPL #	PTN #				
<b>PHASE 1</b>						
CAJON PARK MODERNIZATION	57/68361-00-02	68361-21	\$ 4,310,529	SUBMITTED. AWAITING SAB ACTION		
CARLTON HILLS MODERNIZATION	57/68361-00-04	68361-22	\$ 3,565,278	SUBMITTED. AWAITING SAB ACTION		
CARLTON OAKS MODERNIZATION	57/68361-00-05	68361-23	\$ 4,514,087	SUBMITTED. AWAITING SAB ACTION		
RIO SECO MODERNIZATION	57/68361-00-01	68361-27	\$ 4,013,351	SUBMITTED. AWAITING SAB ACTION		
SYCAMORE CANYON MODERNIZATION	57/68361-00-03	68361-28	\$ 2,651,556	SUBMITTED. AWAITING SAB ACTION		
<b>PHASE 1</b>						
CAJON PARK ADDITION - 18 CLASSROOM	50/68361-00-22	68361-29	\$ 4,145,299	SUBMITTED. AWAITING SAB ACTION		
* CARLTON HILLS ADDITION - 10 CLASSROOM	50/68361-00-007	*	\$ 2,000,000	TBD - FACILITY HARDSHIP APP SUBMITTAL WITHIN 30 DAYS		
* CARLTON OAKS ADDITION - 10 CLASSROOM	50/68361-00-002	*	\$ 2,000,000	TBD - FACILITY HARDSHIP APP SUBMITTAL WITHIN 30 DAYS		
* RIO SECO ADDITION - 10 CLASSROOM	50/68361-00-003	*	\$ 2,000,000	TBD - FACILITY HARDSHIP APP SUBMITTAL WITHIN 30 DAYS		
<b>PHASE 1</b>						
CAJON PARK LIBRARY - JT. USE	52/68361-00-		\$ 514,832	ALLOCATED & FUNDING RECEIVED		
RIO SECO LIBRARY - JT. USE	52/68361-00-		\$ 509,153	ALLOCATED & FUNDING RECEIVED		
<b>PHASE 1</b>						
CAJON PARK TECH - JT. USE	52/68361-00-018		\$ 302,041	ALLOCATED & FUNDING RECEIVED		
CARLTON HILLS TECH - JT. USE	52/68361-00-021		\$ 302,041	ALLOCATED & FUNDING RECEIVED		
CAJON OAKS TECH - JT. USE	52/68361-00-019		\$ 302,041	ALLOCATED & FUNDING RECEIVED		
RIO SECO TECH - JT. USE	52/68361-00-020		\$ 302,041	ALLOCATED & FUNDING RECEIVED		
<b>PHASE 1</b>						
CAJON PARK MULTIPURPOSE - JT. USE	52/68361-00-001		\$ 440,302	ALLOCATED & FUNDING RECEIVED		
CARLTON HILLS MULTIPURPOSE - JT. USE	52/68361-00-007		\$ 458,917	ALLOCATED & FUNDING RECEIVED		
CAJON OAKS MULTIPURPOSE - JT. USE	52/68361-00-002		\$ 476,781	ALLOCATED & FUNDING RECEIVED		
RIO SECO MULTIPURPOSE - JT. USE	52/68361-00-003		\$ 476,781	ALLOCATED & FUNDING RECEIVED		
<b>PHASE 2</b>						
CHET F. HARRITT MODERNIZATION	57/68361-00-023		\$ 2,870,035	TO BE SUBMITTED. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD		
HILL CREEK MODERNIZATION	57/68361-00-022		\$ 4,132,311	TO BE SUBMITTED. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD		
PROSPECT AVENUE MODERNIZATION	57/68361-00-016		\$ 2,278,672	TO BE SUBMITTED. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD		
<b>PHASE 2</b>						
HILL CREEK LIBRARY - JT. USE	52/68361-00-011		\$ 507,140	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD		

<b>PHASE 2</b>									
	CHET F. HARRITT MULTIPURPOSE - JT. USE	52/68361-00-006			\$ 374,399	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD			
	HILL CREEK MULTIPURPOSE - JT. USE	52/68361-00-004			\$ 476,781	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD			
	PROSPECT AVENUE MULTIPURPOSE - JT. USE	52/68361-00-024			\$ 237,340	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD			
		OPSC APPL #		PTN #		REMARKS			
<b>PHASE 2</b>									
	CHET F HARRITT TECH - JT. USE	52/68361-00-023			\$ 150,120	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD			
	HILL CREEK TECH - JT. USE	52/68361-00-022			\$ 302,041	ALLOCATED ONLY. CANNOT SUBMIT FOR \$ UNTIL CONST. AWARD			
<b>PHASE 3</b>									
	PROSPECT AVENUE TECH - JT. USE	52/68361-00-016			\$ 346,421	ALLOCATED ONLY. WILL SUBMIT FOR \$ AFTER PHASE III CONST. AWARD			
	SYCAMORE CANYON TECH - JT. USE	52/68361-00-015			\$ 346,421	ALLOCATED ONLY. WILL SUBMIT FOR \$ AFTER PHASE III CONST. AWARD			
<b>PHASE 3</b>									
	SYCAMORE CANYON LIBRARY - JT. USE	52/68361-00-026			\$ 226,135	ALLOCATED ONLY. WILL SUBMIT FOR \$ AFTER PHASE III CONST. AWARD			
<b>PHASE 3</b>									
	PEPPER DRIVE MODERNIZATION	57/68361-00-017			\$ 3,600,000	NOT ELIGIBLE UNTIL 2017. REIMBURSEMENT			
<b>PHASE 3</b>									
**	CHET F. HARRITT ADDITION - 10 CLASSROOM	50/68361-00-	**		\$ 2,300,000	NEW CONST. USE OF GRANTS. WILL SUBMIT WHEN WE HAVE DSA PLANS			
**	HILL CREEK ADDITION - 10 CLASSROOM	50/68361-00-	**		\$ 2,300,000	NEW CONST. USE OF GRANTS. WILL SUBMIT WHEN WE HAVE DSA PLANS			
**	PEPPER DRIVE ADDITION - 10 CLASSROOM	50/68361-00-	**		\$ 2,300,000	NEW CONST. USE OF GRANTS. WILL SUBMIT WHEN WE HAVE DSA PLANS			
		<b>TOTAL</b>			\$ 51,432,846				
*	<b>Phase 1 - 10-Classroom Additions</b>								
	These projects are being submitted as Facility Hardship Replacement Facilities for Santee School								
	Site replacement - Amount to be determined - \$2.3 million each or \$5.6 to \$7 million total. Based on								
	26 K-6 classrooms plus site costs minus the 50% value of the Santee property								
	Submittal to be within 30 days								
**	Phase II - 10-Classroom Additions New Construction - Funds from 2010 State Bond								
	Use of New Construction Eligibility 517 Grants K-6, 121 Grants Non-sever Grants Determined								

**BACKGROUND:**

As part of good school planning, bid alternates are comprised with a goal to achieve the project budget. Some alternates are implemented to give the flexibility to award the projects within budget. Construction alternates, however, can be constructed at a later date or phase when funding is realized.

Where checked in current budget.

	<b>School</b>	<b>Description</b>	<b>Cost</b>	<b>Recommendation</b>
<input checked="" type="checkbox"/>	Prospect Avenue	Front Entry Drop-off parking lot connection	\$375,000	Award Now as part of a GMP - Safety
<input checked="" type="checkbox"/>	Prospect Avenue	New Cool Roofs & Skylights	\$225,000	Award Now as part of a GMP - Safety
	Hill Creek	Additional Parking Lot	\$260,000	Delay – Award Later. Possibly with 10-classroom addition with 50% State Match funded.
<input checked="" type="checkbox"/>	Chet F. Harritt Ball Field Project	Relocate Ball Field Facilities/Pioneer Little League	\$1,800,000 (Please note-budget has increased)	Award Now – See attached cost summary.

**RECOMMENDATION:**

It is recommended that the Board of Education understand the scope of the alternate options, discuss the various alternatives and be prepared to provide direction and priorities for alternate awards. Action will be under approvals.

Alternates recommended to award now:

- Prospect Avenue front entrance drop off upgrade connection of the two existing parking lots will enhance student safety and provide a better drop-off area consistent with other schools – safety.
- New low-e reflective cool roofs & 2 Skylights in every classroom at Prospect Avenue – Energy Savings. It has been found the increases in day lighting and energy efficiency warrants this work. The average energy cost savings with a day lit school is \$48,000 per year. Prospect Avenue school’s roofs are 15-27 years old and well past their life expectancy. Due to all the roof penetrations for new HVAC & skylights, a new low E reflective cool roof is recommended over a patch and repair.
- Relocate Pioneer Ball Fields to Chet F. Harritt. This Ball Field project relocation benefits the Chet F. Harritt school P.E. program and allows the Santee School District with facility funding options from the old Santee School property.

Alternates that are recommended to NOT award and to bring in for completing at a later date when funding is realized:

- Parking lot at Hill Creek during 10-Classroom construction, since the lot could potentially be funded from the State new-construction grant program funding within that project in the future.

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 estimated cost of recommended alternates are within the updated CIP program budget. Total cost of the recommended alternates is \$600,000 under modernization and \$1,800,000 for the Chet Ball Fields.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item B.1.2.c.
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Report or Information Item B.1.3.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Cash Flow

**REPORT OR INFORMATION:**

The following information and attachments depict the cash flow to complete Phase I and Phase II construction projects.

