

PROPOSITION O



CITIZENS' BOND OVERSIGHT COMMITTEE 2013-2014 ANNUAL REPORT



DRAFT 141107

LETTER FROM THE COMMITTEE CHAIR

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LETTER FROM THE COMMITTEE CHAIR

Letter from the Committee Chair

TO: Board of Trustees

The Citizens' Bond Oversight Committee (CBOC) is pleased to forward its eighth annual report on the \$644 million general obligation Proposition O bond initiative. This report will cover the 2013 -2014 fiscal year for the period of July 1, 2013 through June 30, 2014.

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,

Nick Marinovich, Chair

Chair of the Proposition O Citizens' Bond Oversight Committee 2013-14

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 2013

- Jim Cartmill (President)
- Bertha López
- John McCann (Vice-President 2014)
- Pearl Quiñones
- Arlie N. Ricasa (Vice-President 2013)
- Janan Salaam (Student Member)

June 2014

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

SUPERINTENDENT

- Edward M. Brand, Ed.D.

SUPPORT STAFF TO THE PROPOSITION O CITIZENS' BOND OVERSIGHT COMMITTEE

- Thomas J. Calhoun, Chief Facilities Executive
- Ceci Martinez, Facilities Division
- 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.

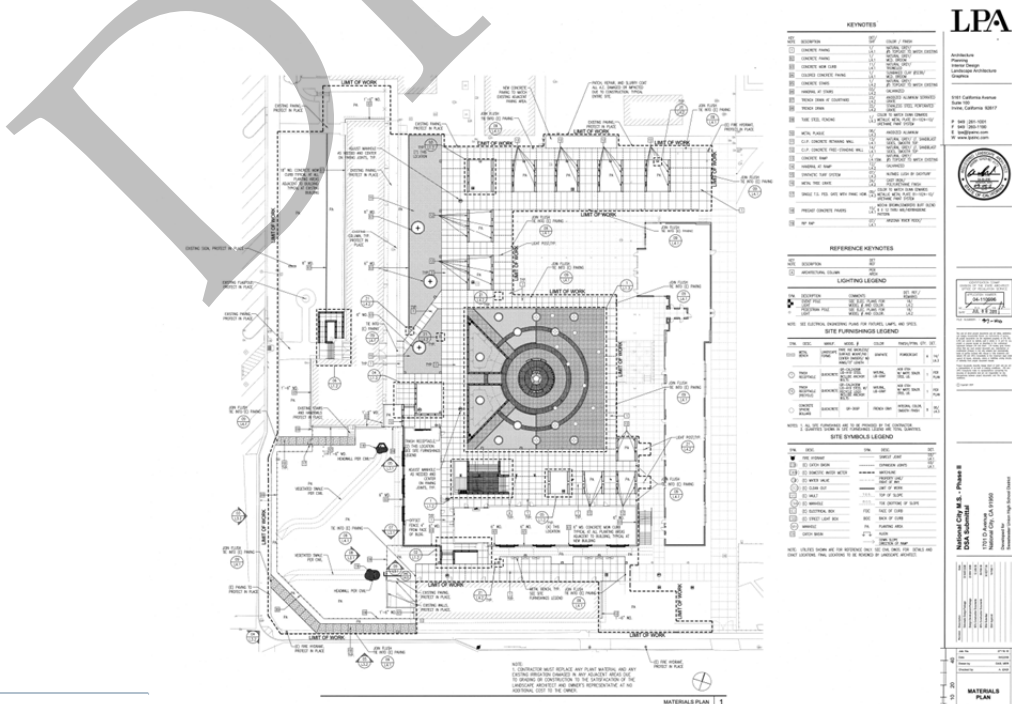
Proposition O has and will continue to:

- 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:

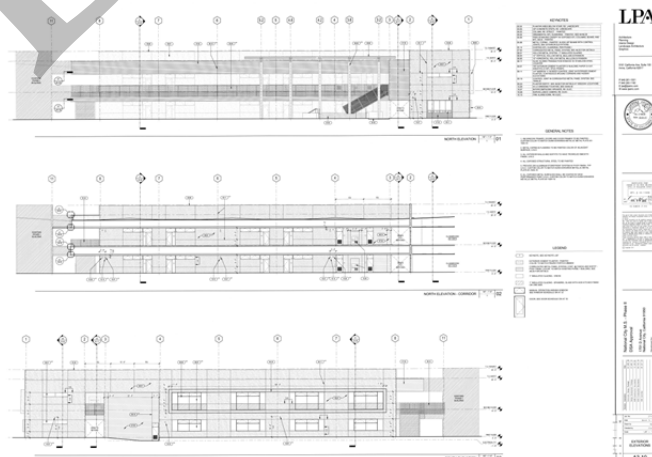
- *The purpose of the citizens' oversight committee shall be to inform the public concerning the expenditure of bond revenues.*
- *The citizens' oversight committee shall actively review and report on the proper expenditure of taxpayers' money for school construction.*

