

PROPOSITION 0



CITIZENS' BOND OVERSIGHT COMMITTEE 2014-2015 ANNUAL REPORT



TABLE OF CONTENTS

Contents

Letter from the Committee Chair_____	1
About the District_____	2
About Proposition O_____	3
About the Citizens' Bond Oversight Committee_____	4
Committee Accomplishments and Achievements_____	7
Issues and Areas of Concern_____	9
Review of Prior Year Audits_____	11
Proposition O Program Funding Sources_____	13
Funding Sources for the Proposition O Bond Program_____	14
Financial Summary_____	15
Proposition O Bond Program Portion of the Capital Facilities Financing Plan_____	16
Sustainability and Green Schools_____	19
Project Management_____	20
Active Projects_____	21
Completed Major Projects_____	29
Completed Small Projects_____	36
Contact Information_____	38

LETTER FROM THE COMMITTEE CHAIR

Letter from the Committee Chair

TO: the Board of Trustees and the Public

The Citizens' Bond Oversight Committee (CBOC) is pleased to forward its ninth annual report on the \$644 million general obligation Proposition O bond measure. This report will cover the 2014-15 fiscal year for the period of July 1, 2014 through June 30, 2015.

Please take special note of the **Committee Accomplishments and Achievements** section that discusses progress in public confidence in the CBOC, efforts at transparency, review of project expenditures, deferred maintenance and strategic planning.

Along with those accomplishments, the CBOC still has concerns that are noted in the **Issues and Areas of Concern** section. These concerns include lack of transparency on the fire alarm upgrades, a budget to support the CBOC, timeliness in notifying the CBOC about an IRS audit, and recommended changes to the CBOC by-laws.

The CBOC was extensively involved in providing guidance on the audit scope and commented extensively on its content. Key excerpts from the performance audit and the district response are in the **Review of Prior Year Audits** section.

The District and the CBOC will continue to push for a detailed Performance Audit of the Proposition O Bond Program. In the coming fiscal year it is anticipated that there will be a further review of project change orders, comparing actual ballot expenditures to bond language, and comments regarding proposed items before the Board of Trustees.

In closing, the Citizens' Bond Oversight Committee remains committed in continuing its role in holding the District accountable for its spending decisions. We look forward this coming year to working with the District in providing input into its Long Range Facilities Master Plan, which will guide future spending decisions of Proposition O Funds.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Nick Marinovich', with a stylized, flowing script.

Nick Marinovich, Chair

Chair of the Proposition O Citizens' Bond Oversight Committee 2014-15

ABOUT THE DISTRICT

About the District

Founded in 1920, the Sweetwater Union High School District has grown to become the largest high school district in the state and nation with more than 42,000 students in grades 7 through 12 and more than 32,000 adult learners. The District's 32 campuses are located in the cities of Chula Vista, Imperial Beach, National City and San Diego, including the communities of Bonita, Eastlake, Otay Mesa, San Ysidro and South San Diego.

California's richness in cultural, linguistic and economic diversity is reflected in Sweetwater's student population, which includes Hispanic, Filipino, African-American, Asian and other ethnicities. Approximately half of Sweetwater's students speak a language other than English at home.

BOARD OF TRUSTEES

July 2014

- Mark Anderson
- Susan Hartley (Vice-President)
- John McCann (President)
- Sharon Jones
- Lyn Neylon
- Isaiah Charles (Student Member)

June 2015

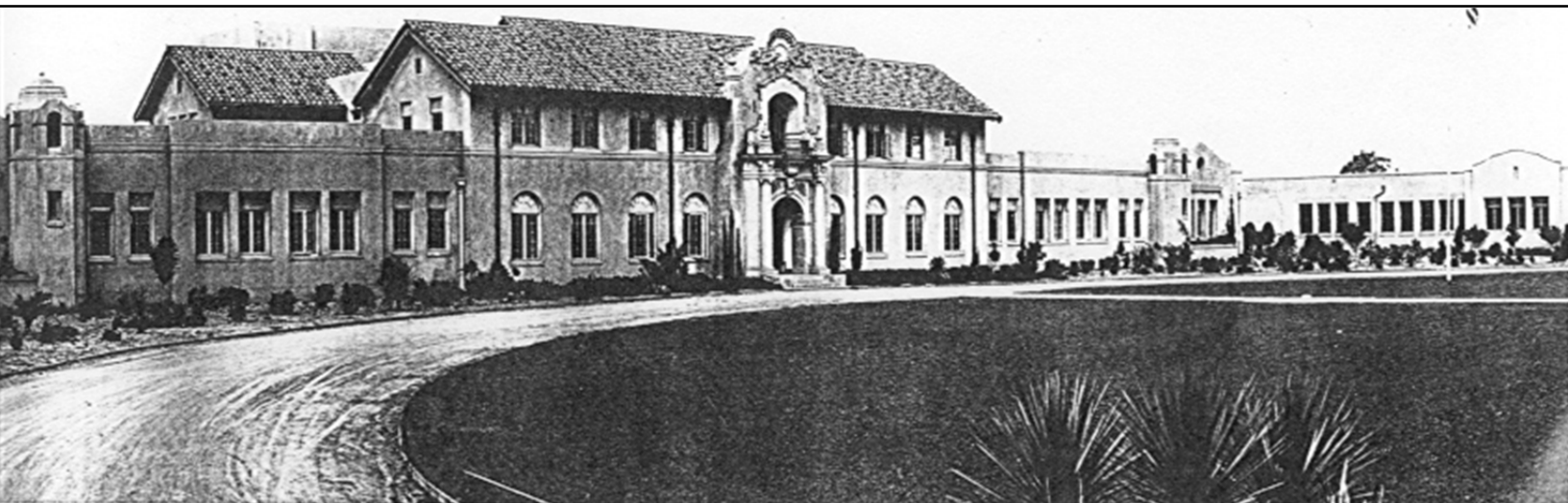
- Paula Hall
- Kevin Pike
- Nicholas Segura (Vice-President)
- Arturo Solis
- Frank Tarantino (President)
- Isaiah Charles (Student Member)

SUPERINTENDENT

- Dr. Karen Janney

SUPPORT STAFF TO THE PROPOSITION O CITIZENS' BOND OVERSIGHT COMMITTEE

- Moisés Aguirre, Assistant Superintendent of Business Services
- Ceci Martinez, Business Services
- Paul Woods, Director of Planning and Construction
- Alina Cruz, Planning and Construction Department



ABOUT PROPOSITION O

About Proposition O

Proposition O was passed by the voters in November 2006, to provide \$644 million in general obligation bond funds to improve the learning and safety at every Sweetwater Union High School District campus. Not all \$644 million in bonds can be sold at the same time because of tax rate limitations and the first \$180 million was sold in March 2008. Combined with \$15 million in remaining Proposition BB funds, state funding for school facilities, grants and other funding sources, the Prop O bond program is providing almost \$303 million to improve schools in the district.

Proposition O has and will continue to:

- Upgrade classrooms / restrooms / science labs / technology
- Improve handicap accessibility
- Provide compliance with Title IX
- Remove asbestos / lead paint
- Upgrade fire and life safety systems

Proposition O was passed under the rules of Proposition 39 and is subject to strict accountability requirements, including annual audits and review by an independent citizens' bond oversight committee (CBOC). Proposition O funds can only be spent on our neighborhood secondary and adult schools to benefit students. Bond funds may not be spent on administrator salaries or district offices, but can be spent on district classified staff that are involved in construction project administration.

Most of the modernization work on the first ten campuses involved tearing down buildings, some over 50 years old, and rebuilding with modern, energy-efficient buildings that will provide enhanced learning environments and reduce utility and maintenance costs. Quality school facilities help retain and attract qualified teachers. Good schools maintain local quality of life and strong values.

The Proposition O website is <http://buildingpropo.sweetwaterschools.org/>

ABOUT THE CITIZENS' BOND OVERSIGHT COMMITTEE

About the Citizens' Bond Oversight Committee

"The citizens' oversight committee shall advise the public as to whether a school district or community college district is in compliance with the requirements of [Proposition 39]."
[Education Code §15278(b)]

Proposition 39 amended the California Constitution to state that bonds approved by 55 percent of the voters are allowed to cause taxes to exceed the statutory one percent of the full cash value of real property as long as certain conditions are met, including the establishment of the citizens' oversight committee and conducting annual audits.

The principal duties of the Citizens' Bond Oversight Committee (CBOC) are to ensure that proceeds have been expended for the purposes set forth in the Proposition O ballot language, report the progress annually to the public and provide a compliance statement. Education Code Section 15278 (b) provides the specific role of our CBOC:

- *The purpose of the citizens' oversight committee shall be to inform the public concerning the expenditure of bond revenues.*
- *The citizens' oversight committee shall actively review and report on the proper expenditure of taxpayers' money for school construction.*

The Sweetwater UHSD Board of Trustees is responsible for monitoring, prioritization of projects commenced and spending levels of individual projects. The CBOC has no authority over how money is spent. However by reporting on the proper expenditure of funds and holding the District accountable for their decisions, the CBOC may have an impact on future spending decisions.

Pursuant to the Education Code 15278 and Passage of Proposition 39 and subsequent legislative revisions, the CBOC did fulfill its role of independence and representation of the citizens of this District. Where appropriate, compliments were given. If issues needed more information or improvements needed, the CBOC exercised its independence and made forthright comments and recommendations.

As was the case last year this CBOC was active engaged and committed to doing our job. We are clearly independent and ask the tough questions where appropriate. In short, this is a hardworking and engaged bond oversight committee.

The committee website is: <http://buildingpropo.sweetwaterschools.org/oversight-committee/>

ABOUT THE CITIZENS' BOND OVERSIGHT COMMITTEE

MEMBERSHIP

Proposition 39 specifies five of the seven required members of the CBOC. During 2011-12, the Board of Trustees increased the membership to nine by adding two more at-large members. The committee's makeup changed during the 2014-15 fiscal year. During the year one vacancy was filled and one resignation was filled.

Representing	Member on 7/1/14	Member on 6/30/15
Parent or Guardian of a district student	Ditas Yamane	Ditas Yamane
Parent or Guardian of a district student and active in a parent-teacher organization	Edgar Guerrero	Edgar Guerrero
Member of a bona fide taxpayer association	Terry McKearney	Terry McKearney
Member of a senior citizen organization	Vacant	Rafael Munoz
Member of a business organization	Robert Carriedo	Robert Carriedo
At-Large	David Butler	David Butler
At-Large	Bob Strahl	Daniel Gutowski
At-Large	Nick Marinovich	Nick Marinovich
At-Large	Kevin O'Neill	Kevin O'Neill

MEETINGS

The committee met on the following dates in 2014-15. The meeting on January 12th was a joint meeting with the Board of Trustees. Agendas and minutes for all of the meetings are posted on the committee's website. "A&B" is Conference Rooms A&B at the district office and "PDC" is the Professional Development Center at 680 L St, Suite C. All other references are to school sites.

