

Nick Marinovich
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February 19, 2015

To: President Frank Tarantino
Board Member Nick Segura
Board Member Kevin J. Pike
Board Member Paula Hall
Board Member Arturo Solis

Dear President Tarantino:

Greetings. Thank you for the opportunity to submit the monthly Bond Oversight Chair Report. Since the last Board meeting, there have been the following developments:

1. Site Tour of the National City Middle School Employee Parking Lot. As you recall, there was a discussion of the construction contract for the National City Middle School Parking lot at the last Board meeting. A tour of the project was conducted by District staff on January 30 and attended by Trustee Pike, the Chair, and Citizen's Bond Oversight Committee (CBOC) Member Ditas Yamane. Staff explained some of the cost factors of the project and its history. Staff indicated secure employee parking was an issue for this campus.

2. Facilities Subcommittee. Some of the same issues and projects facing the Bond Oversight Committee are also discussed at the newly constituted Facilities Subcommittee. The Board should be commended for instituting this Subcommittee. The Chair attended this meeting held on February 3 and participated in Public Testimony. I raised the concern that the written backup for the Agenda was not released until the meeting (see attached material).

Options for Project Priorities were presented by staff along with potential new projects such as replacement of non-conforming concession stands at Castle Park and Sweetwater High Schools. Enrollment projections were presented and discussed.

Topics of discussion included: 1) reviewing project priority setting 2) analysis of life cycle costs in project decisions 3) accounting of expenditures to date and remaining projects to be completed 4) future potential new debt if assessed value growth is sufficient 5) the significant costs of Title IX athletic improvements. Based upon the overlap between the issues and projects of the Facilities Subcommittee and the CBOC, the Chair or a representative of the CBOC will attempt to attend future meetings.

On February 11, 2015 there was a CBOC meeting held at National City Middle School. The following are the highlights of this meeting:

3. CBOC Site Tour. There was a tour conducted by staff of the National City Middle School Campus. Trustee Hall attended the meeting. The New Classroom buildings as well as older facilities were inspected. The Tour also included a review of the Employee Parking lot now under construction.

4. National City Middle School Employee Parking Lot. There was considerable discussion regarding the National City Middle School Employee Parking lot. A special Ad Hoc Subcommittee (Marinovich, Yamane, Carriedo) was formed to discuss and formulate advice to the CBOC and Board. Both Ditas Yamane and Robert Carriedo live or have lived in National City.

The following information is provided to you as background prior to outlining our discussion and recommendations:

- District Actions Prior to January 26, 2015 Board Meeting. The National City Middle School Project contract with the lease leaseback contractor (McCarthy) had an "Allowance" of \$170,000 for an employee parking lot. This project component was not fully costed out but planned for the project. As the overall project proceeded the District requested a more refined cost estimate from the contractor McCarthy and staff felt the proposed cost provided by McCarthy was too high.

The cumulative change orders on the contract when coupled with the cost of the parking lot with the current contractor would have put the effort above the 10% statutory limit on change orders. In short the new bid was sought because it was thought to be less expensive and would have to be done anyway as a result of being above statutory thresholds.

The project was redesigned during the first half of 2014 and submitted to the Department of State Architect for approval on March 11, 2014. The Plans were approved by DSA on July 1, 2014.

The project went out to bid on October 10, 2014 with bids opened on November 13, 2014. The Board approved a ratification of a contract for design of the parking lot on November 30, 2014. On December 18, 2014 the Board approved a change order with McCarthy deleting the allowance for the parking lot. (See attached email from Paul Woods to the CBOC for more details on this project)

- Project Information. The National City Employee Parking Lot is not a "simple" project of an asphalt parking lot and striping of parking spaces. There are challenging soil conditions, lighting, fencing, landscaping, and security improvements. The total identifiable cost of the project is \$577,045 (construction contract: \$511,236, design contract amendment: \$7,800, testing: \$6,905, and inspection: \$51,104) for 22 parking spaces (\$26,229 per space).

The employee parking lot was not outlined in the ballot measure projects for this school (e.g. construct new classroom buildings was listed). However there is general introductory language in the bond measure that lists security improvements as one of the measures to be funded by Proposition O.

