



**Proposition O Citizens' Bond Oversight Committee  
Wednesday March 13, 2013**

**AGENDA**

1. Call to Order/Roll Call
2. Pledge of Allegiance



3. Approval of Meeting Minutes
  - a. February 6, 2013
  - b. February 20, 2013

4. Public Comment

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  - a. February 6, 2013
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5. Bond Project Updates

a. Project Status Reports

b. Project Financial Summary

c. Board Items Report

d. Program Management Update

e. iPad rationale letter



**SWEETWATER UNION HIGH SCHOOL DISTRICT**  
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## **March 13, 2013 CBOC Meeting**

### **Proposition O Project Update Highlights**

#### ***Castle Park High School:***

**CPH Title IX Improvements** (*Lord Architecture, Phase I – GEM Industrial, 80%; Phase II design 100%*) – Work on portables continues with completion scheduled this month. Phase II work on the dugouts has been approved by DSA and staff is working on a bid schedule for completion in July 2013.

***Chula Vista Middle School:*** All projects moved to the close-out section.

***Granger Junior High School:***

**Health Clinic Upgrades** (*Matalon, tbd, design 95%*) – DSA has reviewed the plans and is requiring additional access compliance work on ramps and restrooms. After creation of the clinic in 2009, the codes changed and additional work is now required. The District and Operation Samahan are proposing splitting the additional costs of about \$100,000.

***Hilltop High School:*** All projects in close-out (see close-out section).

**Montgomery High School:** (Project 1 moved to closeout section)

**MOH Project 2 (ZTA, Soltek, Design 100%)** – Increment 1 (grading and parking lot) has been approved. Estimated occupancy is first quarter 2014 (assuming a 3-month DSA approval process).





***Montgomery Middle School:***

**MOM Project 1 (RRC, Balfour Beatty, 66%)** – Construction continues. Completion scheduled for August 2013 (move in during **summer** break).



***Mar Vista High School:***

**MVH Title IX Field Upgrades (RNT, Nuera, 85%)** – Nearly complete and the ribbon cutting ceremony and home game opener are on March 20<sup>th</sup> at 2:30 pm.



**MVH Project 2** (*tbd, tbd, 0%*) – Staff is developing project scope with the site personnel and maintenance department and an RFQ (request for qualifications) for architectural services will be issued soon.

***National City Middle School:***

**NCM Project 2** (*LPA, tbd, design 95%*) – Six firm were interviewed and the tentative award of the contract is to McCarthy Building Companies, Inc. Negotiation of the lease-leaseback contract is underway.



***Southwest Middle School:*** (Project 1A moved to closeout section)

**SOM Project 1B** (*RNT, tbd, 100%*) – Bid opening is tomorrow. Contract will start soon.

***Sweetwater Union High School:***

**SUH Welding Building 2** (*Reyes, tbd, 100%*) – The completion documents have been submitted to DSA. Project is expected to bid in early 2013. Completion is expected for next school year.

**SUH Site Restoration (Parking Lot Improvements)** (*Hector Reyes, design phase 85%*) – Project scope is being revised to meet budget and accommodate the solar project.

**SUH Stadium Track & Field** (*RNT, tbd, 100%*) – Drawings have been submitted to DSA. Depending on review time, bidding is expected spring 2013 and completion in late 2013.

## ***Projects on Multiple Sites:***

**Fire Alarm Upgrades** (*various, tbd, DSA approved*) – DSA approval has been obtained to upgrade the fire alarm systems at 19 school sites. The projects are on hold pending identification of the highest priority projects.

**PPA (Solar at 10 sites)** (*various, Lend Lease, 100%*) – Construction is complete on the carport solar structures at CVH, MOH, ORH, CPH, BVH, and SOH. Commissioning and activation has been completed with the exception of one meter installation at ORH. Our project is a SGD&E K-12 Energy Showcase Champion for 2012.

PPA2 (Solar at 17 sites) (*various, tbd, 5%*) - The Board approved a second phase that includes phase 1B (replacement of the roof projects on the first PPA) and phase 2 (expansion to additional sites). Design is in process and completion is expected by the end of 2013.