July 9 th (A&B)	January 12 th (PDC)	April 22 nd (HTM)
August 13 th (CPH)	January 14 th (BVM)	May 5 th (A&B)
September 10 th (BVH)	February 11 th (NCM)	May 20 th (SOH)
October 8 th (MVH)	March 11 th (GJH)	June 17 th (SOM)
November 12 th (MVA)		

ABOUT THE CITIZENS' BOND OVERSIGHT COMMITTEE

COMMITTEE ACTIVITY SUMMARY

During the 2014-15 fiscal year, the proceedings of the CBOC included:

- Review of Financial and Performance Audits
- Review of Project Expenses and Financial Reports
- Review of Prop O Funded Technology Projects
- Review of Project Status Reports
- Review of Program Schedule
- Review of Remaining Prop BB Funds
- Review of Board Agenda Items
- Site Tours of Montgomery Middle, Montgomery High, Chula Vista High (fire alarms), GJH Health Clinic, Sweetwater Union High, National City Middle.
- Review of Prop O Staffing and Organization Charts
- Appointment of the Committee Chair and Vice-Chair
- Voting to reject the proposed update of the CBOC bylaws.
- Formation of Annual Report Sub-Committee
- Review of Prop O Legal Fees
- Review of Prop O Physical Education and Athletic Facility Expenses
- Review of Prop O Title IX Educational Equity Expenses
- Special meeting on November 6, 2013 to tour the Montgomery High and Chula Vista High fire alarm projects.
- Special meeting on March 7, 2014 to tour the Granger Jr. Hi. Health Clinic
- Special meeting on April 1, 2014 to review history of Prop O and direction for the CBOC
- Special meeting on April 16, 2014 to review the proposed CBOC budget
- Requested an operating budget for 2014-15 to support the committee.
- Recommended reappointment of members whose terms expire on June 30, 2014
- Requested joint meeting with BOT for May 2014

COMMITTEE ACCOMPLISHMENTS AND ACHIEVEMENTS

Committee Accomplishments and Achievements

To elaborate upon the Committee Activity Summary outlined above, the major policy accomplishment and concerns are elaborated as follows:

1. Further increased public confidence in the Citizens' Bond Oversight Committee. As our name state we are a **citizens** committee and we actively seek public input. By seeking public input and making it clear that their interests are being protected, our committee further gained the confidence of the public. Specific issues and concerns brought up by the public receive the attention of the CBOC. In short, the public is a part of our "team" effort and we sincerely appreciate the time they spend coming to our meetings and correspondence.
2. Continued improvement in transparency. Transparency has been the number one public concern over the years with this Bond Program and District in general. It is still not perfect but there is a vast improvement from where it was a few years ago. The website continues to be updated regularly. When requested special articles and reports are reported on the website. The most significant improvement this year was the District releasing the Proposition O agenda items in advance of the Board meeting. As a result, timely comments can be given.

The San Diego County Taxpayers Association (SDCTA) reviewed the transparency of bond programs for fiscal year 2013/14. The July 2014 study titled *"School Bond Transparency in San Diego County"* largely focused on the transparency of district websites such as posting of all agenda items and backup, a list of oversight committee members, progress reports on projects and whether the district conducted an expanded performance audit in accordance with SDCTA best practices. The report concluded that:

"Only San Diego Unified School District (SDUSD) and Sweetwater Union High School District (SUHSD) earned perfect marks on the Transparency Scorecard, with all other districts having at least one missing section."

The single most important reason why the Sweetwater Union High School was rated highest was the completion of an expanded performance audit in accordance with the best practices of the SDCTA. This was the direct result of the CBOC being proactive and pushing for the expanded audit.

3. Active questioning and probing of project expenditures. While there was no one specific project expenditure that caused the level of focused concern like last year's iPad effort, the CBOC was concerned about several areas that will continue to deserve our attention. These areas include:

- legal costs particularly related to the HAR lawsuit on the Southwest Middle School and Southwest High School projects,
- the Power Purchase Agreement (PPA), and
- the past use of LEED Certifications for projects.

During the next fiscal year the CBOC will have an increased emphasis and review of project change orders.

4. Emphasizing Deferred Maintenance. The CBOC is united in its emphasis on the importance of deferred maintenance. Throughout the year the CBOC expressed our desire to have the District give greater priority to deferred maintenance, as it is "pay now or pay even more later" with further deterioration of facilities. Deferred maintenance spending has risen from a low of \$824,829 in FY 2011/12 to a projected \$5,428,326 in FY 14/15. While there are certainly more needs than funding availability, the District has taken a major step in the right direction.

COMMITTEE ACCOMPLISHMENTS AND ACHIEVEMENTS

5. Held special meetings to deal with specific issues. As an indication of the commitment of our CBOC four special meetings/tours were held in addition to our regular monthly meeting. These included site tours related to Granger Junior High and Montgomery High fire alarm upgrades, development of a CBOC training and education budget, and a strategic planning workshop (see below).

6. Strategic Planning Workshop. A strategic planning workshop was held on April 1, 2013 to concentrate on the future direction of the Bond Program. Some of the specific observations and conclusions were as follows:

- There should be greater community involvement in the project priority setting process
- The District should develop more specific criteria for funding projects
- Classrooms should be given a very high priority for spending
- There needs to be more engagement between the CBOC and the Board of Trustees
- Perhaps a formal advisory committee on project priority setting should be set for each individual school
- Over the next several years and prior to the next bond issue related to increased assessed values there should be increased emphasis on strategic planning for the bond program.

In short, this was a very productive planning session and attended by the Mayor of Chula Vista, Cheryl Cox.

ISSUES AND AREAS OF CONCERN

Issues and Areas of Concern

While there was continued improvement in the Oversight of the Bond Program this year, there were several areas of concern. They were as follows:

1. The lack of full transparency in dealing with the significant fire alarm upgrades required in the District. Considerable media and CBOC attention was paid the first part of the fiscal year regarding the required fire alarm upgrades that had not been made though promised in the Proposition O bond Language.

The CBOC found:

- The Proposition O bond ballot language specifically mentions fire alarms/safety improvements as a primary purpose for spending the bond proceeds.
- A significant number of fire alarm upgrades were not done for many years after the Proposition O Bond Program was passed by voters in November 2006. \$180 million dollars in bonds were issued and proceeds received in March 2008. These fire alarm improvements began in mid-2013; more than five years after the bond proceeds were received.
- The District has not been fully transparent with the public media and the CBOC on the extent of the fire alarm problem and the degree to which the issues impact student safety. The District should have made fire alarms one of the highest priorities.
- This situation has been in the face of such actions as requiring fire watches (roving personal patrols) at 11 schools. Fire watches are required because of significant deficiencies in the fire alarm systems.

There is a detailed report prepared by the Chair with a District response (CBOC webpage: Agendas/Meeting Minutes, July 9, 2014 item 13). There is one important lesson learned by this experience. Frequently, perhaps annually, the CBOC should compare the ballot language to actual expenditures to determine what projects were promised and what has been spent. This process would have flagged the issue of the status of the fire alarm upgrades much earlier.

2. The District continued to provide no additional resources/budget for training and conferences for the CBOC. Repeated attempts requesting training and resources beyond what is provided by staff were not forthcoming during FY 2013/14. The Board of Trustees did not initially approve several trip expenses by the Chair to the California League of Bond Oversight Committees. They were finally approved. Given the amount of time and volunteer effort this CBOC puts for the District, the lack of providing funding was embarrassing and shameful behavior.

3. The Committee was baffled on why it took fifteen months to find out about an audit being conducted by the IRS on the bond program. The Audit began in October **2012**. At an April 9, 2014 meeting with staff the Chair was presented a copy of a December 23, 2013 memo from the IRS on the Audit and internal correspondence from March 6, 2014 dealing with the Audit. The Chief Facility Executive described the audit as "routine." This is not transparency.

4. Bylaw changes were unilaterally proposed by the District less than a year after the Performance Audit. Attempts were made by the District administration to require that the Community Member-at-Large be a district resident, which would have eliminated the current Chair from the CBOC. The initial proposal would also have barred members who were either appointments of elected bodies or elected officials from serving on the CBOC.

ISSUES AND AREAS OF CONCERN

When these proposed changes were presented to the new interim trustees in June 2014 the residency requirement was rejected along with all other proposed changes. The Trustees recommended that any bylaw changes be made with a new Board of Trustees in January 2015. The consensus of the committee was the proposed bylaw changes were targeted to eliminate two current CBOC members. This behavior was unfortunate because we had made cooperative progress between CBOC and the District over the past two years.

REVIEW OF PRIOR YEAR AUDITS

Review of Prior Year Audits

Nigro & Nigro was contracted to conduct a performance audit of the Districts Proposition O Bond Program for the Fiscal Year ending June 30, 2013. The Bond Oversight Committee was extensively involved in providing guidance on the Audit Scope and commented extensively on its content.

Nigro & Nigro conducted an in depth review of three projects: Chula Vista Middle School, Montgomery High School, and Sweetwater High School. They reviewed a sample of bond expenditures to ensure compliance with applicable laws and regulations and to ensure bond program expenditures aligned with the ballot initiatives as passed by the voters. Nigro & Nigro conducted interviews with District staff, Bond Oversight Committee members, and Board of Trustees.

The following are key excerpts from the Performance Audit and the District Response:

Performance Audit: We commend the District for initiating the process of updating the bond Master Plan that is currently scheduled to be completed and submitted for board review in October 2014. Additionally, we recommend that the district create a structured timeframe for updating their Master Plan.

District Response: The District hired a qualified firm to assist in the update of the District's Long Range Facilities Master Plan as well as master planning for modernization. The District will modify board policy to require updating the master plan every five years or as needed. In conjunction with the updated master plans, the District Educational Facilities Standards Committee has set standards for the types and sizes of various materials. The Board and the District continue to remain mindful of avoiding disruptions during instruction.

Performance Audit: We noted that for the projects selected, the District was more than 95% complete with two of three site projects. The largest budgetary revision was for the delivery of Sweetwater High School – Project 1, which increased by approximately \$13.5 million. The aggregate revisions represent 35% of the original budget. The upward revisions relate primarily to changes caused by the approval of additional state funding. We recommend that the District continue to closely monitor projects on a site-wide basis, as well as a project by project basis, and evaluate significant changes in cost budgets as soon as the information is available.

Additionally, as noted in our previous audit, we continue to recommend that the District break-out monthly project revisions by contract to provide more clarity to the Board on which contract budgets are being modified, rather than presenting all revisions to date by project.

