

Issue:

Progress report on construction spending and approval of budget adjustments and new budgets.

Superintendent's Recommendation:

Accept progress report on construction spending for new construction and modernization projects and approve new and revised budgets.

Analysis:

The Proposition O bond program includes funding from numerous sources including: Proposition O, Proposition BB (funds remaining at the end of the Prop BB program), state bond funding for school construction, bond anticipation notes (BANs), QEIA, QZAB, interest and other various sources such as donations and grants. The total funding available as shown in the attached financial report is \$305,042,578.

The Mello-Roos (CFD) program tab includes projects with CFD funding that have been approved in previous Board reports. The total funding available for the projects depicted is \$182,572,251. When multiple funding sources are shown the fund source is cited.

The attached financial report includes:

- Project Budget – both original and revised
- Project Expenditures
- Project Funding Sources
- Recommended Budget Adjustments and New Budgets

No Proposition O budget adjustments are requested this month. CFD program changes are as follow:

- ORH Concession Stand – Engineering analysis, abatement and demolition budget of \$70,000.
- Establish a Rehabilitation Allocation of \$5,000,000 annually to replace capital facility systems at CFD eligible schools.
- Approve a Relocateable Classroom allocation to provide additional capacity at CFD eligible schools to include BVH, BVM, ELH, ELM, OLH, OTH, RDM and SYH as required prior to opening new schools.
- Planning & Operations: Reduce annual CFD allocation by \$95,000 and place in CFD Program Contingency.
- Program Contingency: Allocate \$1,250,000 to Program Contingency resulting in a contingency of 5.0% of remaining expenses.

Fiscal Impact:

The above action would allocate an additional \$5,470,000 in CFD funding to capital projects and CFD program contingency.



PROPOSITION O - Projects

Site	CURRENT FUNDING			BUDGET			ACTUAL COSTS			
	Prop O Bond Funding [1]	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 7/31/13	Remainder
	"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" = J-I"
FIRST ROUND										
Chula Vista HS - Proj 1	\$ 24,519,408	\$ 8,789,813		\$ 33,309,221	\$ 27,519,408	\$ 1,505,844		\$ 29,025,252	\$ 28,978,873	\$ 46,379
Chula Vista MS - Proj 1	\$ 8,649,707	\$ 850,731	\$ 2,242,398	\$ 11,742,836	\$ 10,892,105	\$ 789,059		\$ 11,681,164	\$ 11,627,500	\$ 53,664
Hilltop HS - Proj 1	\$ 19,741,358	\$ 11,382,634		\$ 31,123,992	\$ 19,741,358	\$ 4,161,668		\$ 23,903,026	\$ 23,785,630	\$ 117,396
Montgomery HS - Proj 1	\$ 20,913,971	\$ 1,258,674		\$ 22,172,645	\$ 20,913,971	\$ 4,793,299		\$ 25,707,270	\$ 25,618,424	\$ 88,846
Mar Vista HS - Proj 1	\$ 10,417,900	\$ 2,835,832		\$ 13,253,732	\$ 10,417,900	\$ (431,075)		\$ 9,986,825	\$ 9,533,664	\$ 453,161
National City MS - Proj 1	\$ 16,191,703	\$ 1,588,448		\$ 17,780,151	\$ 16,191,703	\$ (3,017,880)		\$ 13,173,823	\$ 13,015,589	\$ 158,234
National City MS - Proj 2	\$ 15,273,601	\$ -	\$ 14,267,734	\$ 29,541,335	\$ 15,273,601	\$ (22,573)		\$ 15,251,028	\$ 1,378,676	\$ 13,872,352
Southwest HS - Proj 1	\$ 24,467,998	\$ 8,013,531		\$ 32,481,529	\$ 24,467,998	\$ (7,824,249)		\$ 16,643,749	\$ 15,982,950	\$ 660,799
Southwest MS - Proj 1	\$ 14,738,042	\$ 1,548,791	\$ 412,000	\$ 16,698,833	\$ 14,738,042	\$ 5,849,518		\$ 20,587,560	\$ 15,369,076	\$ 5,218,484
Sweetwater HS - Proj 1	\$ 25,086,312	\$ 25,391,414	\$ 12,000,000	\$ 62,477,726	\$ 38,522,133	\$ 13,493,047		\$ 52,015,180	\$ 48,786,620	\$ 3,228,560
SIGNIFICANT ADDED PROJECTS										
Bonita Vista HS - HVAC upgrade			\$ 500,000	\$ 500,000	\$ 2,000,000			\$ 2,000,000	\$ 369	\$ 1,999,631
Bonita Vista HS - Track & Field - Design only			\$ 125,000	\$ 125,000	\$ 500,000			\$ 500,000	\$ 102,741	\$ 397,259
Castle Park HS - Title IX Improvements					\$ 1,200,000	\$ 475,000		\$ 1,675,000	\$ 1,382,621	\$ 292,379
Chula Vista HS - ORG Relo Removal					\$ 1,100,000	\$ 702,351		\$ 1,802,351	\$ 314,737	\$ 1,487,614
Hilltop HS - Track & Field - Design only					\$ 300,000	\$ 40,000		\$ 340,000	\$ 107,870	\$ 232,130
Mar Vista HS - Proj 2					\$ 1,800,000			\$ 1,800,000	\$ -	\$ 1,800,000
Montgomery HS - Proj 2			\$ 23,000,000	\$ 23,000,000	\$ 21,000,000			\$ 23,000,000	\$ 4,399,749	\$ 18,600,251
Montgomery MS - Proj 1					\$ 29,619,657	\$ (3,100,621)		\$ 26,519,036	\$ 23,045,070	\$ 3,473,966
Sweetwater HS Synthetic Track and Field			\$ 400,000	\$ 400,000	\$ 2,200,000	\$ 919,492		\$ 3,119,492	\$ 837,369	\$ 2,282,123
SMALL and ADDED PROJECTS - See page 2					\$ 4,072,351	\$ 396,000		\$ 4,468,351	\$ 687,027	\$ 3,781,324
COMPLETED PROJECTS - See page 2					\$ 820,565	\$ (192,578)		\$ 627,987	\$ 627,987	\$ -
MISCELLANEOUS - See page 2					\$ 7,553,639	\$ (1,631,233)		\$ 17,230,925	\$ 7,039,874	\$ 10,191,051
Program Contingency			\$ 2,113,651	\$ 2,113,651	\$ 3,000,000	\$ 984,559		\$ 3,984,559	\$ 3,984,559	\$ -
TOTALS	\$ 180,000,000	\$ 61,659,868	\$ 63,382,710	\$ 305,042,578	\$ 266,152,950	\$ 38,889,628	\$ -	\$ 305,042,578	\$ 232,622,416	\$ 72,420,162