- Board Action and Discussion. On January 26, 2015 Board meeting there was approval of ratification of a construction contract with Whillock Contracting Inc. in the

amount of \$511,236 for the employee parking lot. There was considerable discussion at the Board on the need for ratification of such a contract and in essence why this project was not brought to the attention of the Board earlier.

- **CBOC Discussion and Recommendations.** The CBOC and its Subcommittee also had concerns about how such a large project went so far into the process before being asked for approval of contracts. ***Our feeling is that there needs to be improved policies and procedures for identifying early on the project needs so there can be a full discussion of priorities before final decisions and funding is identified. The process would include a cost/benefit analysis. There was also mention of some type of early warning or “tickler” system for potential projects so that any priority or policy issues can be dealt with early on. Our discussion at the CBOC was consistent with the some of the issues expressed at the Facilities Subcommittee.***

The National City Middle School Employee Parking Lot is a microcosm of an issue this CBOC has had with this District i.e. the need for open, transparent, and frequent communication regarding issues with the Program. There has been improvements in this transparency effort over the past few years. For instance, we now get pending Board actions at our CBOC meeting. Staff does make a concerted effort to update the web site. As with any large organization there is always room for improvement.

5. Filling of Vacant CBOC Member Positions. The CBOC has two vacant positions (Community Member at Large, Senior Representative) for our nine-person panel. The CBOC's position is that it is the Board of Trustees/District prerogative not ours to dictate the process for selection of new members and left it up to Human Resources to handle this effort. Human Resources is now advertising and soliciting applications for committee membership. Realistically, the positions will probably not be filled until the April 27, 2015 Board meeting.

The CBOC has been happy with the process used by Human Resources (HR) which is as follows: 1) Advertisement and notice is given of open positions to a variety of venues (e.g. letters to Site Councils) 2) HR screens applicants for minimum qualifications (e.g. a parent with a student) 3) Interviews are conducted with a panel of CBOC members, District staff, and other non-District staff (e.g. employee of another School District). 4) This Evaluation Committee recommends persons for selection to the Superintendent.

6. Selection of a Performance Auditor. Staff revealed an evaluation committee had recommended Moss Adams to be selected as the Performance Audit firm. The CBOC supports this selection and was pleased with the selection process. Staff should be commended for its work on this effort. Of particular significance was Moss Adams' experience in construction methods.

With that being said, the Performance Auditor has a challenge to meet the statutory deadline of having a Performance Audit to the CBOC by March 31, 2015. The CBOC will do what it can to be accessible and available to participate in the process and review material. Per the CBOC's recommendation and inclusion by staff in the Scope of Work, there will be a significant review of change orders and project delivery methods.

7. Bond Project and Financial Updates. As is typical for our meeting we heard progress and financial reports on a number of projects. Some of the highlights are as follows:

Expenses and Change Orders.

Year	Expenses	Change Orders
2013	\$35,545,888	32
2014	\$39,926,843	56

Source: Prop O Project Financial Summary February 11, 2015

Through January 2015 the total change order rate was 4.55% for Proposition O Projects.

Sweetwater Union High Track and Field Projects. There is a proposed new Concession Stand to replace a non-conforming building at for an estimated cost of around \$250,000. Design and construction will take about six months with bidding and construction also lasting about six months. Completion is expected in spring 2016 depending on the Department of State Architect approval timelines.

Significant Title IX Upgrades are planned at Sweetwater High as well. These include ADA accessible path of travel, scoreboard, new pitching and batting cage and practice field upgrades. The practice field upgrades are out to bid and expected to be completed in May.

Technology Infrastructure. Wireless access cabling and installation of data communication equipment has been substantially completed at 11 high schools. Palomar, Southwest and Sweetwater should be complete by March. The remaining Middle Schools (Bonita Vista, Chula Vista, Montgomery, Castle Park and Rancho Del Rey) should be complete by the end of June.


8. Long Range Master Plan. Staff is moving ahead expeditiously with the anticipated approval of the master plan in the near future. There was mention of a possible new bond issue this year in the neighborhood of \$200-250 million depending on how much Assessed Value increases this Fiscal Year.

Clearly the Master Plan will have a major impact on future spending decisions for this District. The CBOC wants to provide significant input into this process and over the next several months there will be individual CBOC Subcommittees dealing with specific subcomponents (Educational adequacy, strategic planning, information technology, facility condition, cost). Our CBOC must have meaningful input into the priority setting process for future expenditures.