District Response: The District will continue to closely monitor project budgets. Furthermore, the District provides the Board of Trustees a monthly update of construction costs and budgets including detailed budget revisions.

Performance Audit: We recommend that the District continue to work collaboratively with the DSA to ensure efficient delivery of Proposition O projects. We further recommend that the Citizen's Bond Oversight Committee and District personnel continue to evaluate design and construction timelines on an on-going basis to identify any variances. Lastly, we recommend that the District continue to evaluate, on a project-by-project basis, the best delivery method based on price, perspective, timelines, District personnel capacity, and other qualitative and quantitative measures.

District Response: The District and DSA continue to engage in a collaborative and proactive plan to reduce the amount of time necessary for construction plan review and approval. DSA approval is also contingent upon workload, policy and project issues.

REVIEW OF PRIOR YEAR AUDITS

Performance Audit: We recommend that once the District has implemented the new ERP system that the potential for the financial system to operate in conjunction with ProLog be investigated to reduce the time spent duplicating accounting and financial entries into the systems.

District Response: The District has an agreement with the San Diego County Office of Education for an Enterprise Resource Planning (ERP) system. The process of full implementation of an ERP system can be lengthy as each suite/module is introduced (e.g. Payroll, Inventory, etc.). Until full implementation, the Planning and Construction Department will recheck input from one system to another.

Performance Audit: We recommend that the District ensure that all required and necessary signatures be obtained prior to the processing of payment for invoices. This will help ensure that all payments are authorized and have been reviewed by the necessary individuals. We also recommend that expenditures utilizing purchase orders have the purchase order approved prior to the expense being incurred.

District Response: During the transition from the District's previous construction management firm, the District revised the "Vendor Invoice Approval" form, however did this not take place until January 2012 and therefore there are some forms that reflect missing signatures when in fact the positions no longer existed. The District appreciates that the average processing time for payments has decreased from the prior year.

PROPOSITION O PROGRAM FUNDING SOURCES

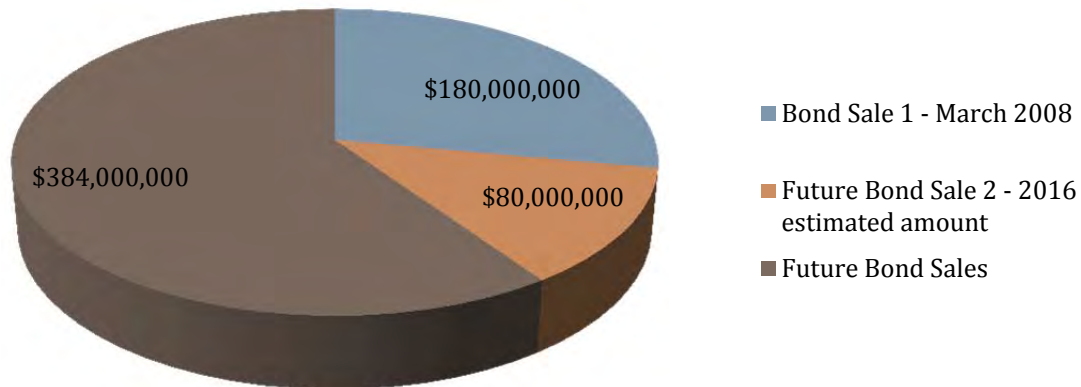
Proposition O Program Funding Sources

FUNDING FROM PROPOSITION O

The Proposition O Bond Sales chart shows the first bond sale of \$180 million in March 2008. The original plan was for three future bond sales, but because assessed value has declined in the District, the timing and size of the future bond sales is uncertain. In order to fund two projects (Montgomery High School Project 2 and National City Middle School Project 2), the District issued a \$37.5 million Bond Anticipation Note (BAN) in March 2013 that will be repaid from future bond sale 2. This repayment must occur within five years and the recovering assessed value of the District allowed the Board to issue the short term BAN with confidence that bond sale 2 will occur within five years.

As of June 30, 2015, \$11,750,000 of the \$180 million bond sale has been paid off leaving \$168,250,000 in outstanding bonds to be repaid. Combined with interest earnings that have been used for project costs, over \$18 million of Prop O funds can be considered to have been used on the shortest life duration items such as furniture and equipment (including iPads).

Proposition O Bond Sales



FUNDING SOURCES FOR THE PROPOSITION O BOND PROGRAM

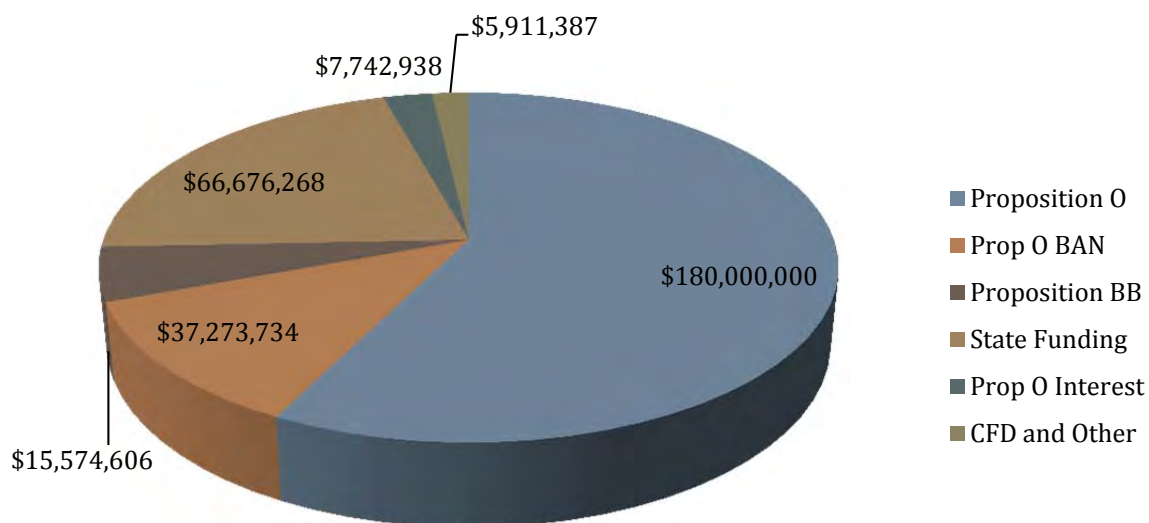
Funding Sources for the Proposition O Bond Program

The Proposition O Bond Program includes funding from many sources including:

- Prop O Bond Sale 1
- Prop O Interest earnings
- Prop O Bond Anticipation Note (BAN) funds
- Remaining Proposition BB funds
- State funding (and interest earnings) from four State School Facility Funding programs: New Construction, Modernization, Overcrowded Relief Grants (ORG), and Career Technical Education Grants (CTE)
- The “CFD and Other” category shown below includes:
 - Prop O BAN interest earnings
 - Prop O Miscellaneous Revenue
 - Mello-Roos Community Facility District funds (CFD)
 - Quality Education Investment Act (QEIA) funds
 - Grants from the City of National City and the NFL (through the San Diego Chargers) for the Sweetwater HS Track and Field
 - Deferred Maintenance funds
 - San Diego Gas & Electric energy conservation funds (rebates)
 - Adult Education funds (SUH welding academy furniture & equipment)
 - Qualified Zone Academy Bonds (QZAB) reimbursements

Prop O Project Funding Sources

\$313,178,933 as of 6/30/2014



FINANCIAL SUMMARY

Financial Summary

This Proposition O annual report was prepared before the 2014-15 financial audit was available. This summary is based on the monthly Capital Facilities Financing Plan reports to the Board of Trustees. The 2014-15 financial audit will be posted on the Prop O website when it becomes available.

The in-house Program and Project management cost (payroll and administrative costs) of \$1.5 million was 6.5 percent of project expenses.

	June 30, 2014	June 30, 2014	Difference
Program Budget	\$313,159,795	\$313,178,933	\$19,138
Expenses	\$275,948,808	\$297,240,520	\$21,291,712
Remainder		\$15,938,413	

Budget Increases:

Rounded to Thousands

Interest Earnings on Prop O:	\$289,000
Interest Earnings on Prop O BANs:	\$39,000
Prop O Miscellaneous Revenue:	\$146,000
Prop BB funding from closing old projects:	\$-13,000
State Funding adjustments:	\$-272,000
Interest Earnings on State Funds:	\$108,000
Mello-Roos Community Facility District Funding:	\$-412,000
SDG&E Energy Rebates:	\$170,000
General Fund:	\$4,000
Quality Education Investment Act Funding:	\$-412,000
	<u>\$19,000</u>

Expenses:

Project Expenses:

\$23.0 million

Bond Anticipation Note Interest:

\$1.5 million

Planning & Operations:

\$2.2 million

Payroll: \$1.3 million

Administrative: \$0.3 million

Legal: \$0.7 million

\$47.0 million

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN

Proposition O Bond Program Portion of the Capital Facilities Financing Plan

This excerpt of the Capital Facilities Financing Plan (pages 1-4 and 7) is from July 2015 and shows the expenditures through June 30, 2015. The figures in this excerpt will differ from the audit because of the timing of reporting expenditures through the various district financial systems.



CAPITAL FACILITIES FINANCING PLAN

July 27, 2015 - Page 1

		"A"	"B"	"C" = "A+B"	"D"	"E" = "C-D"
		APPROVED BUDGET	REVISIONS		EXPENDITURES [d]	
SUMMARY		Current Budgets [a]	Proposed Revisions This Month [b]	Revised Budget	Total Expenditures thru 6/29/15[d]	Remainder
This report is the Capital Facilities Financing Plan (CFFP) for projects managed by the Planning and Construction Department. The major funding sources are Proposition O (including the remainder of Proposition BB), Mello-Roos CFD funds for facilities, and State Funding for facilities.						
1. TOTALS for PROP O PROGRAM	pages 2-4	\$ 313,178,933	\$ -	\$ 313,178,933	\$ 297,240,520	\$ 15,938,413
2. TOTALS for CFD PLANNING PROJECTS	page 5	\$ 325,202,447	\$ 75,000	\$ 325,277,447	\$ 174,017,590	\$ 151,528,907
3. TOTALS for OTHER PLANNING PROJECTS	page 6	\$ 23,918,160	\$ -	\$ 23,918,160	\$ 4,126,485	\$ 12,450,668
Total Funding for Current Program	page 7	\$ 662,299,540	\$ 75,000	\$ 662,374,540	\$ 475,384,595	\$ 179,917,988
4. Remaining Prop O Bonding Authority		\$ 464,000,000 [c]		\$ 464,000,000		
Total Capital Facilities Financing Plan		\$ 1,126,299,540		\$ 1,126,374,540		

NOTES:

[a] The current budgets are as of the last approved CFFP updated for new projects with approved budgets.