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://buildingprop0.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 2013-14 fiscal year. During the year, four members were appointed to fill vacant positions or expiring terms (Ditas Yamane, Edgar Guerrero, Robert Carriedo and Bob Strahl) and one member, Dr. John Grubb moved out of the area and resigned. The departing members served the committee well, and their passion and dedication to the committee, district and community are much appreciated.

Representing	Member on 7/1/13	Member on 6/30/14
Parent or Guardian of a district student	Bernardo Vasquez	Ditas Yamane
Parent or Guardian of a district student and active in a parent-teacher organization	Vacant	Edgar Guerrero
Member of a bona fide taxpayer association	Terry McKearney	Terry McKearney
Member of a senior citizen organization	Dr. John Grubb	Vacant
Member of a business organization	Vacant	Robert Carriedo
At-Large	David Butler	David Butler
At-Large	Vacant	Bob Strahl
At-Large	Nick Marinovich	Nick Marinovich
At-Large	Kevin O'Neill	Kevin O'Neill

MEETINGS

The committee met on the following dates in 2013-14 and there was no joint meeting with the Board of Trustees. Agendas and minutes for all of the meetings are posted on the committee's website.

July 10, 2013	October 9, 2013	February 12, 2014	April 9, 2014
August 14, 2013	November 6, 2013	March 7, 2014	April 16, 2014
September 11, 2013	November 13, 2013	March 12, 2014	May 14, 2014
	January 8, 2014	April 1, 2014	June 11, 2014

ABOUT THE CITIZENS' BOND OVERSIGHT COMMITTEE

COMMITTEE ACTIVITY SUMMARY

During the 2013-14 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.