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**General Notes for CBOC Meeting of March 11, 2013**

- 1 Because of problems with Prolog, the usual monthly report is not available. The monthly summary report from the March 11, 2013 Board of Trustees agenda is presented here.**



**PROPOSITION O - Projects**

	"A" "A"	"B" "B"	"C" "C"	"E" "E"="A+B+C+D"	"F" "F"	"G" "G"	"H" "H"	"I" "I" = "F + G + H"	"J" "J"	"K" "K" = "I - J"
	CURRENT FUNDING				BUDGET				ACTUAL COSTS	
Site	Prop O Bond Funding	State Funding [1]	Other Funding [2]	Total Available Funding	Original Budget [3]	Approved Revisions [4]	Proposed Revisions This Month [5]	Revised Budget	Total Expenditures thru 1/31/13	Remainder
<b>FIRST ROUND</b>										
Chula Vista HS - Proj 1	\$ 24,519,408	\$ 8,789,813		\$ 33,309,221	\$ 27,519,408	\$ 1,445,844		\$ 28,965,252	\$ 28,948,431	\$ 16,821
Chula Vista MS - Proj 1	\$ 8,649,707	\$ 850,731	\$ 2,242,398	BB \$ 11,742,836	\$ 10,892,105	\$ 789,059		\$ 11,681,164	\$ 11,603,136	\$ 78,028
Hilltop HS - Proj 1	\$ 19,741,358	\$ 11,382,634		\$ 31,123,992	\$ 19,741,358	\$ 4,035,668		\$ 23,777,026	\$ 23,619,454	\$ 157,572
Montgomery HS - Proj 1	\$ 20,913,971	\$ 1,258,674		\$ 22,172,645	\$ 20,913,971	\$ 4,793,299		\$ 25,707,270	\$ 25,573,890	\$ 133,380
Mar Vista HS - Proj 1	\$ 10,417,900	\$ 2,835,832		\$ 13,253,732	\$ 10,417,900	\$ (431,075)		\$ 9,986,825	\$ 9,510,234	\$ 476,591
National City MS - Proj 1	\$ 16,191,703	\$ 1,588,448		\$ 17,780,151	\$ 16,191,703	\$ (3,017,880)		\$ 13,173,823	\$ 12,986,689	\$ 187,134
National City MS - Proj 2	\$ 15,273,601	\$ -	\$ 14,259,729	BAN \$ 29,533,330	\$ 15,273,601	\$ (30,578)		\$ 15,243,023	\$ 974,576	\$ 14,268,447
Southwest HS - Proj 1	\$ 24,467,998	\$ 8,013,531		\$ 32,481,529	\$ 24,467,998	\$ (7,824,249)		\$ 16,643,749	\$ 16,444,823	\$ 198,926
Southwest MS - Proj 1	\$ 14,738,042	\$ 1,548,791	\$ 412,000	QEIA \$ 16,698,833	\$ 14,738,042	\$ 5,849,518		\$ 20,587,560	\$ 14,785,339	\$ 5,802,221
Sweetwater HS - Proj 1	\$ 25,086,312	\$ 25,391,414	\$ 12,000,000	BB \$ 62,477,726	\$ 38,522,133	\$ 13,493,047		\$ 52,015,180	\$ 48,926,885	\$ 3,088,295
<b>SIGNIFICANT ADDED PROJECTS</b>										
Bonita Vista HS - HVAC upgrade			\$ 500,000	CFD \$ 500,000	\$ 2,000,000			\$ 2,000,000	\$ -	\$ 2,000,000
Bonita Vista HS - Track & Field - Design only				\$ -	\$ 500,000			\$ 500,000		\$ 500,000
Castle Park HS - Title IX Improvements				\$ -	\$ 1,200,000	\$ 100,000		\$ 1,300,000	\$ 441,346	\$ 858,654
Chula Vista HS - ORG Relo Removal				\$ -	\$ 1,100,000	\$ 702,351		\$ 1,802,351	\$ 117,125	\$ 1,685,226
Hilltop HS - Track & Field - Design only				\$ -	\$ 300,000			\$ 300,000		\$ 300,000
Mar Vista HS - Proj 2				\$ -	\$ 1,800,000			\$ 1,800,000	\$ -	\$ 1,800,000
Montgomery HS - Proj 2			\$ 22,935,229	BAN \$ 22,935,229	\$ 2,000,000	\$ 20,935,229		\$ 22,935,229	\$ -	\$ 22,935,229
Montgomery MS - Proj 1				\$ -	\$ 29,619,657	\$ (3,100,621)		\$ 26,519,036	\$ 15,047,282	\$ 11,471,754
Sweetwater HS Synthetic Track and Field			\$ 1,100,000	[2.1] \$ 1,100,000	\$ 2,200,000	\$ 919,492		\$ 3,119,492	\$ 108,270	\$ 3,011,222
<b>SMALL and ADDED PROJECTS - See page 2</b>	\$ -	\$ -	\$ -	\$ -	\$ 4,072,351	\$ 396,000	\$ -	\$ 4,468,351	\$ 418,704	\$ 4,049,647
<b>COMPLETED PROJECTS - See page 2</b>	\$ -	\$ -	\$ 768,288	\$ 768,288	\$ 820,565	\$ (192,578)	\$ -	\$ 627,987	\$ 627,987	\$ -
<b>MISCELLANEOUS - See page 2</b>	\$ -	\$ -	\$ 7,280,186	\$ 7,280,186	\$ 13,588,705	\$ 2,319,814	\$ -	\$ 15,908,519	\$ 6,147,965	\$ 9,760,554
<b>Program Contingency</b>				\$ -	\$ 3,000,000	\$ 1,095,861	\$ -	[5.6] \$ 4,095,861		\$ 4,095,861
<b>TOTALS</b>	<b>\$ 180,000,000</b>	<b>\$ 61,659,868</b>	<b>\$ 61,497,830</b>	<b>\$ 303,157,698</b>	<b>\$ 260,879,497</b>	<b>\$ 42,278,201</b>	<b>\$ -</b>	<b>\$ 303,157,698</b>	<b>\$ 216,282,136</b>	<b>\$ 86,875,562</b>