9. California League of Bond Oversight Committees (Calboc) Meetings. The Chair will be attending two days of Calboc meetings in Sacramento February 20 and 21. This will include a Saturday presentation of Calboc Best Practices and methods to reduce school construction costs. The Saturday meeting will be held at the Natomas Unified School District Offices. If time permits and it is the Board's desire, I can provide you with a quick verbal update at the Board meeting.

If you have any questions please feel free to contact me or ask questions at the Board meeting.

Sincerely,



Nick Marinovich, Chair

Sweetwater Citizen's Bond Oversight Committee



Thomas J. Calhoun CCM, LEED AP
Chief Facilities Executive

Office of the Chief Facilities Executive

1130 Fifth Avenue • Chula Vista, California 91911-2896
(619) 585-6060 • FAX (619) 420-0339

MEMORANDUM

DATE: February 3, 2015
TO: Board Facilities Subcommittee, Mrs. Hall & Mr. Pike
FROM: Thomas J. Calhoun, Chief Facilities Executive
RE: **LONG RANGE FACILITIES MASTER PLAN**

We would like to discuss the prioritization process for developing projects at our existing schools. As we discussed briefly at the Board Workshop on January 12, 2015, there are several categories of work at each school that needs to be considered. The following is a listing of those proposed priorities at Hilltop MS and Mar Vista HS. We will use these two schools as examples.

- Hilltop MS:
 - Priority 1 projects are roofing projects
 - Priority 2 projects cover fire alarm, window/door replacements, heating/cooling, power distribution, lighting
 - Priority 3 projects include, canopy roofing, plumbing fixtures, flood lighting, interior sliding doors
 - Priority 4 projects include lighting fixtures, more plumbing fixtures, fences and gates, site distribution system, exhaust air, casework
 - Priority 5 projects include exterior wall system, drywall, acoustical ceiling, painting
- Mar Vista HS:
 - Priority 1 projects are also roofing projects
 - Priority 2 projects include Fire/Life Safety, electrical, mechanical, exterior doors/windows, roofing components,
 - Priority 3 projects cover parking lot lighting, canopy roofing, site concrete, flood lighting, specialty flooring
 - Priority 4 projects fences and gates, light fixtures, flood lighting, plumbing fixtures, exhaust air
 - Priority 5 projects include exterior wall veneer, plaster/gypsum wall and acoustical ceiling

We will discuss the potential project development process to program the work and begin the approval process with community input prior to presenting projects to the Board for adoption. This would set the priorities for the next bond sale which is anticipated to be approximately \$200 million that may be available in fall 2015 depending on the assessed value recovery. This session tonight will be one of several that we will have over the next few months to develop the project list. Once funding is identified, projects can begin the design process within the approved budget for construction.

TJC:cm

The Sweetwater Union High School District will fulfill the promise of 100% student success.

Sweetwater Union High School District programs and activities shall be free from discrimination based on gender, sex, race, color, religion, ancestry, national origin, ethnic group identification, marital or parental status, physical or mental disability, sexual orientation or the perception of one or more of such characteristics.

SUHSD Board Policy 0410.

Num	Campus Name	Const. Year	Total Area	Facility Condition, Educational Adequacy, and Technology Readiness Cost	Total Replacement Cost	Facility Condition Score	10 Year Life Cycle
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High Schools