Motion:		Second:		Vote:		Agenda B.1.3.
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Discussion and/or Action Item 1.3.b.  
Prepared by Bill Clark  
May 2, 2009

Issuance and Sale of 2009 General Obligation  
Bond Anticipation Notes of the Santee School  
District

**BACKGROUND:**

Based upon the current facilities and finance plans of the District, and subject to the limitations of State law, it is proposed to issue and sell not to exceed \$19,000,000\* of 2009 General Obligation Bond Anticipation Notes of the Santee School District ("2009 Notes") from the unissued portion of Proposition R funds at this time. The 2009 Notes would be issued for a number of reasons, including, but not limited to, completion of current facilities projects on the projected time frames. It is expected that the 2009 Notes would be repaid from the proceeds of general obligation bonds issued under the Proposition R bond authorization at some point in the future. The 2009 Notes can also be repaid by renewal general obligation bond anticipation notes (not to exceed a total term of 5 years), from taxes which may be levied against taxable property within the District (to the extent permitted by law) and from other District revenues and/or securities (if that were to prove necessary).

The District plans the receipt of cash from the sale of bond anticipation notes in July 2009.

Motion:		Second:		Vote:		Agenda Item 1.3.b.
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Discussion and/or Action Item B.1.4.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Hardship Application and  
Projected Appropriations

## **BACKGROUND:**

On March 17<sup>th</sup> 2009, the Board approved a resolution for Facility Hardship funding. This is an appeal for facility hardship for the states 50% share of the replacement of facilities lost at the Santee School site that are counted by the state against our eligibility for new construction grants for the old Santee School facility that was 41,000 square feet, a total of 23 classrooms counted under state capacity. The requested appeal is to fund replacement facilities at 3 school sites; 10-classroom additions of 58,000 square feet and total site work costs for such.

Based on CDE site approval standards, the old Santee School site does not meet current state standards of health and safety due to the proximity of the jail, traffic along Mission Gorge Road and State Highway 52, in addition to the flight path and airport expansion plans of Gillespie field's east-west runway.

Typically a facility hardship replacement would be to fund a replacement school. Santee School was 41,000 square feet. The state would fund the 50% share cost of site acquisition, site development utilities and offsite improvements. Such costs for an entire K-8 school could be \$45 million with the state share of \$22,500,000. Therefore, a request for the replacement facilities at 3 school sites as 10-classroom additions for a total of 58,000 square feet and an approx cost of \$18 million, the state share would only be \$9 million and a significant savings to both state and local taxpayers. We anticipate the state may deduct the 50% value of the Santee School property and thus have budgeted a potential of \$6 million in potential state funding, but it could be as high as \$12 million.

The attached letter to Tom Tooker the San Diego Field Representative from the California Department of Education (CDE) and attachments to CDE for background are completed. The CDE response was received on April 23, 2009, and the package is ready to submit to OPSC for review. Because the facility hardship process can take some time through OPSC, we recommend the district not occupy the current three 10-classroom additions under construction until fall 2009 to allow time for this application process. The current new construction eligibility is highest now and showing that need and unhoused students is critical. In addition, showing an approach that is a cost benefit to our taxpayers will be best supported by our legislators. Because our application is unusual and the state has never acted on a case like it, we are hesitant to count on these funds. Our discussion with the OPSC facility hardship team last November was positive and they did agree the project had merit and to submit it. The hardship package should be submitted to OPSC by the end of April and we should have OPSC comments within 6 months based on a complete application.

**RECOMMENDATION:**

It is recommended that the board continue to support a facility hardship funding application for replacement facilities for the loss of use of Santee School based on students being better served at other school sites within 10-classroom additions and based on the savings to our local and state taxpayers to house the Santee School students currently unhoused by state loading standards and guidelines as recommended by CDE. Action will be taken under approvals.

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:**

A potential of \$6 to \$18 million in additional State matching funds is anticipated.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item B.1.4.
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STATE OF CALIFORNIA  
SCHOOL DISTRICT APPEAL REQUEST

STATE ALLOCATION BOARD  
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 189 (REV 02/04)

Page 2 of 2

SCHOOL DISTRICT Santee Elementary School District	COUNTY San Diego
APPLICATION NUMBER 51/68361-00-Pending	SCHOOL NAME Santee Elementary School

**Fiscal Information:**

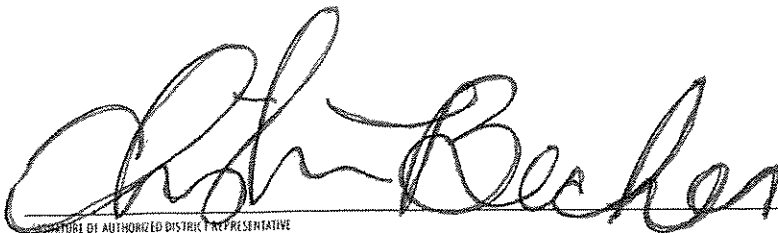
1. District Bonding Capacity (100 Percent): \$ 64,586,000
2. Amount of Bonds Authorized: \$ 68,700,000
3. District's Current Bonded Indebtedness: \$ 45,000,000
4. District's Current Developer Fee Rate:
  - Commercial/Industrial (Per Square Foot): \$ .47
  - Residential (Per Square Foot): \$ 3.35

**Purpose of Request:**

Pursuant to School Facility Program regulation section 1859.82(a)(1), the Santee Elementary School District is requesting assistance with the relocation and replacement of Santee Elementary School. The school is located along the frontage of a six-lane main thoroughfare, is in close proximity to the Las Colinas Women's Detention Facility, as well as to State Highway 52 and a runway of the expanding Gillespie Field Airport. The school's proximity to each of the aforementioned locations results in an imminent health and safety risk to students and staff.

**Description:**

Please see the Santee Elementary School District's description on the attached document.



DATE

4/24/09



Discussion and/or Action Item C.1.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Gant Schedules for Phase II Schools

**BACKGROUND:**

The Board of Education will consider administration's recommendation for the award of Phase II schools modernization (Prospect Avenue, Hill Creek, and Chet F. Harritt). Administration, District Architect Trittipio, and Barnhart-Heery, Inc. representatives will present the final GANT construction schedules for Phase II schools.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss and review projects and schedules for an award for Phase II schools modernization at Prospect Avenue, Hill Creek, and Chet F. Harritt. The Board may approve this award under the approval section.

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 total budget for Phase II schools is a \$42 million budget of the Capital Improvement Program which is \$128.8 million, and will be funded from CIP funds, Prop R bond proceeds, and State modernization matching funds. Action is under approvals.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item C.1.
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Description

Orig Dur Early Start Early Finish

2009 2010 2011 2012 2013

SANTEE PHASE 2 SCHOOLS PHASING PLAN		686 *	01MAY09	21DEC11
<b>CHET HARRITT</b>				
Ph 1 - Bldgs A,B,C, & Site Work Upgrades	588 *	01MAY09	05AUG11	
Ph 2 - Athletic Field Construction	72	19JUN09 *	28SEP09	
Ph 3 - 10 Classroom Building Addition	116	01MAY09	09OCT09	
Ph 4 - Old Locker Room Conversion to PS	200	10MAY10	11FEB11	
Ph 5-Relocate Project Safe & Renovate Play Area	65	28FEB11 *	27MAY11	
ADMIN MOVE INTO OFFICES	44	06JUN11 *	05AUG11	
TEACHERS MOVE INTO CLASSROOMS	0	24AUG09 *		
	0	31AUG09 *		
<b>HILL CREEK</b>				
Ph 1 - Bldgs A, B, C, D, & Site Upgrades	429 *	19JUN09	11FEB11	
Ph 2 - Building E Learning Resource Center	72	19JUN09 *	28SEP09	
Ph 3 - Relocate Project Safe Relocatables	70	07SEP09 *	11DEC09	
Ph 4 - 10 Classroom Building Addition	21	05APR10 *	03MAY10	
ADMIN MOVE INTO OFFICES	200	10MAY10	11FEB11	
TEACHERS MOVE INTO CLASSROOMS	0	24AUG09 *		
	0	31AUG09 *		
<b>PROSPECT</b>				
Ph 1 - Bldgs A,B,C,D, Kitchen & Site Upgrades	419 *	19JUN09	28JAN11	
Ph 2 - Bldg E Multi Purpose	72	19JUN09 *	28SEP09	
Ph 3 - Relocate & Remove Accessible Relocatables	70	07SEP09 *	11DEC09	
Ph 4 - New Learning Resource Center Addition	23	05MAY10	04JUN10	
ADMIN MOVE INTO OFFICES	156	25JUN10 *	28JAN11	
TEACHERS MOVE INTO CLASSROOMS	0	24AUG09 *		
	0	31AUG09 *		
<b>PEPPER DRIVE</b>				
Ph 1 - Ext Painting, DF's, Fence, & Relocatables	650 *	22JUN09	21DEC11	
Ph 2a - 10 Classroom Building Addition	50	22JUN09 *	28AUG09	
Ph 2b - Retention Basin	200	10MAY10	11FEB11	
Ph 3 - Bldgs A, B, C, F, & Site Upgrades	90	10MAY10	10SEP10	
Ph 4 - Bldgs D & E	70	24JUN11 *	30SEP11	
	68	19SEP11 *	21DEC11	
<b>SYCAMORE CANYON</b>				
Ph 4 - New Learning Resource Center Addition	156 *	25JUN10	28JAN11	
	156	25JUN10 *	28JAN11	