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, QZAB, and [2.1]=funding from National City and the San Diego Chargers.

(3) Original Budget is the budget established at the beginning of the project, the final Lease/Leaseback guaranteed maximum price, interest earned, or funding received.

(4) Budget revisions approved by the Board.

(5) No proposed budget revisions this month

(6) Project Budget and Funding is from interest.



PROPOSITION O - Projects

Site	CURRENT FUNDING			Total Available Funding	BUDGET			ACTUAL COSTS	
	Prop O Bond Funding [1]	State Funding [1]	Other Funding [2]		Original Budget [3]	Approved Revisions [4]	Proposed Revisions This Month [5]	Revised Budget	Total Expenditures thru 7/31/13
	"A" "A"	"B" "B"	"C" "C"	"E" "E"="A+B+C+D"	"F" "F"	"G" "G"	"H" "H"="F+G"	"I" "I"	"J" "J"
SMALL and ADDED PROJECTS									
Fire Alarm Upgrades at Various Sites					\$ 2,662,351		\$ 2,662,351	\$ 364	\$ 2,661,987
Granger Jr HS Clinic 2					\$ 160,000		\$ 160,000	\$ 1,488	\$ 158,512
MAAC Charter School					\$ 250,000		\$ 250,000	[6]	\$ 198,695
Montgomery HS Gym Structural Upgrades					\$ 200,000		\$ 200,000		\$ 200,000
Mar Vista HS Title IX					\$ 200,000	\$ 396,000	\$ 596,000		\$ 77,038
Palomar HS Science					\$ 100,000		\$ 100,000		\$ 100,000
Power Purchase Agreement					\$ 500,000		\$ 500,000		\$ 385,092
TOTALS					\$ 4,072,351	\$ 396,000	\$ 4,468,351	\$ 687,027	\$ 3,781,324
COMPLETED PROJECTS									
Bonita Vista HS Bleachers		\$ 451,291	\$ 451,291		\$ 451,291	\$ (142,169)	\$ 309,122	\$ 309,122	\$ -
Granger Jr HS Health Clinic		\$ 316,997	\$ 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
TOTALS					\$ 820,565	\$ (192,578)	\$ 627,987	\$ 627,987	\$ -
MISCELLANEOUS									
BAN Repayment					\$ 3,500,000	\$ 2,887,406	\$ 6,387,406	\$ -	\$ 6,387,406
iPad Initiative					\$ 1,800,000		\$ 1,800,000	[6]	\$ 1,800,000
Technology & Infrastructure					\$ 1,500,000		\$ 1,500,000		\$ 1,500,000
Long Range Facilities Master Plan - Update					\$ 300,000		\$ 300,000		\$ 300,000
Planning & Operations					\$ 4,208,519	\$ 3,035,000	\$ 7,243,519	\$ 5,239,874	\$ 2,003,645
SDG&E Rebates Received		\$ 174,551	\$ 174,551		\$ 174,551	\$ (174,551)	\$ -	\$ -	\$ 300,000
Interest Total		\$ 7,379,088	\$ 7,379,088		\$ 7,379,088	\$ (7,379,088)	\$ -	\$ -	\$ 300,000
TOTALS					\$ 18,862,158	\$ (1,631,233)	\$ 17,230,925	\$ 7,039,874	\$ 10,191,051