PAH	Palomar High School (PAH)	1978	27,925	\$ 3,868,524	\$ 12,986,521	70.2%	\$ 898,644
BVH	Bonita Vista High School (BVH)	1966	168,517	\$ 22,600,151	\$ 78,368,829	71.2%	\$ 14,204,513
MVH	Mar Vista High School (MVH)	1952	192,155	\$ 23,645,384	\$ 89,361,680	73.5%	\$ 17,522,431
MOH	Montgomery High School (MOH)	1971	141,663	\$ 16,750,976	\$ 65,880,376	74.6%	\$ 11,764,635
SOH	Southwest High School (SOH)	1975	179,625	\$ 20,266,525	\$ 83,534,604	75.7%	\$ 14,066,759
CVH	Chula Vista High School (CVH)	1950	279,919	\$ 29,858,878	\$ 130,176,329	77.1%	\$ 17,103,847
CPH	Castle Park High School (CPH)	1963	153,787	\$ 14,958,446	\$ 71,518,643	79.1%	\$ 14,470,436
SUH	Sweetwater High School (SUH)	1921	258,934	\$ 24,848,625	\$ 120,417,252	79.4%	\$ 14,701,455
HTH	Hilltop High School (HTH)	1959	186,060	\$ 17,783,860	\$ 86,527,202	79.4%	\$ 37,018,599
ELH	Eastlake High School (ELH)	1992	247,022	\$ 18,870,773	\$ 114,877,579	83.6%	\$ 9,793,881
ORH	Otay Ranch High School (ORH)	2003	230,654	\$ 15,285,776	\$ 107,265,641	85.7%	\$ 23,821,423
OSH	Olympian High School (OSH)	2006	218,513	\$ 12,364,713	\$ 101,619,467	87.8%	\$ 23,592,410
SYH	San Ysidro High School (SYH)	2002	254,948	\$ 12,341,293	\$ 118,563,566	89.6%	\$ 36,957,254
Sub Total			2,539,722	\$ 233,443,923	\$ 1,181,097,687	80.2%	\$ 235,916,287

Middle Schools

HTM	Hilltop Middle School (HTM)	1959	94,771	\$ 21,810,126	\$ 44,073,253	50.5%	\$ 6,068,120
MVM	Mar Vista Middle School (MVM)	1961	96,664	\$ 14,474,319	\$ 44,953,592	67.8%	\$ 8,163,961
BVM	Bonita Vista Middle School (BVM)	1968	95,384	\$ 13,321,004	\$ 44,358,329	70.0%	\$ 10,672,154
CPM	Castle Park Middle School (CPM)	1955	103,718	\$ 14,181,868	\$ 48,234,054	70.6%	\$ 5,593,634
GJH	Granger Junior High School (GJH)	1956	89,510	\$ 11,659,974	\$ 41,626,625	72.0%	\$ 4,349,037
NCM	National City Middle School (NCM)	1929	76,286	\$ 7,389,883	\$ 35,476,803	79.2%	\$ 3,242,544
MOM	Montgomery Middle School (MOM)	1972	102,826	\$ 9,742,386	\$ 47,819,230	79.6%	\$ 7,052,311
CVM	Chula Vista Middle School (CVM)	1929	110,376	\$ 9,516,661	\$ 51,330,357	81.5%	\$ 3,809,117
ELM	Eastlake Middle School (ELM)	2003	115,406	\$ 8,568,971	\$ 53,669,559	84.0%	\$ 14,370,248

Num	Campus Name	Const. Year	Total Area	Facility Condition, Educational Adequacy, and Technology Readiness Cost	Total Replacement Cost	Facility Condition Score	10 Year Life Cycle
SOM	Southwest Middle School (SOM)	1929	82,787	\$ 5,064,981	\$ 38,500,094	86.8%	\$ 4,320,355
RDM	Rancho del Rey Middle School (RDM)	1998	122,961	\$ 5,967,749	\$ 57,183,012	89.6%	\$ 11,722,985
Sub Total			1,090,689	\$ 121,697,922	\$ 507,224,907	76.0%	\$ 79,364,466
Adult Schools							
IBA	Imperial Beach Adult	1997	7,388	\$ 1,289,744	\$ 3,435,789	62.5%	\$ 136,668
CVA	Chula Vista Adult School (CVA)	1974	75,355	\$ 10,922,615	\$ 35,043,842	68.8%	\$ 4,674,614
NCA	National City Adult School (NCA)	2005	73,531	\$ 10,497,629	\$ 34,195,592	69.3%	\$ 2,045,685
SYS	San Ysidro Adult (SYS)	1988	27,662	\$ 3,574,431	\$ 12,864,213	72.2%	\$ 3,596,722
MOA	Montgomery Adult School (MOA)	1998	19,960	\$ 2,333,263	\$ 9,282,398	74.9%	\$ 904,359
Sub Total			203,896	\$ 28,617,681	\$ 94,821,834	69.8%	\$ 11,358,048
Totals			3,834,307	383,759,526	1,783,144,428	78.5%	\$ 326,638,801

Facilities Priorities

CFFP for FEBRUARY 2015

- a Health & Safety
- b Legal & Code Compliance (ADA, Title IX, non-conforming facilities)
- c High Priority Projects