SANTEE PHASE 2 SCHOOLS PHASING PLAN

CHET HARRITT

Ph 1 - Bldgs A,B,C, & Site Work Upgrades

Ph 2 - Athletic Field Construction

Ph 3 - 10 Classroom Building Addition

Ph 4 - Old Locker Room Conversion to PS

Ph 5-Relocate Project Safe & Renovate Play Area

ADMIN MOVE INTO OFFICES

TEACHERS MOVE INTO CLASSROOMS

HILL CREEK

Ph 1 - Bldgs A, B, C, D, & Site Upgrades

Ph 2 - Building E Learning Resource Center

Ph 3 - Relocate Project Safe Relocatables

Ph 4 - 10 Classroom Building Addition

ADMIN MOVE INTO OFFICES

TEACHERS MOVE INTO CLASSROOMS

PROSPECT

Ph 1 - Bldgs A,B,C,D, Kitchen & Site Upgrades

Ph 2 - Bldg E Multi Purpose

Ph 3 - Relocate & Remove Accessible Relocatables

Ph 4 - New Learning Resource Center Addition

ADMIN MOVE INTO OFFICES

TEACHERS MOVE INTO CLASSROOMS

PEPPER DRIVE

Ph 1 - Ext Painting, DF's, Fence, & Relocatables

Ph 2a - 10 Classroom Building Addition

Ph 2b - Retention Basin

Ph 3 - Bldgs A, B, C, F, & Site Upgrades

Ph 4 - Bldgs D & E

SYCAMORE CANYON

Ph 4 - New Learning Resource Center Addition

<p>Legend:</p> <ul style="list-style-type: none"> <li>Early bar</li> <li>Progress bar</li> <li>Critical bar</li> <li>Summary bar</li> <li>Start milestone point</li> <li>Finish milestone point</li> </ul>	050109	Barnhart, Inc.		
	PHASING SCHEDULE SANTEE SCHOOLS			
	May 1, 2009			
	Date	Revision	Checked	Approved

Discussion and/or Action Item C.1.1.b.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Chet F. Harritt Ball Field Construction  
Update of Site Master Plan  
and Architectural Services

### **BACKGROUND:**

The Chet F. Harritt School Ball Field project has been submitted to the Division of State Architect (DSA) for construction permits. The DSA is another State furloughed office which has seen a dramatic increase to the permitting timeline needed to process plan approvals. The DSA permit items: dugouts, sports lights, and sound wall cannot be awarded and construction started without the DSA construction permits. We hope to have these approvals by the start of the June 18, 2009 summer break.

The DSA submittal set of 100% completed construction documents went to bid under the Barnhart Inc. lease-leaseback contract. Bid values are attached and the project must be permitted to DSA due to the structural approvals needed such as the dugout structures, sound barrier wall, and sport light poles. A completed submittal also triggered access compliance for the project and required the over stamping of a licensed architect, of which Trittipio Architectural Planning provided gratis.

The current project does not include the relocatable restroom and snack bar building moves. This is brought to the Board under a contract with Trittipio Architectural Planning for a building move plan. The current bid documents have a pad and utilities stubbed for these future structures. Trittipio Architects will complete the DSA plans necessary for the snack bar & restroom relocatables for a cost not to exceed \$12,000 within the next 30 days so that it can be incorporated into the Ball Field project.

The construction of the project hinged on the modernization of electrical upgrades and the sports lighting load. It is anticipated these new electrical services as part of the modernization construction will be in place for the sports lights to be connected by SDG&E by July 2009. The construction of the ball field project is estimated to take 60 days and the grass establishment will commence thereafter for 60-90 days. The snack box and restroom building relocation to Chet F. Harritt could occur late summer/early fall.

### **RECOMMENDATION:**

It is recommended that the Board of Education approve the attached master plan with 10-classroom addition location and the architectural services of \$12,000 for restroom/snack bar facility. See attached proposal for the relocatable moves for a snack bar & restroom. Action will be taken under Approvals. The total cost of the ball field construction is estimated at \$1.8 million with \$274,155 being provided by the City of Santee.

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 Chet F. Harritt Ball Field project is a \$1.8 million award. See attached cost summary.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities. All fiscal resources impact student achievement.

Motion:		Second:		Vote:		Agenda C.1.1.b.
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April 3, 2009

Ms. Christina Becker  
Director of Facilities  
SANTEE SCHOOL DISTRICT  
9625 Cuyamaca Street  
Santee, California 92071

**Re: CONFIRMATION PROPOSAL FOR MODULAR CLASSROOMS / SUMMER 2009  
RELOCATION FROM CAJON PARK TO CHET HARRITT ELEMENTARY SCHOOL**

Dear Ms. Becker:

Pursuant to our communications, please see attached email, regarding the Modular Classrooms currently located at Cajon Park Elementary School, Trittippo Architecture & Planning is pleased to submit our proposal to provide Architectural and Electrical Engineering Design Services. It is our understanding that Santee Unified School District is requesting to have an existing Six Bay Relocatable with Administration Kitchen, Two Bays may be deleted pending room at site, and a Portable Classroom or Restroom moved from Cajon Park to Chet Harritt Elementary School Ball Field.

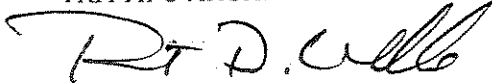
Trittippo Architecture & Planning proposes to provide Construction Documents for the Division of the State Architect's approval. Included in this Agreement is the following Scope of Work:

1. Close Out of the project with Certification:
2. Construction Documents to identify the building site locations, provide electrical power to these locations, including signal and fire alarm connections to the Modular Buildings.
3. Utility Design is limited to hook up of existing systems.

Charges associated with DSA will be the responsibility of Santee Unified School District. Trittippo Architecture & Planning will be reimbursed, at cost, for reprographics and necessary out-of-pocket expenses plus a 5% administrative charge. The foregoing services and expenses will be invoiced on a time-and-materials fee basis Not to Exceed \$12,000.00. Please acknowledge your acceptance of this proposal by signing below and returning a copy of this additional services agreement to our office.

Thank you for your cooperation.

Sincerely,  
TRITTIPO ARCHITECTURE & PLANNING



Robert D. Webb, AIA, Architect  
Senior Associate

Agreed:  
SANTEE UNIFIED SCHOOL DISTRICT



Christina Becker  
Director of Facilities

cc: Keith Haning, Controller  
Trittippo Architecture & Planning

**SANTEE SCHOOL DISTRICT  
PRELIMINARY GUARANTEED MAXIMUM PRICE (GMP)  
COST SUMMARY  
WITHOUT ALTERNATE #1**

<b>CHET HARRITT ATHLETIC FIELD RENOVATION</b>				
	DESCRIPTION	BASE BID	TOTALS WITH ALTS	REMARKS
1	GRADING & DEMOLITON	\$163,700	\$163,700	
2	ASPHALT & STRIPING	23,875	\$23,875	
3	LANDSCAPE & IRRIGATION	\$270,173	\$270,173	
4	CONCRETE	\$458,800	\$458,800	
5	METALS	\$5,000	\$5,000	
6	ROUGH CARPENTRY	\$22,200	\$22,200	
7	SHEET METAL	\$14,368	\$14,368	
8	PAINT	\$5,000	\$5,000	
9	PLUMBING & UNDERGROUND UTILITIES	\$86,000	\$86,000	
10	ELECTRICAL & LOW VOLTAGE	\$285,000	\$285,000	
11	SURVEY	\$8,530	\$8,530	
12	LANDSCAPE/HARDSCAPE/CUT/PATCH/REPAIR	\$15,000	\$15,000	
13	MISC SCOPE NOT IN TRADE SCOPE	\$15,000	\$15,000	
14	TEMPORARY POWER & WATER	\$7,500	\$7,500	
15	OFFSITE GUARDRAILS	\$5,000	\$5,000	
16	TEMPORARY FENCE/SILT FENCE	\$5,000	\$5,000	
17	SNACK BAR ALLOWANCE	\$100,000	\$100,000	
18	SUBTOTAL CONSTRUCTION HARD COSTS	\$1,490,146	\$1,490,146	
19	CONTRACTORS CONTINGENCY 3.5%	\$52,155	\$52,155	
20	CONSTRUCTION COST W/ CONTRACTORS CONTINGENCY SUB TOTAL	\$1,542,301	\$1,542,301	
21	BUILDERS FEE, GENERAL CONDITIONS, BONDS, AND INSURANCE ( 10% OF CONST. COST)	\$154,230	\$154,230	
22	SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:	\$1,696,531	\$1,696,531	
23	COC INSURANCE - CONTRACTORS SHARE 1/3rd OF ACTUAL COC COST (of line 27)	TBD	TBD	NOT INCLUDED IN GMP
24	COC INSURANCE - SCHOOL DISTRICT SHARE 2/3rd OF ACTUAL COC COST (of line 27)	TBD	TBD	NOT INCLUDED IN GMP
25	SUBTOTAL GMP	\$1,696,531	\$1,696,531	
26	5% OWNER CONTINGENCY	\$84,827	\$84,827	
27	TOTAL GMP	\$1,781,358	\$1,781,358	

**BACKGROUND:**

On February 2, 2008, the Santee School District Board of Education adopted Resolution No. 0708-16, approving and authorizing the execution of a Site Lease, Sublease Agreement, and Lease-Leaseback Construction agreement between the District and Douglas E. Barnhart, Inc., in order to provide for the modernization of existing school facilities, at nine school sites within the District (the "Project"). On April 1, 2008, the Board approved Amendment #1 for the Guaranteed Maximum Price (GMP) of the Cajon Park classroom addition. On June 3, 2008, the Board approved amendments numbers 2 thru 6 for the GMP for five school modernizations. On September 2, 2008, the Board approved Amendments 7 through 9 for the ten-classroom additions at Carlton Hills, Rio Seco, and Carlton Oaks.