**NOTES:**

- [1] State funding includes \$4,435,821 in Career Technical Education Grants that were accounted for in Fund 35.
- [2] Other Funding: BB=Prop BB, BAN=Estimated Bond Anticipation Notes, QEIA=Quality Education Investment Act, CFD=Mello-Roos CFD, and [2.1]= funding from National City, San Diego Chargers and The Community Sports Development Council.
- [3] Original Budget is the budget established at the beginning of the project, the final Lease/Leaseback guaranteed maximum price for MOM, and interest earned.
- [4] Budget revisions approved by the Board.
- [5] Proposed Budget Revisions: NONE
- [6] Project Budget and Funding is from Interest.





**PROPOSITION O - Projects**

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	CURRENT FUNDING			BUDGET				ACTUAL COSTS		
Site	Prop O Bond Funding	State Funding [1]	Other Funding [2]	Total Available Funding	Original Budget [3]	Approved Revisions [4]	Proposed Revisions This Month [5]	Revised Budget	Total Expenditures thru 1/31/13	Remainder
<b>SMALL and ADDED PROJECTS</b>										
Fire Alarm Upgrades at Various Sites				\$ -	\$ 2,662,351			\$ 2,662,351	\$ -	\$ 2,662,351
Granger Jr HS Clinic 2				\$ -	\$ 160,000			\$ 160,000	\$ 1,155	\$ 158,845
MAAC Charter School				\$ -	\$ 250,000			\$ 250,000 [6]	\$ 51,305	\$ 198,695
Montgomery HS Gym Structural Upgrades				\$ -	\$ 200,000			\$ 200,000	\$ -	\$ 200,000
Mar Vista HS Title IX				\$ -	\$ 200,000	\$ 396,000		\$ 596,000	\$ 120,763	\$ 475,237
Palomar HS Science				\$ -	\$ 100,000			\$ 100,000	\$ -	\$ 100,000
Power Purchase Agreement				\$ -	\$ 500,000			\$ 500,000	\$ 245,481	\$ 254,519
<b>TOTALS</b>	\$ -	\$ -	\$ -	\$ -	\$ 4,072,351	\$ 396,000	\$ -	\$ 4,468,351	\$ 418,704	\$ 4,049,647
<b>COMPLETED PROJECTS</b>										
Bonita Vista HS Bleachers			\$ 451,291 BB	\$ 451,291	\$ 451,291	\$ (142,169)		\$ 309,122	\$ 309,122	\$ -
Granger Jr HS Health Clinic			\$ 316,997 BB	\$ 316,997	\$ 316,997	\$ (48,868)		\$ 268,129	\$ 268,129	\$ -
Smartboards-CPH & MVM					\$ 28,577	\$ (1,541)		\$ 27,036 [6]	\$ 27,036	\$ -
Hilltop MS Science Design					\$ 23,700			\$ 23,700 [6]	\$ 23,700	\$ -
<b>TOTALS</b>	\$ -	\$ -	\$ 768,288	\$ 768,288	\$ 820,565	\$ (192,578)	\$ -	\$ 627,987	\$ 627,987	\$ -
<b>MISCELLANEOUS</b>										
BAN Repayment				\$ -	\$ -	\$ 3,500,000		\$ 3,500,000	\$ -	\$ 3,500,000
iPad Initiative				\$ -	\$ 1,800,000	\$ 3,600,000		\$ 5,400,000 [6]	\$ 1,800,000	\$ 3,600,000
Long Range Facilities Master Plan - Update				\$ -	\$ 300,000			\$ 300,000	\$ -	\$ 300,000
Planning & Operations				\$ -	\$ 4,208,519	\$ 2,500,000		\$ 6,708,519	\$ 4,347,965	\$ 2,360,554
Interest			\$ 7,280,186	\$ 7,280,186	\$ 7,280,186	\$ (7,280,186)		\$ -	\$ -	\$ -
<b>TOTALS</b>	\$ -	\$ -	\$ 7,280,186	\$ 7,280,186	\$ 13,588,705	\$ 2,319,814	\$ -	\$ 15,908,519	\$ 6,147,965	\$ 9,760,554