NOTES:

- [2] Other Funding: 88-Prop 88, BAN=Estimated Bond Anticipation Notes, OEIA=Quality Education Investment Act, CFD=Mello-Roos CFD, QZAB, and [2.1]= funding from National City and the San Diego Chargers.
- [5] No proposed budget revisions this month
- [6] Project Budget and Funding is from Interest.

Issue:

Consultants for Construction Projects.

Superintendent's Recommendation:

Approve/ratify various consultant agreements and amendments.

Analysis:

The consultant items listed below are for various services required on construction projects such as architectural, testing, inspection, etc. In order to expedite the planning and construction process, staff may approve consultant agreements subject to ratification by the board (Board Agenda Item H-7 approved March 8, 2010, and Board Agenda Item M-9 approved March 12, 2012), and staff may approve contract amendments as long as amendments exceeding \$1,000.00 are ratified by the board (Resolution No. 4150 approved on July 23, 2012). Details for each contract and amendment are provided in the attachment.

APPROVE or RATIFY NEW CONTRACTS

Action	Project	Consultant	Services	Amount	Funding Source [1]	Page
Approve	CVH AT&T Cell Tower	Blue Coast Consulting	Inspection Services	\$11,000.00	Gen Fund/R	1
Approve	MVH P2	Platt/Whitelaw Architects, Inc.	Architectural	\$200,000.00	Prop O	2
Ratify	MOM PE Building	Burkett & Wong Engineers	Structural Engineer	\$6,200.00	Deferred Maintenance	3
Approve	ORH AT&T Cell Tower	Blue Coast Consulting	Inspection Services	\$11,000.00	Gen Fund/R	4
Approve	ORH AT&T Cell Tower	Ninyo & Moore	Inspection Services	\$8,974.00	Gen Fund/R	5
Approve	SYH AT&T Cell Tower	Blue Coast Consulting	Inspection Services	\$11,000.00	Gen Fund/R	6
Approve	SYH AT&T Cell Tower	Ninyo & Moore	Inspection Services	\$8,974.00	Gen Fund/R	7
Approve	SOH AT&T Cell Tower	Blue Coast Consulting	Inspection Services	\$11,000.00	Gen Fund/R	8
Approve	SOH AT&T Cell Tower	Ninyo & Moore	Inspection Services	\$8,974.00	Gen Fund/R	9
Approve	SUH Fire Alarm Upgrade	Henrikson Owen & Associates	Electrical Engineer	\$58,300.00	Prop O	10

APPROVE or RATIFY CONTRACT AMENDMENTS

Project	Consultant	Amd't No.	Services	Amd't Amount/New Total	Funding Source [1]	Page
HTH Track & Turf	NTD Architecture, Inc.	1	Architectural	(\$93,632.00)\ \$208,968.00	Prop O	11

Note [1]: ASB= ASB Funds; GF= General Fund; Prop O= Bond program funds; /R= expense will be reimbursed.

Fiscal Impact:

Expenditure of \$241,790.00 from the following funds:

\$6,200.00 from Deferred Maintenance Funds
\$164,668.00 from Proposition O Funds
\$70,922.00 from General Fund, to be reimbursed

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Blue Coast Consulting

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Blue Coast Consulting, to provide DSA inspection services at the existing AT&T Cell Tower Site at Chula Vista High School, Site ID #SS-012-01. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

Chula Vista High School	Professional Fees \$11,000.00
Total Fees:	\$11,000.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$11,000.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Platt/Whitelaw Architects, Inc.

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Platt/Whitelaw Architects, Inc., to provide architectural, structural, electrical, and mechanical engineering and design services for the Modernization and Campus-Wide Electrical Grounding Project at Mar Vista High School.

Staff is recommending the following not-to-exceed fees:

	Architectural Fees
Mar Vista High School Phase 2	\$200,000.00
Total Fees:	\$200,000.00

Architectural fees to include reimbursable expenses.

Contracting with pre-qualified consultants for as-needed professional services through August 31, 2018, including Platt/Whitelaw Architects, Inc., was approved by the board of trustees on August 19, 2013, Board Agenda Item N-6.