[b] The proposed budget adjustments include:

Prop O Program changes:

None

CFD Program changes:

[3.1] Science Furniture and Equipment for Portables relocated to OLH and RDM. Science curriculum has increased which triggers the need for additional furniture and equipment.

Other Planning Projects Program changes:

None

[c] Proposition O bonding authority is \$644 million. The first \$180 million was sold in March 2008. The remaining \$464 million cannot be sold until assessed value increases.

[d] Expenses through June are preliminary. The final year end expenses will be available after the books are closed in mid-August.

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN



CAPITAL FACILITIES FINANCING PLAN

July 27, 2015 - Page 2

	"A"="B+C+D+E+F"	"B"	"C"	"D"	"E"	"F"	"G"	"H"="A+G"	"I"	"J"="H-I"
	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
Site	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 6/29/15[d]	Remainder
1. PROP O ACTIVE PROJECTS										
Chula Vista HS - Title IX	\$ 175,000	\$ 175,000						\$ 175,000	\$ 8,011	\$ 166,989
Mar Vista HS - Proj 2	\$ 2,800,000	\$ 1,800,000			\$ 1,000,000			\$ 2,800,000	\$ 1,792,506	\$ 1,007,494
Montgomery HS - Title IX	\$ 750,000					\$ 750,000 BAN		\$ 750,000	\$ 126,579	\$ 623,421
Montgomery HS Gym Struct'l Upgrade	\$ 150,000	\$ 150,000						\$ 150,000	\$ 20,506	\$ 129,494
National City MS - Proj 2	\$ 15,621,028	\$ 1,353,294				\$ 14,267,734 BAN		\$ 15,621,028	\$ 14,764,029	\$ 856,999
Palomar HS Proj 1	\$ 100,000	\$ 100,000						\$ 100,000	\$ -	\$ 100,000
Power Purchase Agreement	\$ 500,000	\$ 500,000						\$ 500,000	\$ 390,484	\$ 109,516
Southwest HS Title IX	\$ 339,000	\$ 339,000						\$ 339,000	\$ 112,417	\$ 226,583
Southwest MS - Proj 1	\$ 20,391,130	\$ 18,121,927			\$ 2,269,203			\$ 20,391,130	\$ 18,828,360	\$ 1,562,770
Sweetwater HS - Proj 1 (P1)	\$ 49,879,870	\$ 12,244,187		\$ 12,000,000	\$ 25,391,414	\$ 244,269 QZAB/AdEd		\$ 49,879,870	\$ 49,594,907	\$ 284,963
Sweetwater HS - P1 Parking Lot	\$ 1,785,000	\$ 1,785,000						\$ 1,785,000	\$ 187,905	\$ 1,597,095
Sweetwater HS - P1 ADA Hygiene RRs	\$ 240,000	\$ 50,123		\$ 170,762		\$ 19,115 SDGE		\$ 240,000	\$ -	\$ 240,000
Sweetwater HS Synthetic Track & Field	\$ 3,119,492	\$ 2,719,492				\$ 400,000 NC, NFL		\$ 3,119,492	\$ 2,503,468	\$ 616,024
Sweetwater HS Title IX	\$ 250,000	\$ 250,000						\$ 250,000	\$ 8,424	\$ 241,576
Technology Infrastructure	\$ 4,003,000		\$ 1,500,000		\$ 1,464,750	\$ 1,038,250 CFD		\$ 4,003,000	\$ 3,417,592	\$ 585,408
TOTALS	\$ 100,103,520	\$ 39,588,023	\$ 1,500,000	\$ 12,170,762	\$ 30,125,367	\$ 16,719,368	\$ -	\$ 100,103,520	\$ 91,755,188	\$ 8,348,332
PROP O MISCELLANEOUS										
BAN Repayment	\$ 6,387,406	\$ 6,387,406						\$ 6,387,406	\$ 3,389,406	\$ 2,998,000
Bond Administrative Costs	\$ 38,754					\$ 38,754 BanInt		\$ 38,754	\$ 7,424	\$ 31,330
Long Range Fac. Master Plan Update	\$ 399,166	\$ 399,166						\$ 399,166	\$ 399,166	\$ -
Planning & Operations (Prop O portion)	\$ 11,473,519	\$ 5,871,876	\$ 3,545,915	\$ 325,728	\$ 1,730,000		[4]	\$ 11,473,519	\$ 9,387,492	\$ 2,086,027
TOTALS	\$ 18,298,845	\$ 12,658,448	\$ 3,545,915	\$ 325,728	\$ 1,730,000	\$ 38,754	\$ -	\$ 18,298,845	\$ 13,183,488	\$ 5,115,357
Prop O APPROVED - ON HOLD (p. 3)	\$ 527,595	\$ 460,796	\$ -	\$ -	\$ -	\$ 66,799	\$ -	\$ 527,595	\$ 478,895	\$ 48,700
Prop O CLOSE-OUT PROJECTS (p. 3)	\$ 84,162,552	\$ 50,340,590	\$ 411,760	\$ -	\$ 8,789,813	\$ 24,620,389	\$ -	\$ 84,162,552	\$ 83,091,961	\$ 1,070,591
Prop BB CLOSE-OUT PROJECTS (p. 3)	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
COMPLETED PROJECTS (p. 4)	\$ 109,217,073	\$ 76,890,740	\$ 1,896,056	\$ 3,058,116	\$ 25,778,666	\$ 1,593,495	\$ -	\$ 109,217,073	\$ 108,730,988	\$ 486,085
Prop O Program Contingency	\$ 849,348	\$ 61,403	\$ 535,523	\$ -	\$ 252,422	\$ -	\$ -	\$ 849,348	\$ -	\$ 849,348
1. TOTALS for PROP O PROGRAM	\$ 313,178,933	\$ 180,000,000	\$ 7,889,254	\$ 15,574,606	\$ 66,676,268	\$ 43,038,805	\$ -	\$ 313,178,933	\$ 297,240,520	\$ 15,938,413

- NOTES** [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.
 [2] See page 7 for acronyms for funding sources and last page for other acronyms.
 [3] Individual project revision explanations are shown on each page.
 [4] The Prop O portion of program and project administration budget through 2015-16.
 [5] Contingency is adjusted based on cumulative project budget adjustments, excluding any changes in CFD funding, and is currently 8.5% of remaining project expenses (excluding Prop O Miscellaneous & Contingency).



CAPITAL FACILITIES FINANCING PLAN

July 27, 2015 - Page 3

	"A"="B+C+D+E+F"	"B"	"C"	"D"	"E"	"F"	"G"	"H"="A+G"	"I"	"J"="H-I"
	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
Site	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 6/29/15[d]	Remainder
PROP O APPROVED ON-HOLD - These projects have received DSA approval and are awaiting identification of construction funding.										
Bonita Vista HS - Track & Field (design)	\$ 267,200	\$ 200,401				\$ 66,799 CFD		\$ 267,200	\$ 244,339	\$ 22,861
Hilltop HS - Track & Field (design)	\$ 260,395	\$ 260,395						\$ 260,395	\$ 234,556	\$ 25,839
TOTALS	\$ 527,595	\$ 460,796	\$ -	\$ -	\$ -	\$ 66,799	\$ -	\$ 527,595	\$ 478,895	\$ 48,700
PROP O CLOSE-OUT PHASE PROJECTS										
Bonita Vista MS - Upgrades	\$ 1,648,000		\$ 411,760			\$ 1,236,240 DM/CFD		\$ 1,648,000	\$ 1,189,805	\$ 458,195
Castle Park HS - Title IX Improvements	\$ 1,716,790	\$ 1,716,790						\$ 1,716,790	\$ 1,706,572	\$ 10,218
Chula Vista HS - Proj 1	\$ 29,036,252	\$ 20,221,888			\$ 8,789,813	\$ 24,551 SDGE		\$ 29,036,252	\$ 29,028,807	\$ 7,445
Chula Vista HS - ORG Port/Mod/Backstop	\$ 2,115,000	\$ 2,115,000						\$ 2,115,000	\$ 2,016,029	\$ 98,971
Montgomery HS - Proj 2	\$ 23,359,598					\$ 23,359,598 BAN/QZAB		\$ 23,359,598	\$ 23,062,376	\$ 297,222
Montgomery MS - Proj 1	\$ 25,229,799	\$ 25,229,799						\$ 25,229,799	\$ 25,127,621	\$ 102,178
Various Sites - Ceiling Fans	\$ 147,113	\$ 147,113						\$ 147,113	\$ 139,779	\$ 7,334
Fire Alarm Upgrades at Various Sites										
Group 4 - MVH, SOH	\$ 910,000	\$ 910,000						\$ 910,000	\$ 820,972	\$ 89,028
TOTALS	\$ 84,162,552	\$ 50,340,590	\$ 411,760	\$ -	\$ 8,789,813	\$ 24,620,389	\$ -	\$ 84,162,552	\$ 83,091,961	\$ 1,070,591
PROP BB CLOSE-OUT PHASE PROJECTS										
Prop BB Closeout (CPM, GJH, SOH)	\$ 20,000			\$ 20,000		BB		\$ 20,000	\$ -	\$ 20,000
TOTALS	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000

- NOTES** [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.
 [2] See page 7 for acronyms for funding sources and last page for other acronyms.