1. Prop O Program Budget Adjustments

BVM modernization	budget reduction	(\$100,000)
HTM fans	budget reduction	(\$41,153)
Fire Alarm 3	budget reduction	(\$40,000)
Fire Alarm 4	budget reduction	(\$100,000)
CVH Prop BB Growth	project is closed	(\$1,000)
SOH Prop BB Project 1B	project is closed	(\$942)
Contingency Adjustment	changes to 4.4%	(\$128,905)
Contingency Augmentation from Fund 35	changes to 5.0%	\$134,000
Prop O Budget Administrative Changes		
SOM P1	Reduction in QEIA Funding that did not materialize. Prop O budget reduction of \$412,000	(\$412,000)
SOM P1	Replace QEIA funding with Prop O funding	\$412,000
b SUH Title IX - ADA path of travel, scoreboard, power, batting cage	From current SUH budget	\$0
b SUH Concessions - renovate existing buildings at stadium	From current SUH budget	\$0
SYH HS BB 1A	moved to CFFP Category 3 as SYH P2 CTE project which was funded by CFD and SFP. Total Prop O budget reduced by \$25,000	(\$25,000)
Total Prop O Program Budget Adjustments		(\$303,000)

2. CFD Project Program Budget Adjustments

b ELH Restroom Portable - certification	Restroom building is a trailer and must be removed. The \$120,000 replacement project will be funded under the Rehabilitation/Deferred Maintenance	(\$1,000)
SYH P2 CTE	Actual budget is now reflected on the CFFP	\$1,012,141
SYH P2 CTE	Project is now closed	(\$8,586)
Contingency Adjustment		\$9,586
Total CFD Program Budget Adjustments		\$1,012,141

3. Other Planning Project Program Budget Adjustments

GJH Prop BB 1A - Fund 35 portion of project	Project is closed	(\$128,573)
MOM Prop BB 1A - Fund 35 portion of project	Project is closed	(\$863,702)
Transfer to Prop O for contingency		\$134,000
a SUH Food Service Facilities - convert classroom portable to food service	increase budget to \$550,000	\$350,000
a SOH Portable Rehab - Roofing, windows, flooring, mold and water intrusion	new project	\$200,000
b CPM ADA Hygiene Room - renovate existing restroom portable	new project	\$200,000
b MOA Non-Conforming Trailer - replace with a relocatable building	new project	\$120,000
Total Other Planning Project Program Budget Adjustments		\$11,725

Un-funded Facilities Needs

Facilities Priorities (excludes CFD funded projects)

- a Health & Safety
- b Legal & Code Compliance (ADA, Title IX, non-conforming facilities)
- c High Priority Projects

Funding Needs

		Amount	Cumulative
Staffing budget for 16-17 (non-CFD costs)	fund 1 more year	\$1,500,000	\$1,500,000
Legal costs for 16-17	fund 1 more year	\$1,000,000	\$2,500,000

Health & Safety Needs

- a Air-conditioning - design cost only
- | | | |
|-------------|-------------|-------------|
| new project | \$1,000,000 | \$3,500,000 |
|-------------|-------------|-------------|

Legal and Code Compliance (Americans with Disabilities Act (ADA), Title IX, non-conforming facilities)

- b MOH Title IX - ADA path of travel, 4 dugouts, storage building, Softball restroom building, concession building
 - b SOH Title IX - need scope
 - b Future Title IX - Not total district need
 - b CPH Concession Stand - replace non-conforming structure
- | | | |
|-----------------|-------------|-------------|
| increase budget | \$1,600,000 | \$5,100,000 |
| increase budget | \$150,000 | \$5,250,000 |
| new projects | \$1,000,000 | \$6,250,000 |
| new project | \$100,000 | \$6,350,000 |

New Projects

- c SUH Dance - Site request for new flooring
 - c MOA Portable - Site request for additional office space.
 - c MVH Pool Renovation/Replacement - old pool needs major work
 - c BVH Track & Field (DSA approved)
 - c HTH Track & Field (DSA approved)
 - c Nutrition Services - 142 POS machines
- | | | |
|-------------------------|-------------|--------------|
| new project | \$100,000 | \$6,450,000 |
| new project to add | \$120,000 | \$6,570,000 |
| new project | \$500,000 | \$7,070,000 |
| increase budget to \$5M | \$4,598,976 | \$11,668,976 |
| increase budget to \$3M | \$2,718,632 | \$14,387,608 |
| replace equipment | \$400,000 | \$14,787,608 |

Budgets in italics to be verified.