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): Proposition O Funds

Total Amount: \$200,000.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Burkett & Wong Engineers

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 08/15/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Ratify contract with Burkett & Wong Engineers to review existing structural drawings and provide structural calculations for new system to support deficient cantilevered roof system at building walkway for the Montgomery Middle School (MOM) Project 1.

Based upon the scope of work required for the services, staff is recommending the following not-to-exceed fees:

Montgomery Middle School - P1	Professional Fees \$6,200.00
Total Fees:	\$6,200.00

Contracting with pre-qualified consultants for as-needed professional services through August, 2013, including Burkett & Wong Engineers, was approved by the board of trustees on July 15, 2013, Board Agenda Item M-7.

Ratification of contract amendments was approved by the board of trustees by Resolution No. 4150 on July 23, 2012.

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): Deferred Maintenance

Total Amount: \$6,200.00 Annual One Time (√ one only)
Includes Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Blue Coast Consulting

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Blue Coast Consulting, to provide DSA inspection services at the existing AT&T Cell Tower Site at Otay Ranch High School, Site ID #SS-019-01. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

Otay Ranch High School	Professional Fees \$11,000.00
Total Fees:	\$11,000.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$11,000.00 Annual One Time √ (√ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Ninyo & Moore

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Ninyo & Moore to perform special inspection services at the existing AT&T Cell Tower Site at Otay Ranch High School, Site ID #SS-019-01. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

Otay Ranch High School	Professional Fees \$8,97400
Total Fees:	\$8,974.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$8,974.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Blue Coast Consulting

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Blue Coast Consulting, to provide DSA inspection services at the existing AT&T Cell Tower Site at San Ysidro High School, Site ID #SS0005-02. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

San Ysidro High School	Professional Fees \$11,000.00
Total Fees:	\$11,000.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$11,000.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Ninyo & Moore

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Ninyo & Moore to perform special inspection services at the existing AT&T Cell Tower Site at San Ysidro High School, Site ID #SS0005-02. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

San Ysidro High School	Professional Fees \$8,974.00
Total Fees:	\$8,974.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$8,974.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Blue Coast Consulting

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Blue Coast Consulting, to provide DSA inspection services at the existing AT&T Cell Tower Site at Southwest High School, Site ID #SD-0326. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

Southwest High School	Professional Fees \$11,000.00
Total Fees:	\$11,000.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$11,000.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Ninyo & Moore

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 9/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve new contract with Ninyo & Moore to perform special inspection services at the existing AT&T Cell Tower Site at Southwest High School, Site ID #SD-0326. The work includes installation of a new stadium pole suitable for six telecommunications antennas instead of the three antennas on the existing stadium pole. The current stadium pole will be removed after the replacement pole is installed.

These fees are to be reimbursed by AT&T, upon completion of work. Based upon the scope of work required for services, staff is recommending the following not-to-exceed fees:

Southwest High School	Professional Fees
	\$8,974.00
Total Fees:	\$8,974.00

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): General Fund, to be reimbursed.

Total Amount: \$8,974.00 Annual One Time (✓ one only)
Plus Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: Henrikson Owen & Associates

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 09/17/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve contract with Henrikson Owen & Associates to provide design services for Sweetwater High School Fire Alarm Upgrade Project. The scope of work includes bidding assistance, construction assistance, and Division of State Architect (DSA) close-out services.

Based upon the scope of work required for the services, staff is recommending the following not-to-exceed fees:

Sweetwater High School - Fire Alarm Upgrade	Professional Fees \$58,300.00
Total Fees:	\$58,300.00

Contracting with pre-qualified consultants for as-needed professional services through August 31, 2018, including Henrikson Owen & Associates, was approved by the board of trustees on August 19, 2013, Board Agenda Item N-6.

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): Proposition O Funds

Total Amount: \$58,300.00 Annual One Time (✓ one only)
Includes Reimbursable Expenses

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Paul Woods

Name of Consultant: NTD Architecture, Inc.

Category (For Cabinet Secretary Use Only): Facilities

Starting Date of Services: 09/24/13 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Approve Amendment No. 1 to the contract with NTD Architecture for the Hilltop High School (HTH) Artificial Track and Turf Project.

Bidding and construction administration fees are not needed until project is funded.

Architectural Fees

Original Fees	\$302,600.00
Decreased Fees - Amendment No. 1	(\$ 93,632.00)
Total Fees:	\$208,968.00

The original contract, in the amount of 302,600.00, was approved by the board of trustees on April 15, 2013, Board Agenda Item M-2.