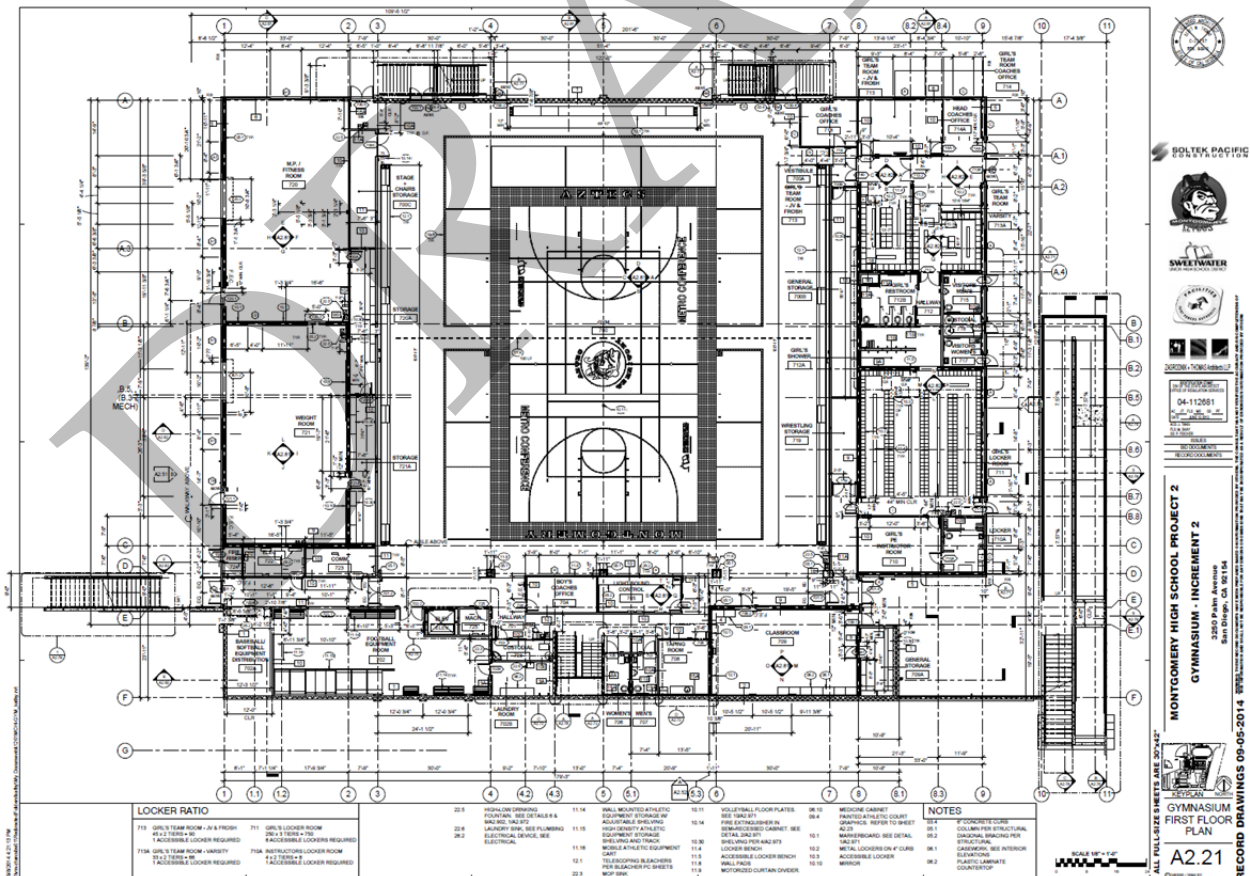
COMMITTEE ACCOMPLISHMENTS AND ACHIEVEMENTS

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

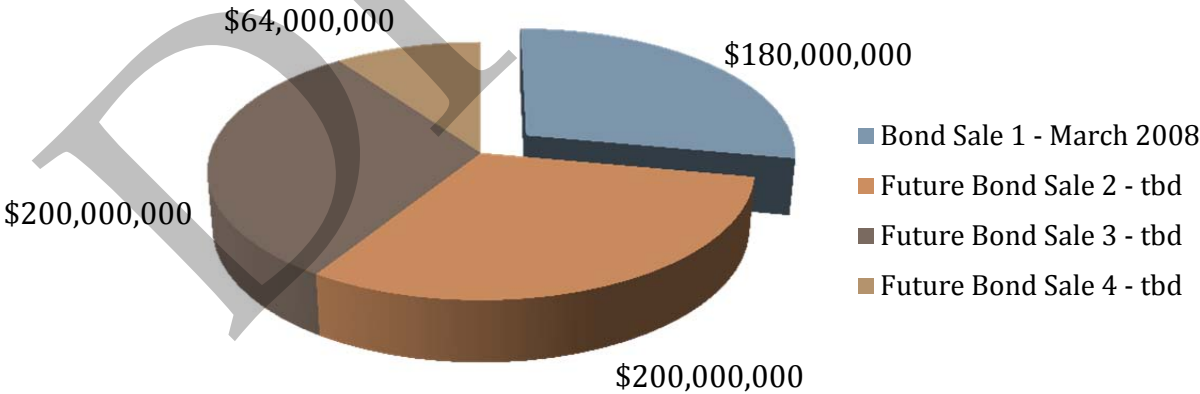
FUNDING FROM PROPOSITION O

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 July 31, 2014, \$10,695,000 of the \$180 million bond sale has been paid off leaving \$169,305,000 in outstanding bonds. 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

Future Bond Sales are shown in their originally planned amounts.
Actual bond sale amounts will depend on the market and available bonding capacity.