From: Paul Woods <paul.woods@sweetwaterschools.org>
Subject: RE: DRAFT CHAIR REPORT
Date: February 18, 2015 9:57:16 AM PST
To: Nick Marinovich <nickmarinovich52@gmail.com>
Cc: Thomas Calhoun <thomas.calhoun@sweetwaterschools.org>, Ditas Yamane <ditasyamane@cox.net>, Edgar Guerrero <eguerrero74@me.com>, Carriedo Robert <robertcarriedo83@gmail.com>, Kevin O'Neill <mkocci@att.net>, Terry McKearney <terry.mckearney@therangergroup.com>, Butler Dave <dbutleroversight@gmail.com>, Cecilia Martinez <Cecilia.Martinez@sweetwaterschools.org>

Nick,

Here are some milestones for the NCM P2 Parking Lot so you can correct your draft Chair Report.

- January 8, 2008, the Prop O NCM design committee is presented an option that includes a staff parking lot in place of the 500 building. This option is not incorporated into the design for NCM P1 or P2 because enrollment indicated the need to keep the 500 building. Later, enrollment declines permitted the demolition of the 500 building and incorporation of this option.

- April 9, 2013, the Board ratifies amendment 29 with LPA for additional work at NCM P2 (M-2). (The high quantity of amendments is because LPA has a master agreement for all Prop O projects and amendments were used in a similar fashion as work orders in that each project was an amendment – Montgomery MS Project 1, National City MS Project 1 and Project 2, Southwest HS Project 1, Mar Vista HS Project 1, various interim housing projects and various amendments for each of the projects.) The proposal from LPA included the parking lot as indicated in the excerpt below.

- Demolition of existing 500 Building.
New Landscape Improvements including a potential Parking Lot at site of Building 500.
Re-evaluate entire project site for new state/regional water quality requirements standards.
Review existing storm drainage patterns at eastern ball fields and make recommendations.
Proposed addition of 2 DSA Pre-Approved Inlets Housing portable to incorporate programs currently housed in Building 500. We assume no additional toilet facilities will be required as part of this scope.

- April 9, 2013, the Board authorizes staff to negotiate and award the contract for pre-construction and lease-leaseback services with McCarthy for NCM P2 (M-5).

- May 13, 2013, the Board authorizes staff to execute the Construction Services Agreement, Site Lease and Sublease with McCarthy for NCM P2 (M-9).

- June 17, 2013, the Board approves the final guaranteed maximum price for NCM P2 which includes an allowance based on conceptual designs for the parking lot (M-10).

- March 11, 2014, the parking lot plans are submitted to DSA for approval by LPA.

- July 1, 2014, DSA approves the parking lot plans.

- October 10, 2014, NCM P2 Parking Lot is advertised for bid.

- November 13, 2014 NCM P2 Parking Lot bids are opened.

- November 30, 2014, the Board ratifies amendment 32 with LPA for additional work at NCM P2 (E-27). Additional architectural services are required to administer the parking lot construction as a separately bid project. The separate bid resulted in a much lower construction cost than the additional extra costs for architectural services.

- December 18, 2014, the Board ratifies change order no. 9 for McCarthy deleting the allowance for the parking lot (E-18).

- January 26, 2015, the Board ratifies the construction contract for the NCM P2 Parking Lot with Whillock Contracting, Inc. (D-6).

Paul Woods
Director of Planning and Construction
Sweetwater Union High School District

You can't take it with you. Please consider being an organ donor.

<http://donatelifecalifornia.org/>



From: Nick Marinovich [mailto:nickmarinovich52@gmail.com]

Sent: Tuesday, February 17, 2015 1:42 PM

To: Ditas Yamane; Carriedo Robert; Kevin O'Neill; Terry McKearney; Butler Dave; Edgar Guerrero

Cc: Thomas Calhoun; Paul Woods; Deanne Vicedo

Subject: DRAFT CHAIR REPORT

Good afternoon. **I need any comments back by Wednesday at 7:00 PM.** I will revise, scan, and email to District staff on Thursday before I leave for the Calboc meeting.

Tom/Paul..in particular please make sure the factual information on the National City Parking lot is correct.

Thanks all for your help.

Nick Marinovich
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