Contracting with pre-qualified consultants for as-needed professional services through August 30, 2013, including NTD Architecture was approved by the board of trustees on July 15, 2013, Board Agenda Item M-7.

Cabinet Member Responsible: Thomas Calhoun, Facilities

Funding Source (e.g. Title I): Proposition O Funds

Total Amount: (\$93,632) Annual One Time (✓ one only)
Includes Reimbursable Expenses

Issue:

Change Orders for Construction Projects.

Superintendent's Recommendation:

Ratify Change Orders for Construction Projects.

Analysis:

On July 23, 2012, in order to provide timely responses to changes on construction projects, the board of trustees delegated limited change order authority to the superintendent , chief facilities executive, chief financial officer and director of planning and/or construction. Designated staff has reviewed and approved the changes and recommends ratification of the listed change orders. Charges for architectural revisions will be evaluated by staff for reimbursement by the appropriate party.

Site	Project	Contractor	Original Contract Amount	Change Order Number	Amount	Cumulative Change Order Percentage	Funding Source
CPH	Softball Dugouts	Fordyce Construction	\$505,617.00	1	\$19,650.00	3.89	Prop O
CVH	Bldg 100 Classrm Cosmetic Renovation	Grahovac Construction	\$174,675.00	1	\$14,395.62	8.24	Prop O
GJH	Health Clinic 2	Kinsman Construction	\$133,838.00	1	\$1,225.46	.9	Prop O
NCM	Phase 2	McCarthy Bldg. Co.,Inc.	\$11,122,000.00	1	\$5,887.00	0.05	Prop O
SOM	SOM Casework Upgrades	GEM Industrial Electric, Inc.	\$89,000.00	1	\$883.58	.99	Prop O
SUH	Track & Field	Byrom-Davey, Inc.	\$1,872,525.00	2	\$2,692.98	.8	Prop O

Fiscal Impact:

Expenditure of \$44,734.64 from the Proposition O Fund.

Change Order Summary

Castle Park High School, Softball Dugouts
Fordyce Construction
Change Order No. 1

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions	4, 5, 6	\$9,955.00
District-Initiated Improvements	3, 7, 8, 9	\$5,511.00
Outside Agency Mandates	None	\$0.00
Unforeseen Conditions	1, 2	\$4,184.00
Total		\$19,650.00

1. To provide labor and material to install temp water pump to keep area from flooding (Reference #PCO200). This was necessary due to the discovery of an old water line that was leaking. Increase to the contract in the amount of \$2,204.00.
2. A soffit was needed to conceal boiler piping that was exposed when the lockers were removed from the old team room (Reference #PCO201). Increase to the contract in the amount of \$1,980.00.
3. To provide labor and material to replace two existing doors and hardware at restroom building (Reference #PCO202). The existing doors were worn and difficult to operate. Increase to the contract in the amount of \$3,315.00.
4. To demolish existing asphalt at the right field foul line (Reference #PCO203). The existing asphalt was in conflict with the new field improvements along the right field line. Increase to the contract in the amount of \$3,259.00.
5. To add new 18 X 18 concrete storm drain inlets (Reference #PCO204). The new inlets were added to address drainage concerns identified during construction. Increase to the contract in the amount of \$5,265.00.
6. To increase quantity of block due to discrepancy in plans (Reference #PCO205). The height of the block walls on the drawings was not consistent with the required height as determined in the field. Increase to the contract in the amount of \$1,431.00.
7. To provide labor and material to install conduit from panel in dugout to portable in order to tie into infrastructure (Reference #PCO206). This was needed to integrate new fire alarm components with the existing site alarm. Increase to the contract in the amount of \$1,444.00.
8. To provide labor and material to add one outlet in utility room (Reference #PCO207). This was requested by site coaches and administration. Increase to the contract in the amount of \$818.00.
9. Credit for deletion of benches (Reference #PCO208). It was determined after inspection of the work areas and discussion with the contractor that this work would not be required. Decrease to the contract in the amount of \$66.00.

Expenditure of \$19,650.00, from the Proposition O Fund. This change order combined with all other change orders results in a 3.89 percent increase to the contract.

Change Order Summary

Chula Vista High School, Building 100 Classroom Cosmetic Renovation
Grahovac Construction
Change Order No. 1

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions	2	\$12,459.11
District-Initiated Improvements	1, 4	\$1,499.19
Outside Agency Mandates	None	\$0.00
Unforeseen Conditions	3	\$437.32
Total		\$14,395.62

1. To expedite shipping of marker boards (Reference #PCO 01). This was necessary to meet the accelerated schedule in time for the start of school. Increase to the contract in the amount of \$2,478.39.
2. To modify wire mold and repair existing electrical wiring (Reference #PCO 02). This work was not shown on the bid documents. Increase to the contract in the amount of \$12,459.11.
3. To install additional 2" clips to support window treatments (Reference #PCO 03). This was required because the spacing of framing members in the walls differed from the information on the as-built documents. Increase to the contract in the amount of \$437.32.
4. Credit for deletion of cabinet doors and wood trim of ceiling fans (Reference #PCO 04). It was determined after inspection of the work areas and discussions with the contractor that this work would not be required. Decrease to the contract in the amount of \$979.20.