PROPOSITION O PROGRAM FUNDING SOURCES

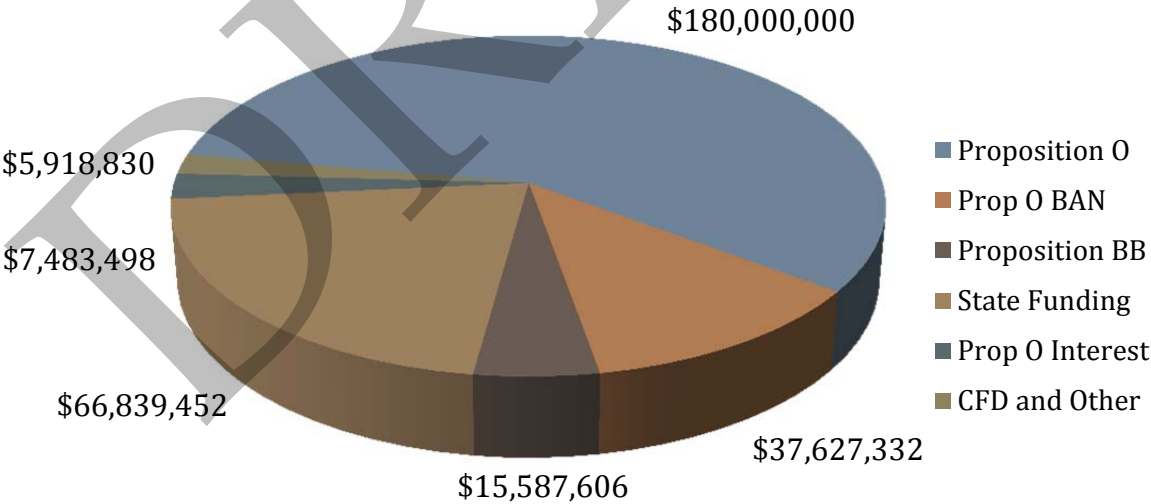
FUNDING SOURCES FOR THE PROPOSITION O BOND PROGRAM

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
- Mello-Roos Community Facility District funds
- 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
- State funding from four State School Facility Funding programs: New Construction, Modernization, Overcrowded Relief Grants (ORG), and Career Technical Education Grants (CTE)
- Deferred Maintenance funds
- San Diego Gas & Electric energy conservation funds (rebates)
- Adult Education funds (SUH welding academy furniture & equipment)

Prop O Program Funding Sources

\$313,456,718 as of 6/30/2014



FINANCIAL SUMMARY

Financial Summary

This annual report was prepared before the 2013-14 financial audit was available. This summary is based on the monthly Capital Facilities Financing Plan reports to the Board of Trustees. The 2013-14 financial audit will be posted on the Prop O website when it becomes available.

The in-house Program and Project management cost was \$1.6 million (Planning and Operations payroll and administrative costs) that was **3.7 percent** of project expenses.

	<u>July 1, 2013</u>	<u>June 30, 2014</u>	<u>Difference</u>
Program Budget	\$302,928,927	\$313,159,795	\$10,230,868
Expenses	\$228,923,809	\$275,948,808	\$47,024,999
Remainder		\$37,210,987	
<hr/>			
Budget Increases:	State Funding from closed Projects:		\$5.2 million
	Qualified Zone Academy Bond Funding:		\$2.1 million
	Mello-Roos Community Facility District Funding:		\$1.5 million
	Deferred Maintenance Funding:		\$0.8 million
	Prop BB funding from closing old projects:		\$0.6 million
	Interest Earnings:		<u>\$0.1 million</u>
			\$10.2 million
<hr/>			
Expenses:	Project Expenses:		\$42.8 million
	Bond Anticipation Note Interest:		\$1.9 million
	Planning & Operations:		\$2.3 million
	Payroll: \$1.3 million		
	Administrative: \$0.3 million		
	Legal: \$0.7 million		
			<u>\$47.0 million</u>

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 August 2014 and shows the expenditures through June 30, 2014. The difference between the August 2014 total Prop O Program budget and the June 30, 2014 budget reported above is an increase approved in July 2014 for additional interest and reimbursements. 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

August 2014 - Page 1

SUMMARY	"A" APPROVED BUDGET		"B" REVISIONS		"C" = "A+B"	"D"	"E" = "C-D"
	Current Budgets [a]		Proposed Revisions This Month [b]		Revised Budget	Total Expenditures thru 6/30/14	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	\$ 313,456,718	\$ -	\$ 313,456,718	\$ 274,936,932	\$ 38,519,786
2. TOTALS for CFD PLANNING PROJECTS	page 5	\$ 323,125,588	\$ -	\$ 323,125,588	\$ 165,135,075	\$ 156,162,002
3. TOTALS for OTHER PLANNING PROJECTS	page 6	\$ 4,949,036	\$ -	\$ 4,949,036	\$ 3,912,278	\$ 941,089
Total Funding for Current Program	page 7	\$ 641,531,342	\$ -	\$ 641,531,342	\$ 443,984,284	\$ 195,622,878
4. Remaining Prop O Bonding Authority		\$ 464,000,000 [d]		\$ 464,000,000		
Total Capital Facilities Financing Plan		\$ 1,105,531,342		\$ 1,105,531,342		

NOTES:

- [a] The current budgets are as of the last approved CFFP.
- [b] Budget adjustments are itemized by project in each program.
- [c] Expenses through 6/30/14 are preliminary and will change as accruals are finalized with the year-end closing.
- [d] 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.