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN



CAPITAL FACILITIES FINANCING PLAN

July 27, 2015 - Page 4


Site	APPROVED BUDGET						REVISIONS		EXPENDITURES	
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Expenditures thru 6/29/15[d]	Remainder
COMPLETED PROJECTS (Prop O and Prop BB)										
Bonita Vista HS Bleachers	\$ 309,122			\$ 309,122				\$ 309,122	\$ 309,122	\$ -
Bonita Vista HS - HVAC upgrade	\$ 1,270,003	\$ 926,455				\$ 343,548 CFD		\$ 1,270,003	\$ 1,270,003	\$ -
Chula Vista MS - Proj 1	\$ 11,660,267	\$ 8,567,138		\$ 2,242,398	\$ 850,731			\$ 11,660,267	\$ 11,660,267	\$ -
Granger Jr HS Health Clinic	\$ 268,129			\$ 268,129				\$ 268,129	\$ 268,129	\$ -
Granger Jr HS Clinic 2	\$ 99,309			\$ 99,309				\$ 99,309	\$ 99,309	\$ -
Hilltop HS - Proj 1	\$ 23,806,924	\$ 12,177,597			\$ 11,231,450	\$ 397,877 QZAB/SDGE		\$ 23,806,924	\$ 23,806,924	\$ -
Hilltop MS Science Design	\$ 23,700		\$ 23,700					\$ 23,700	\$ 23,700	\$ -
Hilltop MS - Fans	\$ 58,847	\$ 58,847						\$ 58,847	\$ 58,847	\$ -
iPad Initiative	\$ 1,800,000		\$ 1,800,000					\$ 1,800,000	\$ 1,800,000	\$ -
MAAC Charter School	\$ 45,314		\$ 45,314					\$ 45,314	\$ 45,314	\$ -
Mar Vista HS - Proj 1	\$ 9,647,480	\$ 6,807,185			\$ 2,835,832	\$ 4,463 GF		\$ 9,647,480	\$ 9,647,480	\$ -
Mar Vista HS Title IX	\$ 530,435	\$ 530,435						\$ 530,435	\$ 530,435	\$ -
Montgomery HS - Proj 1	\$ 25,622,719	\$ 24,289,045			\$ 1,258,674	\$ 75,000 SDGE		\$ 25,622,719	\$ 25,622,719	\$ -
National City MS - Proj 1	\$ 13,027,186	\$ 11,438,738			\$ 1,588,448			\$ 13,027,186	\$ 13,027,186	\$ -
Prop BB Closeout 2014-15	\$ 25,398		\$ 25,398					\$ 25,398	\$ 25,398	\$ -
Prop BB Closeout 2013-14	\$ 2,094		\$ 2,094					\$ 2,094	\$ 2,094	\$ -
Prop BB Closeout 2012-13	\$ 32,519		\$ 32,519					\$ 32,519	\$ 32,519	\$ -
Prop BB Closeout 2011-12	\$ 79,147		\$ 79,147					\$ 79,147	\$ 79,147	\$ -
Smartboards-CPH & MVM	\$ 27,042		\$ 27,042					\$ 27,042	\$ 27,042	\$ -
Southwest HS - Proj 1	\$ 16,679,509	\$ 8,105,118			\$ 8,013,531	\$ 560,860 SDGE/QZAB		\$ 16,679,509	\$ 16,193,424	\$ 486,085
Fire Alarm Upgrades at Various Sites										
Group 1 - CVM, HTH, MOH	\$ 1,360,194	\$ 1,360,194						\$ 1,360,194	\$ 1,360,194	\$ -
Group 2 - CVH, SOM, SUH	\$ 279,021	\$ 279,021						\$ 279,021	\$ 279,021	\$ -
Group 3 - 10 sites	\$ 2,562,714	\$ 2,350,967				\$ 211,747 CFD		\$ 2,562,714	\$ 2,562,714	\$ -
TOTALS	\$ 109,217,073	\$ 76,890,740	\$ 1,896,056	\$ 3,058,116	\$ 25,778,666	\$ 1,593,495	\$ -	\$ 109,217,073	\$ 108,730,988	\$ 486,085

NOTES: [2] See page 7 for acronyms for funding sources and last page for other acronyms.



CAPITAL FACILITIES FINANCING PLAN

July 27, 2015 - Page 7



SWEETWATER

UNION HIGH SCHOOL DISTRICT

A"

B"

C" = "A+B"

APPROVED BUDGET

REVISIONS

Funding Sources	Fund Number	Abbreviation	Funding	Proposed Revisions This Month [3]	Revised Budget
PROP O PROGRAM FUNDING SOURCES					
Prop O Bond Sale #1	22	O	\$ 180,000,000		\$ 180,000,000
Prop O Interest	22	Oint	\$ 7,742,938		\$ 7,742,938
Prop O Bond Anticipation Notes (BANs)	23	BAN	\$ 37,267,734		\$ 37,267,734
Prop O Bond Anticipation Note (BAN) Interest	23	BanInt	\$ 38,754		\$ 38,754
Prop O Miscellaneous Revenue	22	OMR	\$ 146,316		\$ 146,316
Prop BB	21	BB	\$ 15,574,606		\$ 15,574,606
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 66,567,804		\$ 66,567,804
County School Facilities Fund Interest	35	CSFF	\$ 108,464		\$ 108,464
Mello-Roos Community Facilities District	49	CFD	\$ 2,096,584		\$ 2,096,584
Deferred Maintenance	14	DM	\$ 800,000		\$ 800,000
City of National City	22	NC	\$ 200,000		\$ 200,000
San Diego Chargers	22	NFL	\$ 200,000		\$ 200,000
SDG&E Energy Rebates	22	SDGE	\$ 344,850		\$ 344,850
Adult Ed	11	AdEd	\$ 20,000		\$ 20,000
General Fund	01	GF	\$ 4,463		\$ 4,463
Qualified Zone Academy Bonds (QZAB) Reimbursement	22	QZAB	\$ 2,066,420		\$ 2,066,420
TOTALS			\$ 313,178,933	\$ - [3]	\$ 313,178,933

Thru 12/31/14

Thru 4/30/14

Thru 6/30/14

Thru 12/31/14

[8]

NOTES:

[3] Revisions to budget funding sources reflect the cumulative project budget changes.

[8] Funding shown from Deferred Maint., Gen. Fund (Planning Dept. Budget), ASB and Adult Ed Funds are from approved budgets and are shown for informational purposes only.

SUSTAINABILITY AND GREEN SCHOOLS

Sustainability and Green Schools

The new buildings in the first ten major projects constructed under the Prop O Bond Program have been designed to meet a minimum of the United States Green Building Council's LEED Gold designation for energy efficiency and sustainability. This is one of the largest green building programs of a school district in the State of California. Each school will reduce water usage by 40 percent, energy consumption by 25 percent, and will recycle 90 percent of construction waste. Additionally, 10 percent of all materials used will be from recycled materials. Future projects will be designed to LEED www.usgbc.org or Collaborative for High Performance Schools (CHPS) www.chps.net criteria, but the district will not necessarily pursue actual certification because green building codes are incorporating many of the certification requirements and this will allow redirection of the certification costs to constructing actual facilities.



STATUS OF LEED CERTIFICATION

Six of the projects exceeded the goals and have received LEED Platinum certification (the highest available). Three projects received LEED Gold Certification and one project will not be eligible for LEED certification because of the documentation problems with the terminated contractor and architect.

Chula Vista High Modernization Project 1 has received LEED Platinum certification from the US Green Building Council (Dec 2013).

Chula Vista Middle School Project 1 – has received LEED Platinum certification from the US Green Building Council (Jan 2014).

Hilltop High Modernization Project 1 has received LEED Platinum certification from the US Green Building Council (Dec 2013).

Mar Vista High Modernization Project 1 has received LEED Gold certification from the US Green Building Council (Jan 2014).

Montgomery High Modernization Project 1 has received LEED Platinum certification from the US Green Building Council (Dec 2013).

Montgomery Middle School Project 1 – has received LEED Platinum certification from the US Green Building Council (Jun 2014).

National City Middle School Project 1 has received LEED Gold certification from the US Green Building Council (Feb 2014).

Southwest High School Project 1 – has received LEED Gold certification from the US Green Building Council (Jan 2014).

Southwest Middle School Project 1 – cannot be certified.

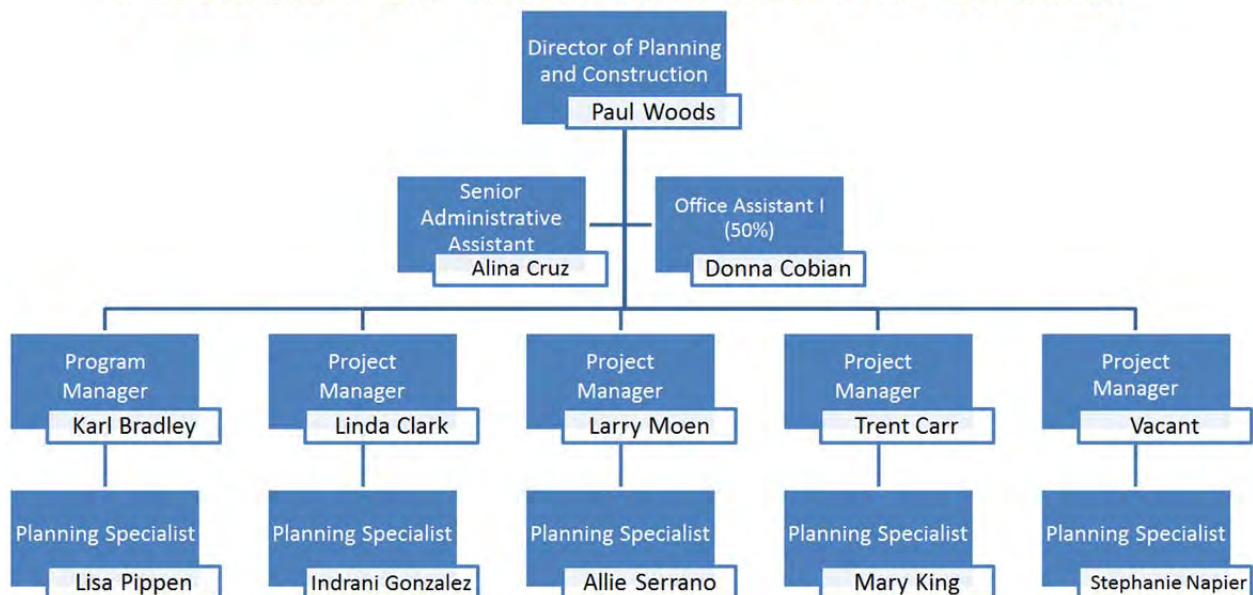
Sweetwater Union High Modernization Project 1 has received LEED Platinum certification from the US Green Building Council (Dec 2013).

PROJECT MANAGEMENT

Project Management

In 2012 District personnel took over the program and project management functions for Proposition O. The Planning and Construction Department works closely with the Purchasing Department for proper procurement of consulting and construction contracts and the purchase of furnishings, fixtures and equipment. The Planning and Construction Department reports to the Assistant Superintendent of Business Services and closely coordinates their work with the Maintenance Department, IT Department, Nutrition Services and school sites. The organization of the department on June 30, 2015 was:

PLANNING AND CONSTRUCTION DEPARTMENT



ACTIVE PROJECTS

Active Projects

This section of the annual report provides an update on the status of the projects through June 30th that were active in the design or construction phase during 2014-15. Projects completed in prior years are listed in the next sections of this report. During 2014-15, 34 projects were certified by DSA and 2 projects were cancelled or voided by DSA.

BONITA VISTA HIGH SCHOOL

Artificial Track and Field – This project includes replacement of the grass practice football field and dirt track with a new artificial track and field. It also includes a new restroom/concession building, ticket booth, scoreboard, and metal home bleachers to replace the existing wood bleachers. Stadium lighting will be added for practices. Design work was completed and the project was approved by DSA on June 5, 2014. The project continued to be on hold during 2014-15 pending identification of funding. Architect: NTD Architecture, Inc.