Expenditure of \$14,395.62, from the Proposition O Fund. This change order combined with all other change orders results in a 8.24 percent increase to the contract.

Change Order Summary

Granger Junior High School, Health Clinic

Kinsman Construction, Inc.

Change Order No. 1

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions	1	\$1,225.46
District-Initiated Improvements		\$0.00
Outside Agency Mandates		\$0.00
Unforeseen Conditions		\$0.00
Total		\$1,225.46

1. Additional tamper proof receptacles required in lobby reception area, to include additional circuit for the circulating pump, and repair of existing conduits in ceiling space. Increase to the contract in the amount of \$1,225.46.

Expenditure of \$1,225.46 from the Proposition O Fund. This change order combined with all other change orders results in a .9 percent increase to the contract.

Change Order Summary

National City Middle School, Phase 2

McCarthy Building Companies, Inc.

Change Order No. 1

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions	None	\$0.00
District-Initiated Improvements	1, 2	\$5,887.00
Outside Agency Mandates	None	\$0.00
Unforeseen Conditions	None	\$0.00
Total		\$5,887.00

1. To remove and dispose of shed building. Increase to the contract in the amount of \$4,200.00.

2. To Hepa-vac all contents of an asbestos containing file cabinet and dispose of asbestos containing file cabinet. Increase to the contract in the amount of \$1,687.00.

Expenditure of \$5,887.00 from the Proposition O Fund. This change order combined with all other change orders results in a 0.05 percent increase to the contract

Change Order Summary

Southwest Middle School, Casework Upgrades

GEM Industrial Electric, Inc.

Change Order No. 1

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions	None	\$0.00
District-Initiated Improvements	1	\$883.58
Outside Agency Mandates	None	\$0.00
Unforeseen Conditions	None	\$0.00
Total		\$883.58

5. To add locks on all cabinet doors and drawers in the administration area. Site staff requested locks to secure various materials (Reference #PCO 1). Increase to the contract in the amount of \$883.58.

Expenditure of \$883.58, from the Proposition O Fund. This change order combined with all other change orders results in a .99 percent increase to the contract.

Change Order Summary

Sweetwater High School, Sports Facility Improvements

Byrom-Davey, Inc.

Change Order No. 2

The changes in scope of this contract fall into the following categories:

Category	Item Number	Total Amount
Architectural Revisions		\$0.00
District-Initiated Improvements		\$0.00
Outside Agency Mandates		\$0.00
Unforeseen Conditions	1, 2	\$2,692.98
Total		\$2,692.98

1. Removal of the AC berm to prop up the aluminum bleacher ramp to set the ramp on new concrete flatwork, to include adjusting the ramp legs. Increase to the contract in the amount of \$1,634.60.
2. Supply and install a 1" ball valve in a box at grade on existing 1" copper water supply line to old concessions building, which was removed as part of this project. Increase to the contract in the amount of \$1,058.38.

Expenditure of \$2,692.98 from the Proposition O Fund. This change order combined with all other change orders results in a .8 percent increase to the contract.

Issue:

Easement Agreement and Permit to Enter.

Superintendent's Recommendation:

Approve the easement agreement and permit to enter between Sweetwater Union High School District ("SUHSD") and the City of San Diego to construct, place, operate, repair, inspect, and maintain road improvements on Palm Avenue from Beyer Way to Delcardo Avenue to provide for pedestrian and traffic safety improvements at Montgomery High School (MOH) and Montgomery Adult School (MOA). The improvements include raised center medians, turn pockets, traffic signals, crosswalks, striping and signage.

Analysis:

The City of San Diego desires to acquire an easement and permit to enter in order to place, operate, repair, inspect, and maintain road improvements on Palm Avenue from Beyer Way to Delcardo Avenue.

This agreement will allow the City of San Diego to provide pedestrian and traffic safety improvements.

Fiscal Impact:

None.