Amendments 10 through 13 for school modernizations at Chet F. Harritt, Hill Creek, and Prospect Avenue, and Chet F. Harritt Ball Fields will establish the final GMP and will also add a three percent (5%) Owner's contingency within the GMP to be used with District approval, with the remainder reverting to the District at the end of the construction.

<b>Amendment</b>	<b>School</b>	<b>Project</b>	<b>Preliminary GMP</b>
#10	Chet f. Harritt	Modernization	\$6,306,990
#11	Hill Creek	Modernization	\$8,207,015
#12	Prospect Avenue	Modernization	\$6,220,386
#13	Chet F. Harritt	Jt.-Use Ball Fields	\$1,800,000

A copy of Amendments numbers 10, 11, 12, and 13 to the Lease-Leaseback Agreement are available in the District's Business Services department for public review. Additionally, a copy will be available for public review at the Board meeting. Action will be under Approvals.

**RECOMMENDATION:**

It is recommended that the Board of Education ratify and approve the Lease-Leaseback contract Amendments numbers 10, 11, 12, and 13 to the Lease-Leaseback Agreement in order to accomplish the objectives set forth above since the final Guaranteed Maximum Price (GMP) is within the Board-approved Capital Improvement Program budget for these projects.

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 fiscal impact of the preliminary GMP amendments per the table above totals \$22,534,391 and will be funded from the District's Revised Capital Improvement Program budget.

**STUDENT ACHIEVEMENT IMPACT:**

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

Motion:		Second:		Vote:		Agenda Item C.1.2.
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Discussion and/or Action Item C.2.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Quick Start Projects for  
Pepper Drive School  
Summer 2009

## **BACKGROUND:**

Pepper Drive School was initially scheduled as a school in the Phase I group, but was moved to Phase II since it had already been modernized in 1992. As staff researched State funding sources and options, staff determined the State funding eligibility for modernization at Pepper Drive School was used in 1992 and future eligibility will not be attained until 2017. The State denied our application and requested we pull our special legislation that we had submitted; however, the State did say they would reimburse Santee School District for modernization completed in advance. Discussions with the school site council and administration recommended the school's 10-classroom addition project be done as a priority over the modernization of the existing campus as District Capital Improvement Funds are realized.

Administration has worked tirelessly in search of funding sources and hopes that the new construction eligibility and the State Facility Hardship Funding appeal will be able to support funding the States 50% share of all six 10-classroom additions planned in the CIP program. If the Pepper Drive 10-classroom addition can be approved as a State funded project, all site improvements, access compliance costs, utility upgrade costs, and services and detention storm water basin run off mitigation can be wrapped into the project to be funded 50% by the State. It is anticipated that these costs could generate up to \$1.5 million in additional State school facility funding. The 10-classroom addition project engineering should be completed and to DSA for permits by late May 2009. It had been anticipated that we would bid 6 months later with DSA permitted plans, but DSA is on State furlough and contract consultant plan review contracts have been cancelled which means the permit process could take 12 months, or by May 2010.

Therefore, with the potential of the Phase 2 projects school modernizations proceeding at Prospect Ave, Hill Creek, and Chet F. Harritt this summer, 2009, we recommend the Board discuss and consider the following Quick-Start projects for Pepper Drive School for summer 2009 due to the delay of their major CIP projects until 2010. The following projects are recommended to support the future CIP plans and most should be able to be accomplished by the 2009 fall opening:

- a. Exterior painting of all school buildings and relocatable classrooms changing the color scheme to the blue scheme requested by the school site - \$100,000.
- b. Adding 2 additional drinking fountains - \$ 5,000.
- c. Replacement of the fencing along Marlinda Drive in front of the school on top of wall with black vinyl fencing - \$ 50,000.
- d. Remove the rented office trailer and move on 3-4 District-owned relocatable classrooms - \$ 175,000.

The total cost for all of the above (a-d) is approximately \$ 330,000 and is in the current Phase II budget.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss Quick-Start summer work options for Pepper Drive School and provide staff direction under the Approvals item. If quick start items are supported, staff recommends the Board allow administration to move forward with consultants to prepare contract documents and to award work over summer 2009 and to return with ratification of construction awards to the Board. Request is for the Board to act under Approvals.

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 impact is a potential of \$ 330,000 from the CIP budget if items are contracted above. Relocatable moves will require DSA permits and architectural services. Estimated architectural services are \$19,000 by Trittipio and DSA permit fees are \$2,500 and are included in the potential total cost.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities. All fiscal resources impact student achievement.

Motion:		Second:		Vote:		Agenda C.2.
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Discussion and/or Action Item D.1.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Library Technology Hardware In New  
Learning Resource Center (LRC)

## **BACKGROUND:**

The purpose of the Learning Resource Center that was placed in our bond promises and modernization plans is to provide a learning repository for students K-8 for education, research and exploration. The Learning Resource Center is a facility that will house materials that reinforce "Information literacy" and support classroom instruction. An LRC facility that incorporates a variety of learning tools for children in this twenty-first century learning environment includes state of the art infrastructure that is wireless for digital tools, Caldecott, Newberry and other award winning print materials, interest based works of noted authors, expository texts, educational resources for research, primary sources for exploration and discovery, and current digital tools for students to extend their learning through "safe" Internet sites, both in individual and collaborative student learning configurations.

Students can use the library and learn about digital links to support research papers, book reports, and other projects. Having mobile options for digital learning within the LRC is optimal and therefore mobile computers are recommended. (In addition, please note that possibly in 2009-2010, a plan for joint use options for the Santee Foundation should be discussed and developed and technology use could be a part of this plan for parents.)

The Board has already purchased new shelving for the print material learning resources that will be housed in the LRC's. Mobile computers also need to be purchased for each LRC so each LRC can have core hardware tools for students just like the Follette tool that the current Library Media Clerk currently uses in each library. The plan is to have Library Clerks train to become LRC media clerks by 2010 to comfortably utilize print as well as media tools to support classroom learning. The job description proposed for LRC media clerks is attached and is in current negotiations discussions.

Administration is requesting that the Board allocate \$22,000 per school in the budget to purchase and implement a mobile computing solution for each school as the LRC at each modernized school site is completed. Currently, the four schools that are ready for this allocation include: Rio Seco, Carlton Oaks, Cajon Park and Carlton Hills. The plan is to have additional LRC's completed in 2009 for Prospect Avenue, Chet F. Harritt, Hill Creek, and Sycamore Canyon in 2010 and Pepper Drive by 2011. Additional costs for the mobile computing solution in each of these schools will need to be allocated at this time.

The recommended mobile computing solution will include DELL Latitude Notebook (20 units), together with the Multi-Bay Battery Charger, additional batteries and a DELL Laser Printer 1720DN. As each of the LRC's have a dedicated technology storage

room, there will not be a need to purchase a mobile cart for the storage of the notebook computers.

**RECOMMENDATION:**

Administration recommends that the Board purchase 20 DELL Latitude Notebook, together with the Multi-Bay Battery Charger, additional batteries, and a DELL Laser Printer for a total of \$22,000 per school for the completed LRC's at RS, CO, CH, and CP to be available for September 2009 when the 2009-2010 school year begins. The total cost of these installations will be approximately \$88,000.

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 DELL Latitude Notebook solution, together with the multi-bay battery charger, additional batteries, and a DELL laser printer currently cost between \$20,000 to \$25,000 for a total allocation of \$88,000 for the 2009-10 school year.

**STUDENT ACHIEVEMENT IMPACT:**

Having digital tools in the LRC's provides support for students who need to use tools for the digital age and achieve academic success as an information literate student.

Motion:		Second:		Vote:		Agenda D.1.
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**BACKGROUND:**

As the Phase I schools and new classroom additions near completion, a change in site fencing and security operations needs to be addressed. School site perimeter fencing must be kept locked and secured during the school day. Changes in the fire code have also required modernized schools to have pedestrian access gates with panic hardware devices so as to allow persons on-site to be able to escape to an area of safety/refuge.

New operational procedures are needed and a re-assessment of our site fencing and site security policies should be discussed. Attached for the Board's review and discussion are school site fencing maps. Staff will also present options and alternatives and associated costs for selected schools to add on gates or fencing to support school safety during school hours.

In addition, administration recommends adding signage to perimeter gates to be kept closed during school hours and all public access should be through the school office. The cost district wide would be approximately \$3,000 per signage.

Consideration also needs to be made for Project Safe access before and after school hours and for joint-use of playfields. A draft policy for locking school gates during school hours is also available for Board review and discussion.

**RECOMMENDATION:**

Administration recommends that the Board of Education approve the fencing maps additions under Approvals and discuss the draft policy attached.

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:**

<b>LOCATION</b>	<b>ITEM</b>	<b>COST</b>
A. District Wide	Gate/Signage	\$3,000
B. Cajon Park – Option 1	Junior High Parking Lot	\$75,000
C. Cajon Park – Option 2	Gate through Success Academy	\$10,000 to \$20,000
D. Sycamore Canyon	Gate Pedestrian Opening	\$500
E. Carlton Hills	Gate Pedestrian Opening	\$500
F. Carlton Hills	Wider Gate & AC Apron	\$10,000 to \$15,000
	<b>TOTAL</b>	<b>\$24,000 - \$94,000</b>

Administration recommends A, D, and E, for a total cost of \$4,000 at this time and for the Board to provide direction for Items B, C, and F, under approvals.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.1.
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**BACKGROUND:**

On May 6, 2008, the Board of Education approved the award of the #2007/08-07-001, Furniture & Equipment Moving and Storage at Various Sites; GMP Contract to Cor-O-Van for an amount not to exceed \$114,784.00. This contract met the District's requirements for furniture and equipment moves and storage associated with Phase I summer modernization efforts at Rio Seco School, Carlton Hills School, Carlton Oaks School, Sycamore Canyon School and Phase II at Cajon Park School only.