BONITA VISTA MIDDLE SCHOOL

Modernization – The modernization work is being done in phases. Project 1 included non-DSA work (repainting, re-roofing the library, covering unused student lockers, and adding a storage container for the MPR) is complete. Project 2 bids includes HVAC for room IA3 (science), replacement of HVAC for the music building, restroom renovation at MPR, kitchen and cafeteria upgrades, renovating offices, and accessibility upgrades. The project was completed in 2014 and was certified by DSA on 3/4/15. Architect: IBI Group. Contractor: Fordyce Construction (8.66% change order rate). An accessible sink will also be installed in the room IA-5 to meet special education needs. Contractor: Bonita Pipeline.

CHULA VISTA HIGH SCHOOL

Title IX – This project includes relocating a portable classroom and converting it into a team room (similar to the Mar Vista High School Title IX project). Design work continued and the project will be submitted to DSA for approval in 2015-16. Architect: Roesling Nakamura Terada Architects.

FIRE ALARM UPGRADES

The fire alarm upgrades were comprehensive projects that brought 19 schools up to full compliance with current codes. This project included the following work:

- New fire alarm panels
- Additional smoke and heat detectors, strobes and horns
- Removal of older deactivated and unneeded devices

ACTIVE PROJECTS

- Upgrading systems to fully addressable devices where the system can identify the specific location of a smoke or heat detector when it goes off
- Upgrading to fully automatic systems that automatically notify the fire department
- Consolidation of multiple fire alarm panels to eliminate redundant equipment
- Correction of non-compliant wiring and labeling of fire alarm circuits

Group	Sites	A/E	Contractor	Status as of June 30, 2014
Group 1	CVM, HTH, MOH	Ruhnau Ruhnau Clarke	Time and Alarm Systems	CVM Certified by DSA on 6/27/14. HTH Certified by DSA on 8/28/14. MOH Certified by DSA on 8/28/14.
Group 2	SUH	BCA Architects	na	Work completed by maintenance. DSA project voided on 6/12/14.
	SOM	BCA Architects	HAR	Certified by DSA on 5/15/14.
	CVH	TMAD Taylor-Gaines	Time and Alarm Systems	Certified by DSA on 10/10/14.
Group 3	BVH, BVM, CPH, CPM, ELH, GJH, HTM, MVM, MOM, & PAH	Johnson Consulting Engineers	Time and Alarm Systems	BVH Certified by DSA on 12/8/14. BVM Certified by DSA on 1/3/15. CPH Certified by DSA on 12/8/14. CPM Certified by DSA on 12/5/14. ELH Certified by DSA on 11/25/14. GJH Certified by DSA on 1/23/15. HTM Certified by DSA on 1/23/15. MVM Certified by DSA on 1/23/15. MOM Certified by DSA on 1/23/15. PAH Certified by DSA on 1/14/15.
Group 4	MVH & SOH	LPA, Inc.	Standard Electronics	Complete and in the closeout process. 1.1% change order rate.

GRANGER JUNIOR HIGH SCHOOL

Health Clinic Upgrades – In order to expand operation hours from part-time to full-time, the Operation Samahan Clinic needs to add an office, utility room and upgrade electrical outlets and HVAC filtering. The project was designed, approved and bid. The project was completed in November 2014 and the ribbon cutting ceremony was held on November 12th. The project was certified by DSA on 1/22/15. Architect: Matalon Architecture & Planning. Contractor: Kinsman Construction, Inc. (5.6% change order rate).

HILLTOP HIGH SCHOOL

Artificial Track and Field – This project includes replacement of the grass practice football field and dirt track with a new artificial track and field. Design work was completed and the project was approved by DSA on July 31, 2014. The project continued to be on hold during 2014-15 pending identification of funding. Architect: NTD Architecture, Inc.



ACTIVE PROJECTS

MAR VISTA HIGH SCHOOL

Modernization Project 2 – The second phase of Prop O work was divided into two projects:

- **Building 600** – This project modernizes the special education portion of the 600 building including a 2 classrooms, teaching kitchen/workroom and hygiene room. The entire building receives a new roof and paint. Also included is a new accessible drop-off and path-of-travel to the building. Construction proceeded during most of 2014-15 with about 70 percent completion on June 30th. Architect: Platt Whitelaw Architects. Contractor: Whillock Contracting, Inc. (4.72% change order rate).



- **Electrical Upgrades** – This is a deferred maintenance project to upgrade the main electrical grounding system throughout the campus. The proximity to ocean and salinity of the soils has deteriorated the system. Construction began in November 2014 and was completed on May 1, 2015. Architect: Platt Whitelaw Architects. Contractor: Precision Electric Co. (8.05% change order rate).



MONTGOMERY HIGH SCHOOL

Existing Gym Structural Upgrades - The project consists of upgrades recommended in the seismic review that was completed to investigate cracking in the concrete walls. The cracks are cosmetic, but the review recommended upgrades to some structural systems to comply with current codes. Removal of the deteriorated entry canopy was accomplished as part of MOH Project 2. Construction began in June 2015 and was complete in August 2015. Engineer: Burkett & Wong. Contractor: Fordyce Construction (no change orders).

Title IX Upgrades - The original Title IX scope was for softball dugouts and replacement of the non-conforming baseball dugouts. Additional work required by Title IX includes new backstops, softball outfield fencing, storage for the softball and baseball fields, new field level concession stand and restrooms for softball, upgrading accessible routes to both fields and bleacher modifications for accessibility. The lack of utilities near the softball field increases the cost significantly. The design was finalized and the project was submitted to DSA in June 2015. Funding was not yet identified for construction.

ACTIVE PROJECTS

NATIONAL CITY MIDDLE SCHOOL

Modernization Project 2 – The project includes a new two-story building that is attached to Project 1 and utilizes the same elevator, demolition of the 200, 400 and 500 buildings, and creation of a new quad. There are 11 classrooms, a TV production classroom, an ASB classroom. Construction was completed in November 2014 with the exception of the parking lot and restoration of the physical education field after removal of the interim housing portables and the security residence. Certification by DSA was in process [The project was certified by DSA on 7/23/15. Architect: LPA, Inc. Lease-Leaseback Contractor: McCarthy Building Companies, Inc. (8.12% change order rate).



Modernization Project 2 Parking Lot – The parking lot project was removed from Project 2 and bid out as a separate project. Underground utility work and grading was complete. New concrete walks were poured, but some were rejected as not meeting the specifications and will be removed. The contractor is behind schedule. Construction started in January 2015 and was about 70 percent complete on June 30th. Architect: LPA, Inc. Contractor: Whillock Contracting, Inc. (no change orders).



Modernization Project 2 Field Restoration – The interim housing portables were removed. Just after turning over the portables to the lessor the restroom portable was set on fire by students (who were caught). The interim housing portable area was cleaned up and the security residence is in the process of being removed. After the site is cleared it will be surveyed in order to design the restoration of the PE fields.

PALOMAR HIGH SCHOOL

Modernization – Site staff turn-over resulted in changing priorities. This project will be further defined in 2015-16.

POWER PURCHASE AGREEMENT (PPA) (SOLAR PROJECTS)

PPA 1 – The first agreement was originally planned to provide over 5 megawatts of clean solar power on ten campuses. Roof conditions at most schools did not allow the intended roof mounted units and the project was reduced to the following six sites:

Site	DSA Certified on
Bonita Vista High	2/19/14
Castle Park High	2/19/14
Chula Vista High	4/21/14

Site	DSA Certified on
Otay Ranch High	4/21/14
Montgomery High	1/15/14
Southwest High	1/15/14

ACTIVE PROJECTS

PPA 2 – The second agreement expanded solar power to nearly 10 megawatts on nearly every comprehensive campus (except National City Middle and Montgomery Middle). The breaker problem at Bonita Vista Middle School was solved and construction was completed on all of the solar installations. The only incomplete work was accessible parking at Eastlake High School and troubleshooting some problems at the Eastlake High north parking lot installation.

Site	DSA Certified on
Bonita Vista Middle	7/22/15
Castle Park Middle	7/10/14
Chula Vista Middle	10/9/14
Eastlake High	tbd
EastLake Middle	10/9/14
Granger Junior High	6/30/15
Hilltop High	10/9/14
Hilltop Middle	5/11/15

Site	DSA Certified on
Mar Vista Academy (Middle)	Exempt from DSA
Mar Vista High	8/8/14
Olympian High	6/30/14
Otay Ranch High (Phase 2)	10/15/14
Rancho Del Rey Middle	2/26/15
San Ysidro High School	8/18/14
Sweetwater High School	8/18/14



SOUTHWEST HIGH SCHOOL

Title IX Upgrades – Restoration of the infield, a new outfield fence, an ADA path of travel, and installation of power to the field and home dugouts was completed in 13-14. Installation of the scoreboard began in July 2014, was completed in August and was certified by DSA on 1/28/15014. Engineer: Burkett & Wong. Contractor: California Facility Specialists, Inc. (no change orders). Planning for a mulit-sport team room is in progress.

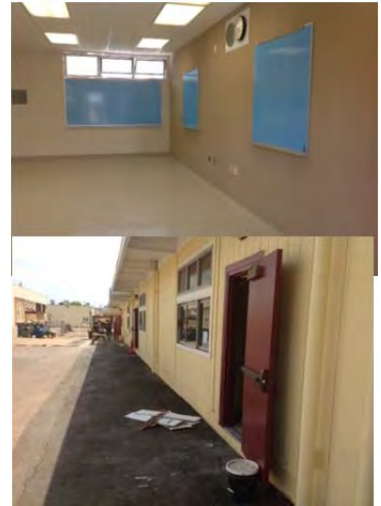


ACTIVE PROJECTS

SOUTHWEST MIDDLE SCHOOL

Modernization Project 1B, Increments 1, 2 and Project 1C – This second phase of Project 1 has been broken into increments. Take-over Architect: Roesling Nakamura Terada Architects.

- **Increment 1** includes renovation of 13 relocatable classrooms. Approved by DSA on 1/17/13. Work began in June 2013 and was complete in summer 2013. Contractor: APR Construction Inc. (9.75% change order rate)
- **Increment 2** includes conversion of old shops into state-of-the-art science classrooms. Construction started April 7, 2014 and was nearly complete in April 2014 when the District suspended work because of the apparent inability for the contractor to complete the project. Contractor: Whillock Construction (6.88% change order rate).



- **Project 1C** includes renovations of buildings for the music program, the after school program (upper pictures), and the auditorium (lower pictures). Construction started in May 2015 and completion is expected in December 2015. Contractor: M.A. Stevens (0% change order rate).