Recording Requested by:
The City of San Diego
Real Estate Assets Department

After recording mail to:

**The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, CA 92101**

629	211	03	PTN
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THIS SPACE FOR RECORDER'S USE ONLY

PUBLIC STREET EASEMENT DEED
NO DOCUMENTARY TAX DUE - R&T 11922 (amended)
Presented for record by the CITY OF SAN DIEGO

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged,

SWEETWATER UNION HIGH SCHOOL DISTRICT ("GRANTOR"), HEREBY GRANTS TO:

THE CITY OF SAN DIEGO, A CALIFORNIA MUNICIPAL CORPORATION,

in the County of San Diego, State of California, a permanent easement and right of way to construct, reconstruct, maintain, operate and repair a **public street**, including all incidents and appurtenances thereto, together with the right of ingress and egress, over, under, upon, along and across all that real property situated in the City of San Diego, County of San Diego, State of California, described as follows:

See Exhibit "A" Legal Description and Exhibit "B" Drawing No. 36826-B attached hereto and made a part hereof.

IN WITNESS WHEREOF, GRANTOR has executed this Public Street Easement Deed to be effective upon the date of its recordation and filing in the Office of the San Diego County Recorder.

GRANTOR:

SWEETWATER UNION HIGH SCHOOL DISTRICT

By: _____ Signature
Its:

This is to certify that the interest in real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of San Diego pursuant to authority conferred by Resolution No. 250320, adopted by the Council of the City of San Diego on October 1, 1979, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ By: James F. Barwick, CCIM
Real Estate Assets
Director

PACK-UP

NOTE: NOTARY ACKNOWLEDGEMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET SEQ.

EXHIBIT "A"
STREET EASEMENT

APN: 629-211-03

That portion of the Southwest Quarter of Section 23, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Record of Survey No. 5188, filed in the Office of the County Recorder of said County on September 17, 1959, being more particularly described as follows:

Beginning at the City of San Diego Horizontal Control Station GPS 1393, having a coordinate value of North 1,796,062.64 East 6,319,036.88 based on the North American Datum of 1983 (NAD83), Zone 6 Epoch 1991.35, as shown on Record of Survey No. 14492, filed in the said Office of the County Recorder on March 31, 1994; Thence South $61^{\circ}48'05''$ West 10,558.33 feet to San Diego Horizontal Control Station GPS 24, having a coordinate value of North 1,791,073.50 East 6,309,731.68, as shown on said Record of Survey No. 14492; Thence North $39^{\circ}09'54''$ East 2,759.93 feet to a point on the northerly right of way of Palm Avenue as described in document recorded on April 16, 1969 as File/Page 65627 in the said Office of the County Recorder, said point also being the **True Point of Beginning**; Thence North $87^{\circ}45'01''$ West 324.15 feet to the beginning of a tangent 2051.00 foot radius curve, concave southerly, a radial bears North $02^{\circ}14'59''$ East; Thence westerly along the arc of said curve and along said northerly right of way of Palm Avenue through a central angle $01^{\circ}47'25''$ a distance of 64.09 feet; Thence leaving said northerly right of way of Palm Avenue South $89^{\circ}32'26''$ East 124.16 feet; Thence South $87^{\circ}40'43''$ East 263.77 feet; Thence North $53^{\circ}22'12''$ East 26.52 feet to a point on the westerly right of way of Beyer Way as described in document recorded on April 16, 1969 as File/Page 65627 in the said Office of the County Recorder; Thence southwesterly along said westerly right of way of Beyer Way South $14^{\circ}27'34''$ West 3.50 feet to the beginning of a tangent 20.00 foot radius curve, concave northwesterly, a radial bears South $75^{\circ}32'26''$ East; Thence southwesterly and westerly along the arc of said curve through a central angle $77^{\circ}47'25''$ a distance of 27.15 feet to the **True Point of Beginning**.

Above described parcel contains 986.71 Square Feet, 0.0227 Acres.

Exhibit "B" (City of San Diego Drawing No. 36826-B) attached and by this reference made a part hereof.

Richard T. McCormick 8-09-2012

Richard T. McCormick, LS 7450
Associate Land Surveyor, Field Engineering
City of San Diego

File: 36826-B_St_Esmt.docx
WBS S-00913.01.05 -Aug 2012

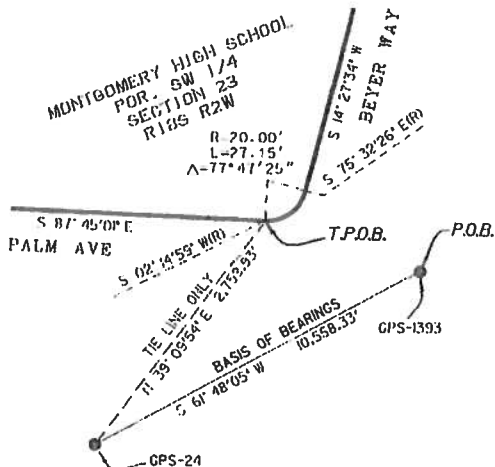


APN: 629-211-03
 OWNER: SWEETWATER UNION HIGH SCHOOL

#	LENGTH	BEARING/DELTA	RADIUS
①	324.15'	N 87°45'01" W	
②	64.09'	01°41'25"	2051.00'
③	124.16'	S 89°32'26" E	
④	263.11'	S 87°40'43" E	
⑤	26.52'	N 53°22'12" E	
⑥	3.50'	S 14°27'34" W	
⑦	21.15'	77°47'25"	20.00'