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN



CAPITAL FACILITIES FINANCING PLAN

August 2014 - Page 2

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES (c)	
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Interest	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 6/30/14	Remainder
I. PROP O ACTIVE PROJECTS										
Bonita Vista HS - Track & Field (design)	\$ 401,024	\$ 300,768				\$ 100,256	CFD	\$ 401,024	\$ 257,074	\$ 143,950
Bonita Vista MS - Upgrades	\$ 1,748,000		\$ 511,760			\$ 1,236,240	DM/CFD	\$ 1,748,000	\$ 308,163	\$ 1,439,837
Chula Vista HS - ORG Port/Mod/Backstop	\$ 2,115,000	\$ 2,115,000						\$ 2,115,000	\$ 1,939,453	\$ 175,547
Chula Vista HS - Title IX	\$ 175,000	\$ 175,000						\$ 175,000	\$ 8,011	\$ 166,989
Hilltop MS - Fans	\$ 100,000	\$ 100,000						\$ 100,000	\$ -	\$ 100,000
Hilltop HS - Track & Field (design)	\$ 281,368	\$ 281,368						\$ 281,368	\$ 234,556	\$ 46,812
Mar Vista HS - Proj 2	\$ 2,800,000	\$ 1,800,000		\$ 1,000,000				\$ 2,800,000	\$ 110,541	\$ 2,689,459
Montgomery HS - Proj 2	\$ 23,359,598					\$ 23,359,598	BAN/QZAB	\$ 23,359,598	\$ 19,682,034	\$ 3,677,564
Montgomery HS - Title IX	\$ 750,000					\$ 750,000		\$ 750,000	\$ -	\$ 750,000
Montgomery HS Gym Struct'l Upgrade	\$ 200,000	\$ 200,000						\$ 200,000	\$ 12,290	\$ 187,710
National City MS - Proj 2	\$ 15,251,028	\$ 983,294				\$ 14,267,734	BAN	\$ 15,251,028	\$ 10,753,287	\$ 4,497,741
Palomar HS Science	\$ 100,000	\$ 100,000						\$ 100,000	\$ -	\$ 100,000
Power Purchase Agreement	\$ 728,402	\$ 500,000				\$ 228,402	SP	\$ 728,402	\$ 134,301	\$ 594,101
Southwest MS - Proj 1	\$ 20,391,130	\$ 17,709,927		\$ 2,269,203		\$ 412,000	QEIA	\$ 20,391,130	\$ 16,515,390	\$ 3,875,740
Southwest HS Title IX	\$ 139,000	\$ 139,000						\$ 139,000	\$ 55,898	\$ 83,102
Sweetwater HS Parking Lot	\$ 2,000,000	\$ 2,000,000						\$ 2,000,000	\$ 107,741	\$ 1,892,259
Technology Infrastructure	\$ 4,153,000		\$ 1,500,000		\$ 1,614,750	\$ 1,038,250	CFD	\$ 4,153,000	\$ 268,859	\$ 3,884,141
Fire Alarm Upgrades at Various Sites										
Group 3 - 10 sites	\$ 2,650,000	\$ 2,430,000				\$ 220,000	CFD	\$ 2,650,000	\$ 2,060,972	\$ 589,028
Group 4 - MVH, SOH	\$ 1,090,000	\$ 1,090,000						\$ 1,090,000	\$ 277,523	\$ 812,477
TOTALS	\$ 78,432,550	\$ 29,924,357	\$ 2,011,760	\$ -	\$ 4,883,953	\$ 41,612,480	\$ -	\$ 78,432,550	\$ 52,726,093	\$ 25,706,457
PROP O MISCELLANEOUS										
BAN Repayment	\$ 6,387,406	\$ 6,387,406						\$ 6,387,406	\$ 1,890,406	\$ 4,497,000
Bond Administrative Costs	\$ 38,754					\$ 38,754	BanInt	\$ 38,754	\$ -	\$ 38,754
Long Range Fac. Master Plan Update	\$ 399,166	\$ 399,166						\$ 399,166	\$ 221,484	\$ 177,682
Planning & Operations (Prop O portion)	\$ 9,743,519	\$ 5,871,876	\$ 3,545,915	\$ 325,728				[4] \$ 9,743,519	\$ 7,204,109	\$ 2,539,410
TOTALS	\$ 16,568,845	\$ 12,658,448	\$ 3,545,915	\$ 325,728	\$ -	\$ 38,754	\$ -	\$ 16,568,845	\$ 9,315,999	\$ 7,252,846
Prop O CLOSE-OUT PROJECTS (p. 3)	\$ 138,229,120	\$ 79,465,295	\$ -	\$ 12,160,000	\$ 45,030,590	\$ 1,573,235	\$ 6,316	\$ 138,235,436	\$ 136,019,721	\$ 2,215,715
Prop BB CLOSE-OUT PROJECTS (p. 3)	\$ 83,252	\$ -	\$ -	\$ 71,252	\$ 12,000	\$ -	\$ -	\$ 83,252	\$ 882	\$ 82,370
COMPLETED PROJECTS (p. 4)	\$ 76,874,237	\$ 56,756,258	\$ 1,896,056	\$ 2,819,743	\$ 15,080,487	\$ 321,693	\$ -	\$ 76,874,237	\$ 76,874,237	\$ -
Prop O Program Contingency	\$ 3,268,714	\$ 1,195,642	\$ 29,767	\$ 210,883	\$ 1,832,422	\$ -	\$ (6,316) [3.1]	\$ 3,262,398	\$ -	\$ 3,262,398
I. TOTALS for PROP O PROGRAM	\$ 313,456,718	\$ 180,000,000	\$ 7,483,498	\$ 15,587,606	\$ 66,839,452	\$ 43,546,162	\$ -	\$ 313,456,718	\$ 274,936,932	\$ 38,519,786