Amendment #2 by Cor-O-Van was approved by the Board on August 5, 2008 for all work necessary for the Furniture & Equipment Moving and Storage for an additional GMP of \$57,950 for winter 2008/2009 moves in order to adapt to additional unforeseen needs.

Amendment #3 work performed by Cor-O-Van to complete Phase I school moves provided costs of an additional, not to exceed \$78,169, for a total GMP of \$278,205.

The District will need additional moves of furniture and equipment for the modernization at Phase II schools which will occur during summer and fall 2009. As an immediate remedy, the existing contract has a mechanism which allows for an increase in the GMP to be negotiated. Cor-O-Van has priced this work for Phase II school moves at Chet F. Harritt, Hill Creek, and Prospect Avenue, as \$220,000 attached.

**RECOMMENDATION:**

Administration recommends an extension of the existing contract with Cor-O-Van to meet the move and storage requirements for modernization as described above at a price not to exceed a GMAX cost of \$200,000 which is an amendment #4 to their contract for the purpose of moves at Phase II schools, Chet F. Harritt, Hill Creek, and Prospect Avenue. Action will be under approvals.

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 fiscal impact is an additional \$200,000 for Amendment #4 and will be funded through the Capital Improvement Program revenue sources.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.2.
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Office Moving Agreement

Quote Date: April 20, 2009
CHRISTINA BECKER
SANTEE SCHOOL DISTRICT
9625 CUYAMACA

Estimate #: ESTA00000112864
Contents:
Page 1 Pricing
Page 2 Scope of Service
Page 3 Terms & Condition

SANTEE
CA, 92071

Re: CHET HARRITT

The following pricing includes supervision equipment and labor necessary to complete this relocation as described during our survey. The services to be provided are outlined on the following page entitled Scope of Services.

Estimated Services

Table with 2 columns: Service Description and Price. Includes items like MOVE OUT - FRIDAY 06/19 (\$8,246.00), MOVE BACK IN - DAY 1 - 08/26/09 (\$8,246.00), Followup - Day 1 - 08/31/09 (\$1,200.00), Trailer Rental (6) - 3 Months Each @ \$400.00 (\$7,200.00), Misc. Packing Materials (\$1,000.00), Valuation - Ding, Nick, Scratch Coverage up to \$2,500 (\$25.00).

Total Amount: \$55,033.00

Schedule of Rates:

Per California labor laws, overtime is effective after eight hours and premium time is effective after twelve hours. There is an eight-hour minimum for work performed on Sundays. The energy surcharge will be calculated using the percentage rate applicable at the time of the move. For non-returned rental cartons, a \$1.00 charge per carton will be assessed.

Table with 2 columns: Category and Hourly Rate. Categories include Mover (\$28.00), Packer (\$29.50), Installer (\$32.00), Supervisor (\$37.00), Mover /Overtime (\$40.00), Installer /Overtime (\$44.00), Project Manager (\$45.00), Supervisor /Overtime (\$49.00), Project Manager /Overtime (\$57.00), Van & Driver (\$57.00), Van & Driver /Overtime (\$69.00), Overtime additional per person (\$12.00), Premium time additional per person (\$24.00).

Acceptance
COR-O-VAN

Signature: [Handwritten Signature]
Date: 5/24/09

Acceptance
SANTEE SCHOOL DISTRICT

Date



Office Moving Agreement

Quote Date: April 21, 2009
CHRISTINA BECKER
SANTEE SCHOOL DISTRICT
9625 CUYAMACA

Estimate #: ESTA00000112883
Contents:
Page 1 Pricing
Page 2 Scope of Service
Page 3 Terms & Condition

SANTEE
CA, 92071

Re: PROSPECT AVENUE

The following pricing includes supervision equipment and labor necessary to complete this relocation as described during our survey. The services to be provided are outlined on the following page entitled Scope of Services.

Estimated Services

Table with 2 columns: Service Description and Price. Includes items like MOVE OUT - FRIDAY 06/19/09 (\$8,246.00), MOVE BACK IN - DAY 1 - 08/26/09 (\$8,246.00), and Total Amount: \$58,476.00.

Total Amount: \$58,476.00

Schedule of Rates:

Per California labor laws, overtime is effective after eight hours and premium time is effective after twelve hours. There is an eight-hour minimum for work performed on Sundays. The energy surcharge will be calculated using the percentage rate applicable at the time of the move. For non-returned rental cartons, a \$1.00 charge per carton will be assessed.

Table with 2 columns: Category and Hourly Rate. Lists various roles and their rates, such as Mover (\$28.00), Supervisor (\$37.00), and Overtime additional per person (\$24.00).

Acceptance
COR-O-VAN

Signature and Date (5/24/09)

Acceptance
SANTEE SCHOOL DISTRICT

Date



Office Moving Agreement

Quote Date: April 21, 2009
CHRISTINA BECKER
SANTEE SCHOOL DISTRICT
9625 CUYAMACA

Estimate #: ESTA00000112886
Contents:
Page 1 Pricing
Page 2 Scope of Service
Page 3 Terms & Condition

SANTEE
CA, 92071

Re: HILL CREEK

The following pricing includes supervision equipment and labor necessary to complete this relocation as described during our survey. The services to be provided are outlined on the following page entitled Scope of Services.

Estimated Services

Table with 2 columns: Service Description and Price. Includes items like MOVE OUT - FRIDAY 06/19/09 (\$11,365.00), MOVE BACK IN - DAY 1 (\$11,365.00), FOLLOW-UP - DAY 1 (\$1,200.00), LRC - DECEMBER 2009 - MOVE BACK (\$1,068.00), Trailer Rentals (9) - 3 Months @ \$400 Each Per Month (\$10,800.00), Misc. Materials (\$1,000.00), Valuation - Sixty Cents Per Pound, Per Article (Minimal Protection) (\$0.00).

Total Amount: \$78,408.00

Schedule of Rates:

Per California labor laws, overtime is effective after eight hours and premium time is effective after twelve hours. There is an eight-hour minimum for work performed on Sundays. The energy surcharge will be calculated using the percentage rate applicable at the time of the move. For non-returned rental cartons, a \$1.00 charge per carton will be assessed.

Table with 2 columns: Category and Hourly Rate. Includes Mover (\$28.00), Packer (\$29.50), Installer (\$32.00), Supervisor (\$37.00), Mover /Overtime (\$40.00), Installer /Overtime (\$44.00), Project Manager (\$45.00), Supervisor /Overtime (\$49.00), Project Manager /Overtime (\$57.00), Van & Driver (\$57.00), Van & Driver /Overtime (\$69.00), Overtime additional per person (\$12.00), Premium time additional per person (\$24.00).

Acceptance
COR-O-VAN

Signature: [Handwritten Signature]
Date: 5/12/09

Acceptance
SANTEE SCHOOL DISTRICT

Signature: [Blank]
Date: \_\_\_\_\_

Action Item E.1.3.a.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Site DSA Inspector IOR – Hendrix,  
California School Construction Services

**BACKGROUND:**

The Division of State Architect (DSA) reviews and approves all school construction projects. Part of the construction process requires 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 May 2009, the Board of Education approved a list of 10 qualified entities for Inspector of Record (IOR) services. Administration recommends the firm of Hendrix, California School Construction Services to provide the inspection services for the Phase 2 projects at these schools. Hendrix, California School Construction Services has provided excellent services to Santee School District during Phase 1 construction. Their contract costs in Phase I were paid for through cost saving suggestions and construction cost negotiations. In addition, their supplemental service in prevailing wages, construction law and public contract experience has been very instrumental to the success of the Santee School District CIP program. See attached proposal.

**RECOMMENDATION:**

It is recommended that the Board of Education approve consultant contracts with Hendrix, California School Construction Services. Action is under approvals.

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:**

Phase II Schools IOR and staff extension services at Chet F. Harritt, Hill Creek, and Prospect Avenue are estimated to be \$125,000. Based on the present CIP financial summary, approximately \$924,096 is budgeted for IOR services. The budget of CIP 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:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda E.1.3.a.
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# **HENDRIX** *California School*

## ***Administration • Management •***

March 9, 2009

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

Ms. Becker:

RE: March 5, 2009, telephone Request for Inspection and Staff Extension services for 3 school modernizations for the June 2009 through November 2009 time period.

I have reviewed your request and am of the opinion that DSA will allow a single inspector to cover the three projects. The term of the services identified above will be for inspection only I will add an additional 30 days for completion of project punch lists and final change orders if any for the staff extension services requested.

Hendrix California School Construction Services will provide inspection services based on regular daytime construction work hours of 8 hours per day which will not include overtime hours, weekends, or recognized holidays utilizing a single DSA approved inspector. The proposal is based on straight time work hours only, inspection for the referenced projects will not to exceed \$90,000.00. Hendrix California School Construction Services will provide Staff Extension Services for the referenced projects based on an hourly rate of \$88.00 per hour and I estimated that the cost will not exceed \$35,000.00.

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 \$79.00 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

Action Item E.1.3.b.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

WEST (Western Environmental and Safety Technologies, Inc.) – (Annual) Hazmat Materials Monitoring Removal and Abatement during Construction

### **BACKGROUND:**

The District has used Western Environmental and Safety Technologies, Inc. (WEST) to provide hazardous materials consultation services for several years. This company has continuously provided excellent services and is very familiar with the District's facilities and has completed all past Hazmat reports and clearances.