SCALE: 1 INCH = 60 FEET



LEGEND

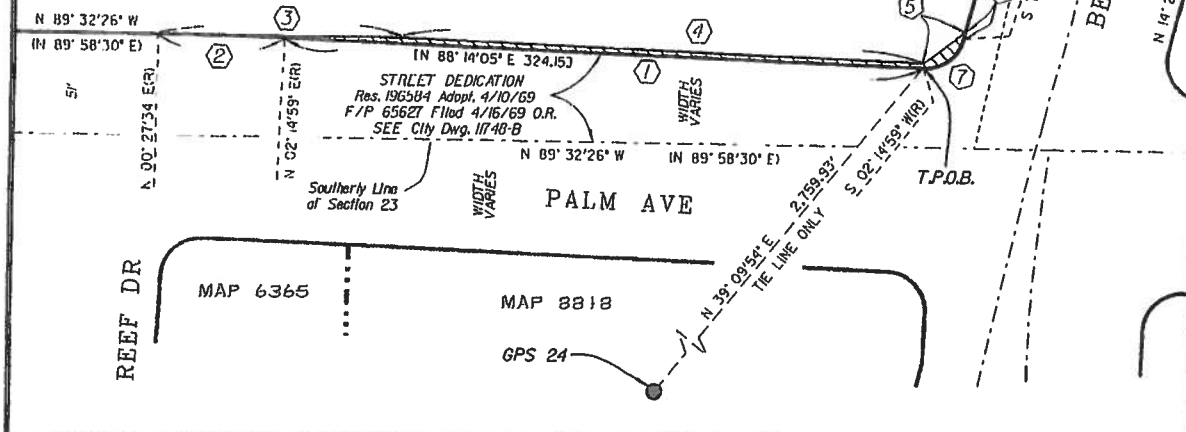
- () RECORD DATA PER R.D.S. 5188
- [] DOCUMENT RECORDED 4/16/1969 AS F/P 65627 O.R. SEE CITY DWG 11748-R
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- FOUND POINT AS NOTED
- ▨ INDICATES PROPOSED STREET EASEMENT TO BE ACQUIRED.
 AREA = 986.71 SQ. FT., 0.0227 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING FROM GPS-24 TO GPS-1393 PER ROS 14492. I.E. N 61°48'05" E.

BASIS OF BEARINGS
 NOT TO SCALE

MONTGOMERY HIGH SCHOOL
 PDR. SW 1/4
 SECTION 23
 R1B5 R2W S8M

STREET DEDICATION
 Res. 196584 Adopt. 4/10/69
 F/P 65627 Filed 4/16/69 O.R.
 SEE City Dwg. 11748-B



PREPARED BY:

CITY OF SAN DIEGO ENGINEERING DEPARTMENT,
 FIELD DIVISION - SURVEY SECTION, UNDER THE
 DIRECTION OF RICHARD T. McCORMICK, LS 7450,
 ASSOCIATE LAND SURVEYOR.



Richard T. McCormick 8-09-2012
 RICHARD T. McCORMICK, LS 7450 DATE

RESOLUTION No. _____

ADOPTED: _____

DOC. No. _____

RECORDED: _____

PALM AVENUE STREET EASEMENT
 PORTION OF THE SW 1/4 SECTION 23 T18S R2W

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	T.M.
ORIGINAL	TAM		8/2012		SHEET 1 OF 1 SHEET	S-00913.01.05
					<i>Richard T. McCormick</i> 8-09-2012 FOR CITY ENGINEER DATE	
						152-1749 LAMBERT COORDINATES
						36826-B

STATUS

Issue:

Purchase of a relocatable restroom located at Eastlake High School (ELH).

Superintendent's Recommendation:

Approve purchase of a relocatable restroom located at Eastlake High School.

Analysis:

In 2003, the board of trustees approved the lease agreement and installation costs for a relocatable restroom to address the temporary need for additional facilities at Eastlake High School. The restroom facilities will be needed for at least three more years to provide adequate facilities on this campus. Purchasing this relocatable restroom will cost less than leasing it for three years. Annual lease cost is \$12,996.00 and being paid for by Mello-Roos funds.

Fiscal Impact:

Expenditure of \$14,756.31, to be paid from the Mello-Roos Fund.