NOTES [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.

[2] See last page for acronyms for funding sources

[3] Individual project revision explanations are shown on each page.

[3.1] Contingency is adjusted based on cumulative project budget adjustments, excluding any changes in CFD funding, and is currently 9.3%.

[4] Prop O portion of program and project administration budget through 2015-16.

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN



CAPITAL FACILITIES FINANCING PLAN

August 2014 - Page 3

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES (c)		
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Interest	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 6/30/14	Remainder	
PROP O CLOSE-OUT PHASE PROJECTS											
Bonita Vista HS - HVAC upgrade	\$ 1,271,223	\$ 927,668				\$ 343,555	CFD	\$ 1,271,223	\$ 1,270,003	\$ 1,220	
Castle Park HS - Title IX Improvements	\$ 1,716,790	\$ 1,716,790						\$ 1,716,790	\$ 1,696,292	\$ 20,498	
Chula Vista HS - Proj 1	\$ 29,036,252	\$ 20,221,888			\$ 8,789,813	\$ 24,551	SDGE	\$ 29,036,252	\$ 29,020,764	\$ 15,488	
Granger Jr HS Clinic 2	\$ 160,000		\$ 160,000					\$ 160,000	\$ 99,307	\$ 60,693	
Mar Vista HS - Proj 1	\$ 9,641,164	\$ 6,805,332			\$ 2,835,832		\$ 6,316 [3.2]	\$ 9,647,480	\$ 9,647,480	\$ -	
Montgomery MS - Proj 1	\$ 25,529,799	\$ 25,529,799						\$ 25,529,799	\$ 25,054,734	\$ 475,065	
Southwest HS - Proj 1	\$ 16,204,881	\$ 7,630,490			\$ 8,013,531	\$ 560,860	SDGE/QZAB	\$ 16,204,881	\$ 16,190,580	\$ 14,301	
Sweetwater HS - Proj 1	\$ 49,664,870	\$ 12,029,187		\$ 12,000,000	\$ 25,391,414	\$ 244,269	QZAB/AdEd	\$ 49,664,870	\$ 49,430,273	\$ 234,597	
Sweetwater HS Synthetic Track & Field	\$ 3,119,492	\$ 2,719,492				\$ 400,000	NC, NFL	\$ 3,119,492	\$ 2,398,805	\$ 720,687	
Fire Alarm Upgrades at Various Sites											
Group 1 - CVM, HTH, MOH	\$ 1,422,298	\$ 1,422,298						\$ 1,422,298	\$ 795,367	\$ 626,931	
Group 2 - CVH, SOM, SUH	\$ 462,351	\$ 462,351						\$ 462,351	\$ 416,116	\$ 46,235	
TOTALS	\$ 138,229,120	\$ 79,465,295	\$ -	\$ 12,160,000	\$ 45,030,590	\$ 1,573,235		\$ 6,316	\$ 138,235,436	\$ 136,019,721	\$ 2,215,715
PROP BB CLOSE-OUT PHASE PROJECTS											
Castle Park Middle BB 1B	\$ 5,000			\$ 5,000				\$ 5,000	\$ -	\$ 5,000	
Chula Vista HS BB Growth II	\$ 1,000			\$ 1,000				\$ 1,000	\$ -	\$ 1,000	
Hilltop HS BB 1B	\$ 44,225			\$ 44,225				\$ 44,225	\$ -	\$ 44,225	
Planning & Operations	\$ 7,085			\$ 7,085				\$ 7,085	\$ 882	\$ 6,203	
San Ysidro HS BB 1A	\$ 25,000			\$ 13,000	\$ 12,000			\$ 25,000	\$ -	\$ 25,000	
Southwest HS BB 1B	\$ 942			\$ 942				\$ 942	\$ -	\$ 942	
TOTALS	\$ 83,252	\$ -	\$ -	\$ 71,252	\$ 12,000	\$ -		\$ -	\$ 83,252	\$ 882	\$ 82,370