ACTIVE PROJECTS

SWEETWATER UNION HIGH SCHOOL

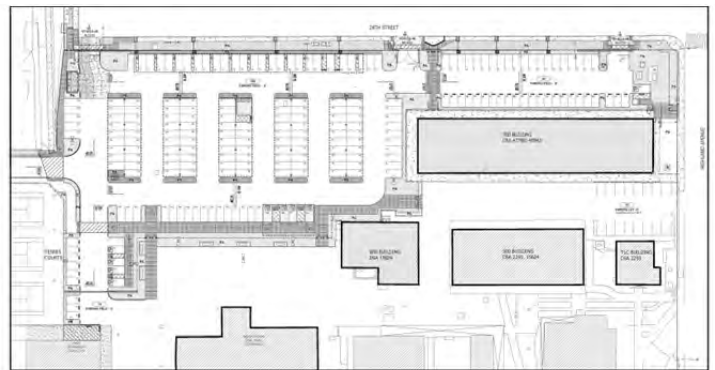
Modernization Project 1 – MPR

Dance/Wrestling Room – Interim housing for modernization project 1 converted the wrestling room into a computer lab. Rather than restore the former function the site requested converting another room to a multi-purpose dance/wrestling room for less cost. Wall mirrors were removed and a new floor and wall pads were installed. Mirrors/wrestling pads contractor: M.A. Stevens (no change orders). Floor contractor: Khavari Construction, Inc. (minus 7.5% change order rate).



Modernization Project 1 – Site Restoration and Parking Lot Improvements

– After removal of 21 portables from the campus, the site requires some restoration and renovation of the parking lot. The new lot will include accessible parking, improved drainage, and security fencing. Demolition of large concrete foundations under some of the portables is complete. Demolition of the old Welding Building was completed as well. Design was complete and submitted to DSA 30 March 18, 2014. DSA approval was obtained on October 15, 2014 and voided by DSA on November 13, 2014 because the architect was not licensed at the time of submittal to DSA. The architect renewed his license and the district is negotiating with the architect for resubmission. Architect: Reyes Architects, Inc. Foundation demolition contractor: APR Construction Inc. (minus 2.3% change order rate). Welding building demolition contractor: Anton's Service Inc. (no change orders).



REYES ARCHITECTS, INC. Enlarged Site Plan 2000 Highland Ave. National City, CA Friday, February 28, 2014



ACTIVE PROJECTS

Track & Field Concessions – As part of the track and field project the non-conforming concession stand was removed. Staff is exploring pre-fabricated options to reduce replacement cost.

Title IX – This project includes an upgraded softball practice field, accessible path of travel, scoreboard, power, new pitching and batting cages. The upgraded practice field is complete. Practice field contractor: Fordyce Construction (no change orders).



ADA Hygiene Restrooms – A non-conforming restroom/hygiene portable was removed when the portable classrooms were removed from the campus (overcrowded relief grant funding received from the State required removal of the portables). This project modernizes a restroom in the 700 building to meet special education needs. Schematic design is complete and the project will be submitted to DSA in 2014-15. The construction schedule will depend on DSA approval timelines.

TECHNOLOGY INFRASTRUCTURE

This project included upgrading cabling, installing uninterrupted power supplies (UPS) and upgraded data communication equipment. The project was nearly complete in June 2015. UPS contractor: Computer Protection Technology, Inc. (no change orders) Equipment contractor: Nexus IS, Inc. (1.50% change order rate). Cabling contractor: Standard Electronics (7.85% change order rate).

LEGAL ISSUES

The district is defending itself against a number of claims by contractors.

HAR Construction Inc. v. Sweetwater Union High School District – The District terminated HAR Construction for cause on both Southwest Middle School Prop O Project 1 and Southwest High School Prop O Project 1. HAR Construction has filed a claim against the district and mediation is in progress.

Bank of Sacramento v. HAR Construction, Inc. – The escrow company both of the HAR projects filed a suit and deposited the escrow account with the court rather than remitting the escrow proceeds to either HAR or the District. Disposition of the escrow funds has not been determined yet.

Swinerton Builders v. Sweetwater Union High School District – On Montgomery High School Prop O Project 1 the district withheld payment to the contractor of unused allowances. The contractor sued and the claim was settled out of court.

San Diegans for Open Government v. Sweetwater Union High School District – This suit alleges that there was a conflict of interest between members of the Board of Trustees and various Prop O consultants and contractors. The district is an active participant in the case.

COMPLETED MAJOR PROJECTS

Completed Major Projects

The first round of Proposition O projects modernized ten campuses. The major projects that are complete and occupied are listed here. Some project may still be going through the certification process through the Division of State Architect (DSA) and this close-out process can be lengthy. The smaller projects such as interim housing are summarized in the next section.

CHULA VISTA HIGH SCHOOL

Modernization Project 1 - A new 25,000 square foot multi-purpose building was built to accommodate the creative arts program at CVH. The 680-seat auditorium is the largest south of Highway 54. A new 5,735 square foot library was also built and the gymnasium, boys' locker room and girls' locker room were updated and modernized. The project was complete in 2010 and certified by DSA on 4/25/12. Architect: BCA. Lease-Leaseback. Contractor: Turner Construction Company.

COMPLETED DECEMBER 2010



COMPLETED SEPTEMBER 2010



CHULA VISTA MIDDLE SCHOOL

Modernization - Both a classroom facility and a cafeteria were built as part of Chula Vista Middle School's renovation. The one-story classroom building is over 10,000 square feet. Additionally, a brand new 3,500 square foot, one-story cafeteria building was constructed. The project was complete in 2010 and certified by DSA on 8/27/13. Architect: Ruhnau Ruhnau Clarke. Contractor: Edge Construction.

Portable Relocation and Renovation - As part of the modernization project, six portables were relocated to provide better physical education facilities. Renovation of the portables to provide better classroom space was completed in late 2012 and the facility was open for school following the winter break. The project was certified by DSA on 8/28/13. Architect: Ruhnau Ruhnau Clarke. Contractor: G.A. Dominguez.

HILLTOP HIGH SCHOOL

COMPLETED MAJOR PROJECTS

Modernization Project 1 – The project included a new two-story 16,147 square foot classroom facility, a new 5,896 square foot shop/industrial technology facility housing a photo lab and wood shop and replacement of four major classroom buildings (including science labs) (8,690 square feet). The project was complete in 2011 and certified by DSA on 6/25/13. Architect: Ruhnau Ruhnau Clarke. Contractor: Pacific Building Group



COMPLETED JULY 2011

Title IX Field and Restroom – While restoring the softball field, after removal of the temporary portables, new dugouts were constructed and field renovation occurred to make the field compliant with Title IX requirements. The field was completed in March 2012 and the associated restroom building replacement (required by DSA) was completed in March 2013 and certified by DSA on 4/1/14. Architect: Ruhnau Ruhnau Clarke. Contractor: Western Rim Constructors, Inc.

COMPLETED MARCH 2011



MAR VISTA HIGH SCHOOL

Interim Housing – The installation of temporary portables was complete in 2009 and certified by DSA on 10/27/09. Architect: LPA, Inc. Contractor: GEM Industrial.

Modernization Project 1 – The project included a new 4,452 square foot building that functions as a food sales area, provides a meeting place for the Associated Student Body, and contains a storage space as well. The administration building was upgraded into a 9,836 square foot space, allowing faculty and staff a better opportunity to service the students' needs in a much improved environment. Also, the 2,200 square foot parent center building was modernized. The project was certified by DSA on 4/30/14. Architect: LPA, Inc. Contractor: The Augustine Company.



COMPLETED MARCH 2013

Title IX Field and Restroom – Construction of a new team room, dugouts, backstop, and fencing for the girls' softball team was completed in March 2013 in time for the start of the softball season. The project was certified by DSA on 4/17/14. Architect: Roesling Nakamura Terada Architects. Contractor: Nuera Contracting and Consulting LP.

COMPLETED MAJOR PROJECTS

MONTGOMERY HIGH SCHOOL

Modernization Project 1 – The project included a new two-story classroom and library complex (19,226 square feet) that houses the state-of-the-art Joseph C. Torres Library and Media Center honoring the first Latino principal of the school. A 9,890 square foot building was modernized with updated music, computer lab, classroom and wood shop facilities. The old library was converted to a 4,964 square foot learning center. A new synthetic track and field was dedicated to Al Prazak, a beloved former football coach, and is enjoyed by the students as well as the community and fans. The

original contractor could not finish the project and was terminated. The project was certified by DSA on 6/11/13.

Architect: Ruhnau Ruhnau Clarke. Track and Field Contractor: Byrom-Davey, Inc. Take-over lease-leaseback Contractor: Swinerton Builders.

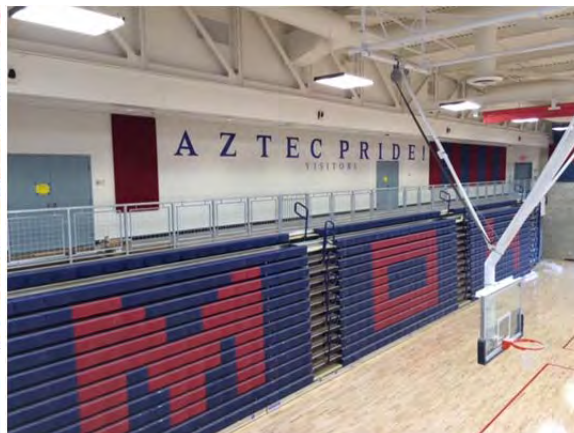


COMPLETED JUNE 2010



COMPLETED AUGUST 2011

Modernization Project 2 – The new 18,450 square foot two-story classroom/office building and new 51,280 square foot Gymnasium were occupied in July 2014. The classroom/office building includes state of the art instructional technology classrooms, new special education facilities, a new science laboratory and new main offices for the school. The Gymnasium houses physical education support areas including: three athletic courts, a classroom, weight room, multipurpose room, locker rooms, and storage. Additional work included: demolition of existing buildings (the 800 building and portables 609, 610, 1100 and 1500 and removal of the security residence), upgrades to two science labs and the woodshop, resurfacing of the student parking lot, installation of permanent dining shade structures for approximately 300 students, improvements to the tennis courts, softball field, and baseball field, a new plaza adjacent to the gymnasium that provides a grand entrance to the stadium, and landscaping enhancements along the south classrooms. This project was constructed through an agreement with the K-12 Public School Districts and Community Colleges Facility Authority (FAC JPA) administered by the San Diego County Office of Education. The shade structure portion of the project was certified by DSA on 3/25/14. The modernization of classrooms and demolition of the 800 building was certified by DSA on 11/21/14. The new buildings were certified by DSA on 12/10/14. The design-build team is Zagrodnik + Thomas Architects and Soltek Pacific Construction (0.3% change order rate).