The services necessary for the District as part of the remaining CIP for Modernization at all 3 schools are:

- Hazmat removal monitoring services will be necessary during construction.

Now that sampling is complete, WEST has provided a proposal for the removal/abatement monitoring for Phase II, 3 schools, which covers:

- Asbestos – Floor tile / floor tile mastic / pipe insulation
- Lead Paint – Removal of loose, flaking and peeling paint
- Fluorescent Light tubes and PCB ballasts – Removal

West will provide Scope of Work / Removal Monitoring Services. The cost for the asbestos removal monitoring shall not exceed \$60,125.

### **RECOMMENDATION:**

It is recommended that the Board of Education approve WEST for services described above not to exceed \$60,125. Action is under Action Items. The CIP program budget for hazmat is and materials construction testing is \$1.2 million.

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 fiscal impact for consultant services of approximately \$60,125 will be funded from CIP funds, Prop R bond proceeds, and State modernization matching funds.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.3.b.
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WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGIES LLC

"an environmental consulting firm"

April 26, 2009

Christina Becker  
Santee School District  
9880 Hoffman Lane  
Santee, California, 92071

Re. Hazardous Building Material Removal – Monitoring Proposal – 3 School Modernizations

Dear Ms. Becker,

I am pleased to offer you the following information regarding the asbestos removal and lead paint activities that will be conducted in conjunction with the planned building renovations of the nine schools listed below as part of the upcoming modernization project. Western Environmental & Safety Technologies LLC (WEST) can offer to provide you with professionally completed asbestos removal monitoring and lead paint consultation.

**Asbestos Sampling – School Site Breakdown**

*School Name:*

1. Hill Creek School
2. Chet F. Harrit School
3. Prospect Avenue School

**Scope of Work / Removal Monitoring Services:**

- 1) Provide state-certified personnel to conduct on site asbestos removal monitoring during the asbestos containing building material removal from the school sites listed above and as outlined in the asbestos removal specifications and layout drawings completed by WEST.
- 2) Collect and analyze air samples during the asbestos removal. (PCM sample analysis)
- 3) Collect and have analyzed clearance air samples after the asbestos abatement activities have been completed. (Transmission Electron Microscopy)
- 4) If need, provide state-certified personnel to conduct on site lead paint removal observation activities.
- 5) If needed, collect and have analyzed OSHA related air samples and wipe samples during the exterior loose and flaking paint removal and restroom modernization activities.
- 6) Prepare a written report of all findings and information regarding the project that has been completed. This will include field notes, sampling results of on-site samples collected by WEST or its representatives, and waste profile sampling review. Prepare a written report concerning the asbestos removal that has been completed to be included in your ongoing Asbestos Hazard Emergency Response Act - AHERA Program (Certified Asbestos Consultant review and approval) each school site will be closed out separately.

**Based on the above stated information, WEST anticipates the following monitoring costs:**

➤ **Chet F. Harritt School**

**Asbestos Containing building materials:** Floor Tile and Mastic, Upper Wall Stucco, Wall and ceiling tiles known to be in restrooms. (Completed during one phase – summer 2009)

**Lead Painted Materials:** Restroom sinks, Restroom Toilets, Porcelain Sinks, Porcelain Drinking Fountains, and Exterior Yellow Traffic Paint. (All interior wall paint, ceiling paint, and ceramic tile located in the restrooms are being considered to contain lead)

<i>Asbestos removal monitoring</i>	<i>\$11550.00 (22 days on-site includes daily PCM analysis)</i>
<i>Asbestos TEM clearance samples</i>	<i>\$6600.00 (11 TEM final clearance rounds)</i>
<i>Lead Consultation</i>	<i>\$1375.00 (2 days on-site – includes 5 samples per day)</i>
<i>Preparation of Closeout documentation</i>	<i>\$325.00</i>
<b>Total monitoring cost estimate</b>	<b>\$19,850.00</b>

7966 Arjons Drive • Suite #110 • San Diego • California • 92126  
phone (858) 271-1842 fax (858) 271-1842  
Arizona • California



➤ **Hill Creek School**

**Asbestos Containing building materials:** Floor Tile and Mastic, Upper Wall Stucco, Roof Mastic. (Completed during one phase – summer 2009)

**Lead Painted Materials:** Restroom sinks, Porcelain Sinks, Porcelain Fountains, and Exterior Yellow Traffic Paint. (All interior wall paint, ceiling paint, and ceramic tile located in the restrooms are being considered to contain lead)

<i>Asbestos removal monitoring</i>	<i>\$11550.00 (22 days on-site includes daily PCM analysis)</i>
<i>Asbestos TEM clearance samples</i>	<i>\$6600.00 (11 TEM final clearance rounds)</i>
<i>Lead Consultation</i>	<i>\$1375.00 (2 days on-site – includes 5 samples per day)</i>
<i>Preparation of Closeout documentation</i>	<i>\$325.00</i>
<b>Total monitoring cost estimate</b>	<b>\$19,850.00</b>

➤ **Prospect Avenue School**

**Asbestos Containing building materials:** Floor Tile and Mastic, Carpet Mastics, Roof Mastics, Roof Mastic Sealers (Completed during one phase – summer 2009)

**Lead Painted Materials:** Window Frames, Window Sills, Window Panels, All Ceramic Tiles, Restroom sinks, Porcelain Sinks, Exterior Yellow Traffic Paint (All interior wall paint, ceiling paint, and ceramic tile located in the restrooms are being considered to contain lead)

<i>Asbestos removal monitoring</i>	<i>\$11550.00 (22 days on-site includes daily PCM analysis)</i>
<i>Asbestos TEM clearance samples</i>	<i>\$6600.00 (11 TEM final clearance rounds)</i>
<i>Lead Consultation</i>	<i>\$1950.00 (3 days on-site – includes 5 samples per day)</i>
<i>Preparation of Closeout documentation</i>	<i>\$325.00</i>
<b>Total monitoring cost estimate</b>	<b>\$20,425.00</b>

This monitoring / consultation cost proposal is based on the asbestos and lead paint inspection report prepared for the Santee School District, compiled and reported by WEST. It is further outlined above on a per school basis concerning the time spent on site, and the number of TEM asbestos clearance rounds collected. Any newly discovered asbestos and/or lead building materials, deviations in the time or clearance rounds estimated above, change in the scope / schedule of work as outlined to WEST by the Santee School District may result in an increase in the monitoring costs listed above.

If I can answer any questions or supply you with any additional information in regard to this cost proposal, please do not hesitate to contact me at (619) 571-3987. If this cost proposal is accepted, please sign the areas indicated below and fax to (858) 271-1856.

Respectfully submitted,

**David Christy**

Certified Asbestos Consultant - CAC# 92-0703

DHS Certified Lead Supervisor - S-5463

Tel: (858) 271-1842 (office)

Tel: (619) 571-3987 (cell)

FAX: (858) 271-1856

Email: [gowestdc@msn.com](mailto:gowestdc@msn.com)

Action Item E.1.3.c.  
Prepared by Bill Clark  
May 2, 2009

Ninyo & Moore Materials & Testing Labs

**BACKGROUND:**

As part of the Phase II modernization construction that begins this summer, 2009, we need to have construction materials testing. The Division of State Architect (DSA) reviews and approves all school construction projects. Part of the construction process requires construction materials testing labs be assigned to the construction of school projects.

The Phase II school modernization construction at the Chet F. Harritt, Hill Creek, and Prospect Avenue school sites is being planned for summer 2009.

**RECOMMENDATION:**

It is recommended that the Board of Education approve Ninyo & Moore for the materials testing lab to provide construction materials testing at the Chet F. Harritt, Hill Creek, and Prospect Avenue modernizations. Action is under approvals.

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 fiscal impact is estimated at \$93,000 within the improvement program budget of \$1.2 million for testing. Final costs are based on actual labor and materials per master contract.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.3.c.
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April 27, 2009  
Project No. 106110001

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Fee Estimate for Special Inspection and Materials Testing  
Hill Creek School Modernization and Library Tech Conversion,  
DSA Nos.: 04-109080-1,2  
9665 Jeremy Street  
Santee, California

Dear Ms. Becker:

In response to your request, we have prepared a fee estimate to perform special inspection and materials testing services during the modernization at the subject site. We understand that the project will include the remodeling or modernization of four existing structures, the library tech building, and the replacement of concrete flatwork. This proposal is based on our review of the project plans and project manual. Our services will involve special inspection and materials testing as outlined in the project documents for the proposed construction. Our inspection services are anticipated to include inspections during placement of reinforcing steel, batch plant operations, placement of concrete, installation of epoxy anchors, pull testing, and fabrication of structural steel. This fee estimate is based on our previous experience with contractor progress and similar scope and site layout for Carlton Oaks School.

### **PROPOSED SCOPE OF SERVICES**

We propose to provide special inspection and materials testing services during the construction of the proposed modernization and construction of the concrete flatwork. We anticipate our scope of services for this project to include the following:

- Review of structural concrete mix designs.
- Perform special inspection of fit-up and welding of structural steel at fabrication shop.
- Perform batch plant inspection duties during concrete batching by our ACI-credentialed field technician.

- Our ACI technician will sample the fresh material and measure its temperature and slump, as well as cast one set of four concrete cylinders for every 50 cubic yards placed, or fraction thereof, during a day's placement as specified by project specifications.
- Laboratory testing for strength of concrete.
- Perform special inspection of epoxy dowels and expansion anchors.
- Pull testing of wedge anchors, epoxy anchors, and/or shot pins.
- Preparation of daily field reports and batch plant inspection data sheets.
- Review for and preparation of Final Verified Reports for laboratory testing, special inspection, and pull testing for submittal to the DSA.