NOTES [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.

[2] See last page for acronyms for funding sources

[3.2] Additional minor projects and closeout costs funded from program contingency



CAPITAL FACILITIES FINANCING PLAN

August 2014 - Page 4

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES (c)	
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Interest	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 6/30/14	Remainder
COMPLETED PROJECTS (Prop O and Prop BB)										
Bonita Vista HS Bleachers	\$ 309,122			\$ 309,122				\$ 309,122	\$ 309,122	\$ -
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	\$ -
Hilltop MS Science Design	\$ 23,700		\$ 23,700					\$ 23,700	\$ 23,700	\$ -
Hilltop HS - Proj 1	\$ 23,560,229	\$ 11,930,902			\$ 11,382,634	\$ 246,693	QZAB	\$ 23,560,229	\$ 23,560,229	\$ -
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 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 2013-14	\$ 94			\$ 94				\$ 94	\$ 94	\$ -
Smartboards-CPH & MVM	\$ 27,042		\$ 27,042					\$ 27,042	\$ 27,042	\$ -
TOTALS	\$ 76,874,237	\$ 56,756,258	\$ 1,896,056	\$ 2,819,743	\$ 15,080,487	\$ 321,693		\$ -	\$ 76,874,237	\$ -

NOTES [2] See last page for acronyms for funding sources

PROPOSITION O BOND PROGRAM PORTION OF THE CAPITAL FACILITIES FINANCING PLAN



CAPITAL FACILITIES FINANCING PLAN

August 2014 - Page 7

Funding Sources	Fund Number	Abbreviation	"A"		"B"		"C" = "A+B"	
			APPROVED BUDGET		REVISIONS			
			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	\$ 7,483,498				\$ 7,483,498	Thru 3/31/14
Prop O BAN Interest	23	BanInt	\$ 38,754				\$ 38,754	Thru 4/30/14
Prop BB	21	BB	\$ 15,587,606				\$ 15,587,606	
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 66,839,452				\$ 66,839,452	
Mello-Roos CFD	49	CFD	\$ 2,138,301				\$ 2,138,301	
Deferred Maintenance	14	DM	\$ 800,000				\$ 800,000	[8]
Quality Education Investment Act	22	QEIA	\$ 412,000				\$ 412,000	
City of National City	22	NC	\$ 200,000				\$ 200,000	
San Diego Chargers	22	NFL	\$ 200,000				\$ 200,000	
SDGE Energy Rebates	22	SDGE	\$ 174,551				\$ 174,551	
Bond Anticipation Notes (BANs)	23	BAN	\$ 37,267,734				\$ 37,267,734	
Adult Ed	11	AdEd	\$ 20,000				\$ 20,000	
SunPower Reimbursement	22	SP	\$ 228,402				\$ 228,402	
Qualified Zone Academy Bonds (QZAB) Reimbursement	22	QZAB	\$ 2,066,420				\$ 2,066,420	
TOTALS			\$ 313,456,718		\$ -		\$ 313,456,718	
CFD PLANNING PROJECT FUNDING SOURCES								
Mello-Roos CFD	49	CFD	\$ 269,283,152				\$ 269,283,152	
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 53,842,436				\$ 53,842,436	
TOTALS			\$ 323,125,588		\$ -		\$ 323,125,588	
OTHER PLANNING PROJECT FUNDING SOURCES								
Capital Facilities Fund	25	CFF	\$ 3,750,185				\$ 3,750,185	
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 270,000				\$ 270,000	
Deferred Maintenance	14	DM	\$ 314,785				\$ 314,785	[8]
Special Reserve Fund	40	SRF	\$ 542,508				\$ 542,508	
General Fund	01	GF	\$ 1,000				\$ 1,000	[8]
Adult Ed	11	AdEd	\$ 70,558				\$ 70,558	[8]
TOTALS			\$ 4,949,036		\$ -		\$ 4,949,036	
Total active Capital Facilities Program			\$ 641,531,342		\$ -		\$ 641,531,342	
Major Funds:	Total Prop O/BB Funding		\$ 203,109,858		\$ -		\$ 203,109,858	
	Total State Funding		\$ 67,109,452		\$ -		\$ 67,109,452	
	Total Mello-Roos CFD Funding		\$ 271,421,453		\$ -		\$ 271,421,453	