COMPLETED JULY 2014

COMPLETED MAJOR PROJECTS

MONTGOMERY MIDDLE SCHOOL

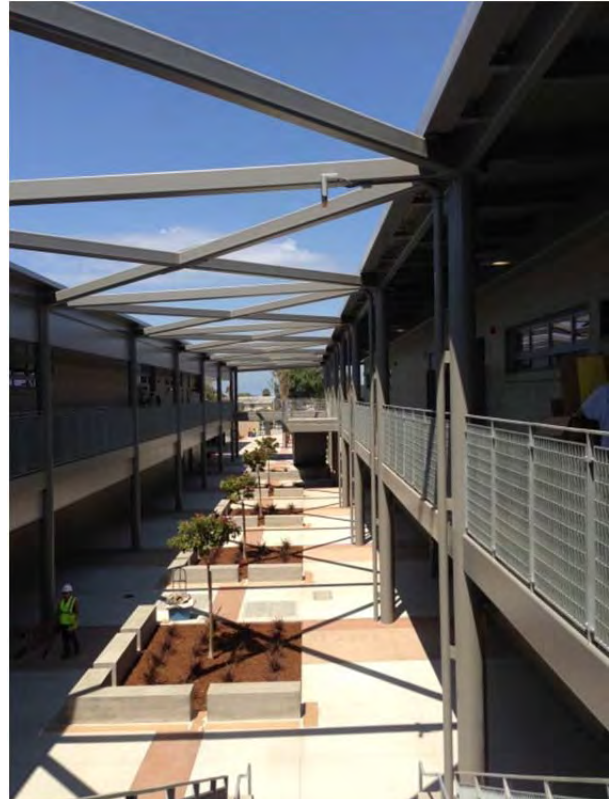
Modernization Project 1 - This tenth major campus improvement was added to the first nine after structural issues were discovered in the overhangs and roofs of Buildings 200 and 300. Those buildings were closed and demolished and interim housing portables were installed.

The project includes a new two-story building with 18 classrooms and single-story buildings containing a library, counseling center, food service area, covered eating area, stage, and parking improvements. The project was designed to meet LEED platinum requirements, the highest level of sustainability. The project features the first installation of a “displacement ventilation” HVAC system in the District that is quieter than typical systems and should provide greater comfort. Substantial completion was on July 23, 2013 and the notice of completion was 10/24/14. The project was certified by DSA on 12/10/14. Architect: LPA, Inc. Lease-leaseback Contractor: Balfour Beatty, Inc. (0.4 % change order rate).



NATIONAL CITY MIDDLE SCHOOL

Modernization Project 1 – This project included a new 17,734 square foot two-story classroom building that included a new food service area and covered lunch shelter. Special education classrooms are included in the project. The new elevator will also serve the 2-story classroom building constructed as Project 2. Was occupied in July 2012 and certified by DSA on 5/15/14. Architect: LPA, Inc. Contractor: RC Construction Services Inc. (9.85% change order rate).



COMPLETED JULY 2013



COMPLETED JUNE 2012

COMPLETED MAJOR PROJECTS

SOUTHWEST HIGH SCHOOL

Modernization Project 1 – This project included a new 29,231 square foot two-story classroom building including classrooms, science labs, an ASB room and media production room. New shade structures for the lunch areas were built. Pictured is the ribbon cutting ceremony. The original contractor was terminated and construction resumed in January 2012 and was completed in time for school in July 2012. The portable removal project is also complete, including turf restoration in the area formerly occupied by the portable buildings. The original contractor, HAR, was terminated on June 21, 2011 and the project was completed by a different contractor. The project was certified by DSA on 8/23/13. Architect: LPA, Inc. Take-over Contractor: Soltek Pacific Construction (2.75% change order rate).



COMPLETED JULY 2012

SOUTHWEST MIDDLE SCHOOL

Modernization Project 1 - A new one-story, 8,690 square foot classroom building replaced an old building and houses new classrooms and an ASB room. About 20,695 square feet of existing buildings were modernized and include administration, library, physical education space and storage. The new entrance and lobby to the school enhances the sense of community at the site. The original contractor, HAR, was terminated on June 21, 2011 and the project was completed under a number of separate contracts. Occupancy occurred in July 2012. Architect: BCA. Take-over Contractor: GEM Industrial (9.94% change order rate).



COMPLETED JULY 2012

COMPLETED MAJOR PROJECTS

SWEETWATER UNION HIGH SCHOOL

Modernization Project 1 - A landmark three-story, 86,360 square foot building was constructed to replace the aging administration and classroom building and theater building. The new building is home to new classrooms, a contemporary library, administration, counseling center, health clinic and the new Laura R. Charles Theatre. It provides a signature entrance to the school and a landmark for National City. The project was completed in 2012 and certified by DSA on 12/3/13. Architect BCA. Contractor: Sundt Construction Inc. (2.72% change order rate).

COMPLETED JULY 2012



Modernization Project 1 - Welding Building – Part of the modernization project included a new Welding Academy building funded in part by Career Technical Education grants from the State of California. The new, one-story welding building provides a workshop and

classroom space gives students the opportunity to learn highly sought welding skills which can lead to various career options upon graduating high school. This facility will feature state-of-the-art technology that will equip our students with tools and job skills required in fabrication, construction, maintenance, apprenticeship and other metal working industries.



- **Welding Building** – Most of the project was constructed in 2012-13; however, design errors led to delays and incomplete work that required a new bid package to complete the work. The architect was terminated. Architect: BCA. Contractor: Grahovac Construction Co. Inc. (9.99% change order rate).

- **Welding Building 2** – A completion bid package was created by a new architect. Construction and corrections occurred throughout 2013-14 and the project was occupied by summer classes on June 16, 2014. A ribbon cutting ceremony occurred in September 2014. Take-over Architect: Reyes Architects, Inc. Contractors: APR Construction, Inc (9.75% change order rate) and Farnum Elec. (no change orders).



COMPLETED MAJOR PROJECTS

Track and Field – With partial funding from the NFL (through the San Diego Chargers) and Community Block Development Grant Funding from the City of National City, a new artificial track and field is being constructed. The existing track was not level (one side was two feet higher than the other) and the improved facility will be a great community and school asset. The field was completed in time for the football season and the ribbon cutting ceremony was held on 10/11/13 at the first home game. The field may or may not have contributed to the winning season for the SUHI Red Devils. The project was certified by DSA on 2/12/15. Architect: Roesling Nakamura Terada Architects. Contractor: Byrom-Davey, Inc. (4.89% change order rate).



COMPLETED SMALL PROJECTS

Completed Small Projects

Part of the first round of Proposition O projects included small projects, such as interim housing, to support the major projects, as well as individual small projects such as the Granger Jr. High Health Clinic. Closing out the remaining Proposition BB projects is also included in the Proposition O bond program. The small projects that are complete and occupied are listed here. Some projects may still be going through the certification process with the Division of State Architect (DSA) and this close-out process can be lengthy. The smaller projects such as interim housing are summarized in the next section.

Prop O Small Projects

Site	Project	Architect/Contractor	Completed	DSA Certification
BVH	Gym Bleacher Replacement	Ruhnau Ruhnau Clarke/ Fordyce Construction, Inc	2009	Certified on 10/28/09
BVM	HVAC project	Bender Dean Engineering/ M.A. Stevens	2014	Certified on 5/12/14
CPH	Title IX Team Room Portables	Lord Architectur/GEM Industrial	2013	Certified on 4/17/14
CPH	Title IX Dugouts	Lord Architecture/Fordyce Construction	2013	Certified on 9/5/14
CVH	Stadium Repairs	BCA/ Turner Construction	2009	Certified on 5/29/09
CVH	Interim Housing	BCA/ Turner Construction	2009	Close w/o 7/21/11
CVH	ORG Portable Removal and Parking	Reyes Architects, Inc./ Whillock Contracting, Inc.	April 2013	na
CVH	Upgrades to 6 Classrooms in the 100 Building	Reyes Architects, Inc./Grahovic Construction Co. Inc.	2013	na
CVH	Upgrades to classrooms in the 100 and 500 Buildings	RNT/M.A. Stevens	2014	na
CVH	Title IX Backstops and fencing	Reyes Architects, Inc./Grahovic Construction Co. Inc.	2014	na
GJH	Health Center	Ruhnau Ruhnau Clarke/ Fordyce Construction, Inc	2010	Certified on 2/24/11
HTH	Gym Bleacher Replacement	Ruhnau Ruhnau Clarke/ Precise CM	2008	Certified on 10/28/08
HTH	Interim Housing (Removed)	Ruhnau Ruhnau Clarke/ Fordyce Construction, Inc	2009	Closed on 3/10/14
HTH	Interim Housing Removal	Ruhnau Ruhnau Clarke/ GEM Industrial	2013	Certified on 8/7/13
MOH	Field Scoreboard	Ruhnau Ruhnau Clarke/ Byrom- Davey, Inc.	2012	Certified on 10/14/13
MOH	Interim Housing	Ruhnau Ruhnau Clarke/ Symbolic	2009	Certified on 10/27/09

COMPLETED SMALL PROJECTS

MOH	Interim Housing Removal & Basketball Courts	Ruhnau Ruhnau Clarke/ AEL Construction	2011	Certified on 4/29/13
MOM	Interim Housing	LPA, Inc./ Symbolic	2010	Certified on 8/10/10
MOM	Interim Housing Restroom	LPA, Inc./ G.A. Dominguez	2011	Certified on 7/15/11
MOM	Interim Housing Library	LPA, Inc./ Balfour Beatty	2012	Certified on 8/17/12
MVH	Interim Housing	LPA, Inc./ GEM Industrial	2009	Certified on 2/24/11
NCM	Interim Housing	LPA, Inc./ Haley Construction Services, Inc.	2009	Certified on 2/22/10
SOM	Interim Housing	BCA/ Sturgeon	2009	Certified on 7/28/11
SOM	Site Improvements	BCA/ 3D Enterprises	2011	NOC 12/12/11
SOM	Misc. Improvements	BCA/ Grahovac Construction Co. Inc.	2011	NOC 8/31/11
SOM	Field Renovation	Lightfoot/ 3D Enterprises	2012	NOC 8/15/12
SUH	Stadium Repairs	BCA/ Slater Waterproofing	2009	Certified on 5/29/09
SUH	Interim Housing	BCA/ Sundt Construction	2009	Certified on 7/21/11

CONTACT INFORMATION

Contact Information

Because CBOC membership and district staff changes over time, please check the Prop O website at <http://buildingpropo.sweetwaterschools.org/> for up-to-date contact information for the chair of the CBOC, as well as for staff who support the committee. The chair of the CBOC may be contacted directly at cboc@sweetwaterschools.org