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# Board Items Report

## March 2013

Date	Site	Board Item
2/19/2013	Various Prop O Sites - PPA 2	Approve Amendment No. 4 to the contract with Think Energy, Inc., which changes the name to Reznick Think Energy, LLC, to provide additional professional consulting services for a 3rd-party evaluation of the proposed expansion of the Power Purchase Agreement for on-site solar photovoltaic (PV) systems at 17 school sites, in the amount of \$14,354.
2/19/2013	SOM P1B	Approve Amendment No. 1 to the contract with Roesling Nakamura Terada Architects, Inc. to provide additional services for Southwest Middle School Project 1B including designing the fire protection system in Bldg E and processing Water District approval, in the amount of \$14,949.
2/19/2013	Various Prop O Sites	Approve Amendment No. 1 to the contract with Rotech, Inc. to provide Prolog software support services ,including converting accounting codes for each project used by SGI to district standard account codes and upgrade to Prolog Mobile with training for Project Managers, in the amount of \$66,690.
2/19/2013	CPH Title IX	Ratify Change Order #1 to the contract with GEM Industrial Electric, Inc. for the CPH Team Locker Rooms Title IX Project, in the amount of \$7,648.
2/19/2013	CVH Demo & Parking Improv.	Ratify contract with Whillock Contracting, Inc. for the Demolition and Parking Improvements to complete Chula Vista High School Proposition O Project, in the amount of \$112,213.
2/19/2013	MVM PPA	Adopt Resolution No. 4195, Exempting the Solar Installation at Mar Vista Middle School from Division of State Architect Review with no fiscal impact.

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6. Report from CBOC Chair

7. CBOC Sub-Committee Update

a. Annual Report

b. Best Practices

c. Finance

d. Audit

e. Sub-Committee formation/Membership

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8. Performance Audit Update receipt and further actions required

9. Response “Shinoff Letter to nick Marinovich”

10. Response to Financial Audit

11. Form 700 Annual Reporting

12. Committee Member Reports

*Individual members of the CBOC may make announcements or raise issues to be addressed in the future.*

13. Meeting Schedule/Format

a. Calendar Site Tours



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|---|

14. Staff Announcements

- a. MVH Title IX Ribbon Cutting next Wednesday  
March 20<sup>th</sup> at 2:30 pm. All are invited
- b. Next Regular Meeting: Wed April 10, 2013 at 6pm  
District Office – Conf. Rooms A&B.
- c. Potential Joint Meeting: Monday April 15<sup>th</sup>.

15. Planned Preventative and Deferred Maintenance

16. Adjourn

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