### FEE ESTIMATE

Our services will be billed on a time and materials basis. The estimated fee for materials testing and special inspection services described herein will be approximately \$9,800 (Nine Thousand Eight Hundred Dollars). This estimated cost is based on our assumptions of the anticipated services. Estimated hours may be re-evaluated after formulation of a project schedule. It should be noted that the performance of the subcontractors can substantially effect the duration of our services.

We appreciate the opportunity to provide this fee estimate and look forward to continuing our relationship with the Santee School District.

Respectfully submitted,  
**NINYO & MOORE**

  
Jeffrey T. Kent, P.E., G.E.  
Senior Project Engineer

  
Kenneth H. Mansir, Jr., P.E., G.E.  
Director of Construction Services

TMG/JTK/KHM/

Distribution: (1) Addressee

April 27, 2009  
Project No. 106116001

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Fee Estimate for Special Inspection and Materials Testing  
Prospect School Modernization, Increment 1, DSA No.: 04-109083  
9303 Prospect Avenue  
Santee, California

Dear Ms. Becker:

In response to your request, we have prepared a fee estimate to perform special inspection and materials testing services during the modernization of five existing structures and flatwork at the subject site. This proposal is based on our review of the project plans and project manual. Our services will involve special inspection and materials testing as outlined in the project documents for the proposed construction. Our inspection services are anticipated to include glu-lam beam fabrication, concrete batch plant, placement of reinforcing steel, placement of concrete, installation of epoxy anchors, pull testing, fabrication of structural steel, and site welding. This fee estimate is based on our previous experience with contractor progress and similar scope and site layout for Sycamore Canyon School.

#### **PROPOSED SCOPE OF SERVICES**

We propose to provide special inspection and materials testing services during the construction of the proposed modernization and construction of the concrete flatwork. We anticipate our scope of services for this project to include the following:

- Review of structural concrete mix designs.
- Perform sampling of reinforcing steel at the fabrication plant.
- Perform special inspection during fabrication of glu-lam beam.
- Perform special inspection of fit-up and welding of structural steel at fabrication shop.
- Perform nondestructive testing on full penetration welds as specified by California Building Code.

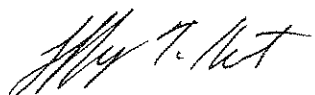
- Perform batch plant inspection duties during concrete batching by our ACI-credentialed field technician.
- Our ACI technician will sample the fresh material and measure its temperature and slump, as well as cast one set of four concrete cylinders for every 50 cubic yards placed, or fraction thereof, during a day's placement as specified by project specifications.
- Perform special inspection of epoxy dowels and expansion anchors.
- Pull testing of wedge anchors and epoxy anchors.
- Laboratory testing including conformance testing of reinforcing bars and compression testing of concrete.
- Field inspection of in-place glu-lam beams per the structural plans.
- Preparation of daily field reports and batch plant inspection data sheets.
- Review for and preparation of Final Verified Reports for laboratory testing, special inspection, and pull testing for submittal to the DSA.

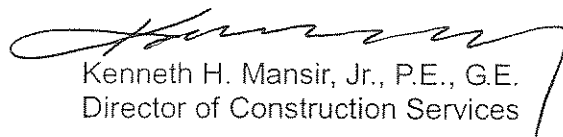
#### **FEE ESTIMATE**

Our services will be billed on a time and materials basis. The estimated fee for materials testing and special inspection services described herein will be approximately \$23,500 (Twenty Three Thousand, Five Hundred Dollars). This estimated cost is based our assumptions of the anticipated services. Estimated hours may be re-evaluated after formulation of a project schedule. It should be noted that the performance of the subcontractors can substantially effect the duration of our services.

We appreciate the opportunity to provide this fee estimate and look forward to continuing our relationship with the Santee School District.

Respectfully submitted,  
**NINYO & MOORE**

  
Jeffrey T. Kent, P.E., G.E.  
Senior Project Engineer

  
Kenneth H. Mansir, Jr., P.E., G.E.  
Director of Construction Services

TMG/JTK/KHM/

Distribution: (1) Addressee

April 27, 2009  
Project No. 106115001

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Fee Estimate for Special Inspection and Materials Testing  
Chet Harritt School Modernization, Increment 1, DSA No.: 04-108947  
10201 Settle Road  
Santee, California

Dear Ms. Becker:

In response to your request, we have prepared a fee estimate to perform special inspection and materials testing services during the modernization of three existing structures and flatwork at the subject site. This proposal is based on our review of the project plans and project manual. Our services will involve special inspection and materials testing as outlined in the project documents for the proposed construction. Our inspection services are anticipated to include glu-lam beam fabrication, concrete batch plant, placement of reinforcing steel, placement of concrete, installation of epoxy anchors, pull testing, fabrication of structural steel, and site welding. This fee estimate is based on our previous experience with contractor progress and similar scope and site layout for Rio Seco School.

#### **PROPOSED SCOPE OF SERVICES**

We propose to provide special inspection and materials testing services during the construction of the proposed modernization and construction of the concrete flatwork. We anticipate our scope of services for this project to include the following:

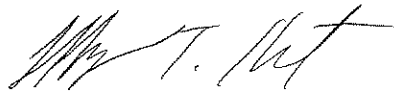
- Review of structural concrete mix designs.
- Perform sampling of reinforcing steel at the fabrication plant.
- Perform special inspection during fabrication of glu-lam beam.
- Perform special inspection of fit-up and welding of structural steel at fabrication shop.
- Perform nondestructive testing on full penetration welds as specified by California Building Code.

- 
- Perform batch plant inspection duties during concrete batching by our ACI-credentialed field technician.
  - Our ACI technician will sample the fresh material and measure its temperature and slump, as well as cast one set of four concrete cylinders for every 50 cubic yards placed, or fraction thereof, during a day's placement as specified by project specifications.
  - Perform special inspection of epoxy dowels and expansion anchors.
  - Pull testing of wedge anchors and epoxy anchors.
  - Laboratory testing including conformance testing of reinforcing bars and compression testing of concrete.
  - Field inspection of in-place glu-lam beams per the structural plans.
  - Preparation of daily field reports and batch plant inspection data sheets.
  - Review for and preparation of Final Verified Reports for laboratory testing, special inspection, and pull testing for submittal to the DSA.

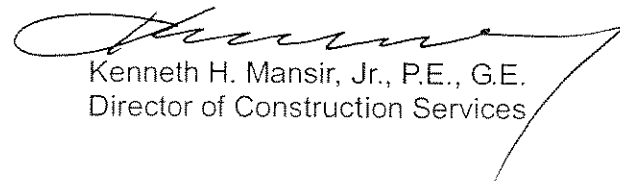
#### **FEE ESTIMATE**

Our services will be billed on a time and materials basis. The estimated fee for materials testing and special inspection services described herein will be approximately \$15,000 (Fifteen Thousand Dollars). This estimated cost is based on our assumptions of the anticipated services. Estimated hours may be re-evaluated after formulation of a project schedule. It should be noted that the performance of the subcontractors can substantially effect the duration of our services. We appreciate the opportunity to provide this fee estimate and look forward to continuing our relationship with the Santee School District.

Respectfully submitted,  
**NINYO & MOORE**



Jeffrey T. Kent, P.E., G.E.  
Senior Project Engineer



Kenneth H. Mansir, Jr., P.E., G.E.  
Director of Construction Services

TMG/JTK/KHM/

April 29, 2009  
Project No. 106115001

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Fee Estimate for Geotechnical and Materials Testing and Inspection Services  
Chet Harritt Elementary School Athletic Field Renovation  
8120 Arlette Street  
Santee, California

Dear Ms. Becker:

In response to your request, we have prepared a fee estimate to perform geotechnical and materials testing and special inspection services during construction of the athletic field renovations at the Chet Harritt Elementary School. In preparation for this proposal, we have reviewed a set of project plans with a revised date of February 23, 2009 and the project manual dated February 12, 2009. The plans and manual have been labeled as the "DSA Submittal" set. Based on our review the project will include the construction of three new ballfields. As part of the construction several stadium lights, chain-link fencing, a pre-cast soundwall, various walkways, and underground utilities will be installed.

#### **PROPOSED SCOPE OF SERVICES**

We anticipate our scope of services for this project to include the following:

- Project coordination, technical support and management, including review of the project plans and specifications, distribution of test reports, and work scheduling.
- Review of structural concrete mix designs.
- Perform field observation and in-place density testing during compacted fill and utility trench backfill.
- Geotechnical observation by our engineer/geologist of the foundation excavations for the stadium lights and the pre-cast soundwall. We do not anticipate performing observations of the chain-link fence post foundations.

- Geotechnical laboratory testing of the materials used as compacted fill and trench backfill. The tests performed are anticipated to include Proctor density/optimum moisture content. Tests in addition to these may be performed as appropriate.
- Geotechnical laboratory testing of potential import materials. The tests performed are anticipated to include sieve analysis, expansion index, and soil corrosivity (including pH, resistivity, chlorides, and sulfates). Tests in addition to these may be performed as appropriate. However, this testing does not include environmental testing of potential import soils.
- Perform welding and prestressed concrete special inspection during light pole fixtures and light pole base fabrication of seven assemblies. Inspections are anticipated to be performed at remote locations situated in Iowa and Minnesota.
- Field technician services for batch plant inspection during production of structural concrete including checking mix design, monitoring batch weights, and communications with on-site personnel. Due to the design concrete strength for the precast soundwall posts and panels, we do not anticipate performing batch plant inspection for these items.
- Our ACI technician will sample the fresh material and measure its temperature and slump, as well as cast one set of four concrete cylinders for every 50 cubic yards placed, or fraction thereof, during a day's placement as specified by project specifications.
- Laboratory testing including conformance testing of reinforcing bars and compression testing of concrete.
- Preparation of daily field reports and batch plant inspection data sheets.
- Preparation of Final Verified Reports for submittal to DSA.

## **FEE ESTIMATE**

The estimated fee for the geotechnical and materials testing and special inspection services described herein will be approximately \$34,000 (Thirty-Four Thousand Dollars), a breakdown of this fee is presented in Table 1. We will attempt to utilize local inspectors for remote fabrication. In the event we perform the remote inspection using our Southern California personnel, all travel related costs will be billed on a time and materials basis with a 15 percent mark-up. This estimated cost is based on our assumptions of the anticipated services. Estimated hours may be re-evaluated after formulation of a project schedule. It should be noted that the performance of the subcontractors can substantially effect the duration of our services. Requested engineering, special inspection, and field and laboratory testing not within the specified scope of services or in excess of those presented in Table 1 will be provided, based on time-and-materials, in accordance with the project fee schedule. Our fee does not include time to review drawings, preparation of construction speci-



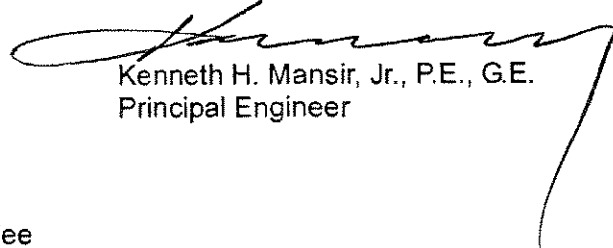
fications, meetings and other activities requested that are not presented in our estimated fee breakdown. If environmental testing is requested, it will be performed on a time and materials basis. However, it should be noted that environmental testing in accordance with Department of Toxic Substances Control guidelines can significantly affect the project schedule.

We appreciate the opportunity to provide this fee estimate and look forward to continuing our relationship with the Santee School District.

Respectfully submitted,  
**NINYO & MOORE**



Jeffrey T. Kent, P.E., G.E.  
Senior Project Engineer



Kenneth H. Mansir, Jr., P.E., G.E.  
Principal Engineer

JTK/KHM/gg

Attachment: Table 1 – Breakdown of Estimated Fee

Distribution: (1) Addressee

**TABLE 1 - BREAKDOWN OF ESTIMATED FEE**

<b>FILL AND UTILITY TRENCH BACKFILL OBSERVATION AND TESTING</b>			
Senior Field/Laboratory Technician	160 hours	@ \$ 77.00 /hour	\$ 12,320.00
Proctor Density (Soil & Aggregates)	6 tests	@ \$ 180.00 /test	\$ 1,080.00
<b>Subtotal</b>			<b>\$ 13,400.00</b>
<b>GEOTECHNICAL LABORATORY TESTING OF POTENTIAL IMPORT SOIL</b>			
Sieve Analysis	6 tests	@ \$ 110.00 /test	\$ 660.00
Expansion Index	6 tests	@ \$ 165.00 /test	\$ 990.00
Soil Corrosivity (incl. pH, resistivity, chlorides, sulfates)	6 tests	@ \$ 275.00 /test	\$ 1,650.00
<b>Subtotal</b>			<b>\$ 3,300.00</b>
<b>LIGHT POLE AND PRE-CAST SOUNDWALL FOUNDATION OBSERVATION</b>			
Senior Staff Engineer/Geologist	24 hours	@ \$ 100.00 /hour	\$ 2,400.00
<b>Subtotal</b>			<b>\$ 2,400.00</b>
<b>MATERIALS TESTING AND SPECIAL INSPECTION SERVICES</b>			
Light Pole and Base Fabrication Inspection (Assumes 7 Assemblies)		Estimated	\$ 7,000.00
Field Welding/Steel Assembly Inspector	16 hours	@ \$ 77.00 /hour	\$ 1,232.00
ACI Technician	24 hours	@ \$ 77.00 /hour	\$ 1,848.00
Concrete Batch Plant Inspection	20 hours	@ \$ 77.00 /hour	\$ 1,540.00
Compressive Strength (Concrete)	32 tests	@ \$ 22.00 /test	\$ 704.00
Reinforcing Steel, Tension or Bend	4 tests	@ \$ 50.00 /test	\$ 200.00
<b>Subtotal</b>			<b>\$ 12,524.00</b>
<b>COORDINATION AND QUALITY CONTROL</b>			
Senior Project Engineer/Geologist	12 hours	@ \$ 115.00 /hour	\$ 1,380.00
Final Verified Reports	4 reports	@ \$ 250.00 /report	\$ 1,000.00
<b>Subtotal</b>			<b>\$ 2,380.00</b>
<b>TOTAL ESTIMATED FEE</b>			<b>\$ 34,004.00</b>

Action Item E.1.3.d.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Builders' Risk Insurance

**BACKGROUND:**

As part of the Phase II modernization construction at Chet F. Harritt, Hill Creek, and Prospect Avenue that begins this summer, 2009, we need to have builders' risk insurance for our construction. As part of an effort to maintain the best value and costs, both Douglas E. Barnhart and Santee School District requested price quotes in the past for the insurance coverage needed. Since the District's current buildings are insured, we were able to get the best pricing for the construction coverage of our modernization. Per our construction contract with Douglas E. Barnhart, the cost for builder is builder's risk insurance is shared one-third by Douglas E. Barnhart.

**RECOMMENDATION:**

It is recommended that the Board of Education approve the contracting of future builder's risk insurance for the Phase II school modernization construction at Chet F. Harritt, Hill Creek, and Prospect Avenue schools. Action is under approvals.

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 fiscal impact for additional builders' risk insurance coverage at the 3 schools for modernization construction is estimated to be less than \$50,000 of which Barnhart, Inc. will reimburse Santee School District one-third. The remaining two-thirds is to be funded from the CIP program budget. Once a final proposal is received from our insurer, we will ratify the contract with the Board.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.3.d.
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**BACKGROUND:**

The Prospect Avenue Pre-school facility was not addressed in the \$60,000,000 Capital Facility Bond fund program specifically. The Prospect Avenue State Pre-School building facility needs renovations to upgrade the building for energy efficiency, access code requirements, and modernization. The roof is 27 years old, the building is not energy efficient, and current Federal accessibility requirements need to be addressed. The upgrades needed for school site equity are estimated at approximately \$500,000 and the total budget for design construction fees permits is \$700,000. The facility could qualify for use of Fund 25 – Developer Fee Funds, an SDG&E energy efficiency On-Bill Financing Loan at zero percent interest up to \$250,000 and a State CDE loan for facility improvements for pre-school program facilities. A projected timeline for beginning construction is within the Phase III construction schedule.

**RECOMMENDATION:**

Administration recommends funding an initial \$50,000 to complete design and construction documents for permits to be in position to construct improvements which is required for use of all the above financing options. This places the District in a position to proceed when a funding mechanism is desired and could be available. In addition, it will show the intent to meet the District’s accessibility requirements is part of our long-range plan. Action will be under approvals.

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 fiscal impact at this time is estimated to be \$50,000 for architectural costs, hazmat testing, and construction permits. Potential zero percent financing could be available for a portion the construction of the project. Potential energy savings could pay for potentially 1/3 or 50% of the project construction in the future. The funding will come from Fund 25-18, the Capital Facilities Fund.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda Item E.1.4.a.
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Discussion and/or Action Item E.1.4.b.  
Prepared by Lisbeth A. Johnson, Ed.D.  
May 2, 2009

Unfunded Projects  
Hill Creek Parking Lot

**BACKGROUND:**

As part of the modernization design and bid, an alternate for parking lot expansion was bid. The parking lot expansion may be able to be funded from the state match funds of the 10-classroom addition project, and if so, will be brought to the Board with the Phase III classroom addition awards at a later date when funding is realized.

**RECOMMENDATION:**

No action is requested at this time, but discussion is requested by the Board to provide staff direction. Action is under approvals.

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 estimated cost is \$260,000.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda E.1.4.b.
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**BACKGROUND:**

As the District's CIP program progresses, learning technology has also progressed. There is evidence that audio amplification using red-cat technology in the classroom has a direct connection to improved learning/test scores. This technology can be implemented at a cost of approximately \$1,000 per classroom and is recommended to be a part of the classroom of the future technology infrastructure package. A few red-cat technology classrooms have been set up in the District and some additional locations are being looked at for modernized and new classrooms for review and use.

In addition, wireless technology has improved since the inception of our CIP program. The Santee School District has implemented a wireless solution for the Learning Resource Center in Phase I schools and this is operational at Cajon Park, Carlton Oaks, and Rio Seco. CIP program budget in Item 2 includes wireless solutions at an entire school campus format at a cost of \$25,000 per school site. Wireless solutions are in the budget for all classroom for Phase II schools.

**RECOMMENDATION:**

No action is requested at this time, but discussion by the Board is requested to consider the cost benefit of audio amplifications & red-cat technology infrastructure in classrooms. Staff direction under approvals.

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 cost to implement audio technology to each classroom at \$1,000 per classroom would be approximately \$350,000 district wide. Fiscal impact of wireless solutions at all schools and classroom would be \$225,000 at \$25,000 per school. (Wireless is included in the CIP budget for Phase II school classrooms at Chet F. Harritt, Hill Creek, and Prospect Avenue.)

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:		Second:		Vote:		Agenda E.1.4.c.
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