NOTES: [8] Funding shown from Deferred Maintenance, General Fund (Planning and Construction Department Budget) and Adult Ed Funds are from currently approved budgets and are shown for informational purposes only.

SUSTAINABILITY AND GREEN SCHOOLS

Sustainability and Green Schools

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 pursue actual certification because green building codes are incorporating many of the certification requirements and this will allow redirection of the certification costs to actual facilities.

STATUS OF LEED CERTIFICATION

During 2013-14 four Prop O projects received LEED Platinum certification (the highest available). Two 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 – pending

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).

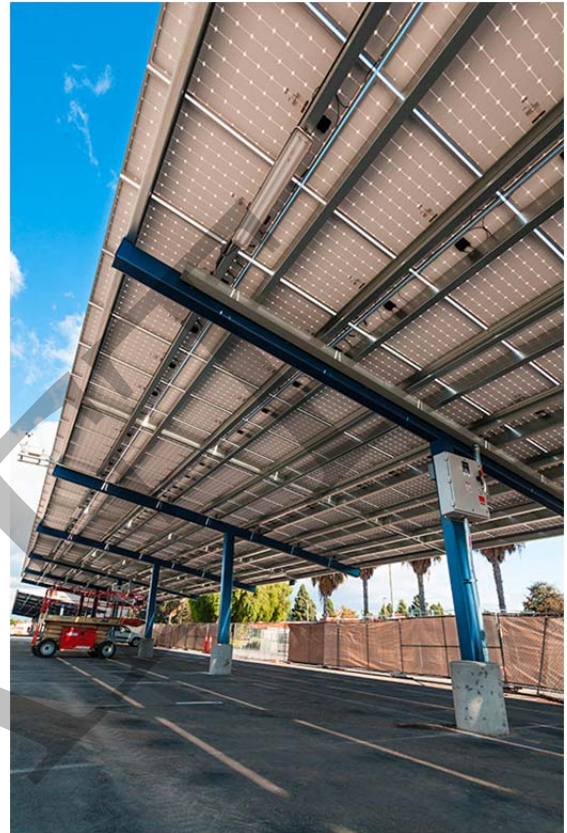
Montgomery Middle School Project 1 – pending.

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

Southwest High School Project 1 – pending.

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).



ACTIVE PROJECTS

Active Projects

This section of the annual report provides an update on the status of the projects that were active in the design or construction phase during 2013-14. Projects completed in prior years are listed in the next sections of this report.

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 is on hold until funding has been identified. Architect: NTD Architecture, Inc.



HVAC Project – This project included replacing the existing heating/cooling systems with new rooftop units for Building 600 (classrooms), the administration building, gym, multi-purpose building (cafeteria/kitchen), library and ASB room. Substantial completion was December 18, 2013, and final completion was January 13, 2014. The project was certified by DSA on 5/12/14. 25 percent of the funding for this project came from Mello-Roos Community Facilities District funding. Engineer: Bender Dean Engineering. Contractor: M.A. Stevens (1.1% change order rate).

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. Project 2 bids were opened on April 7th and construction began on June 2nd. Architect: IBI Group. Contractor: Fordyce Construction (0% change order rate).



ACTIVE PROJECTS

CASTLE PARK HIGH SCHOOL

Title IX Improvements – The work included the following:

- **Team Rooms** – four existing portables were relocated and upgraded for team rooms and a new restroom building and ramp to the lower campus were also completed. The project complete in 2012 and was certified by DSA on 4/17/14. Architect: Lord Architecture Inc. Contractor: GEM Industrial.
- **Dugouts** – Construction of the dugouts was complete in October 2013 and the close-out process was in progress. The dedication ceremony was held on April 29, 2014. The close-out process was in progress and the project was certified by DSA on 9/5/14. Architect: Lord Architecture Inc. Contractor: Fordyce Construction, Inc. (9.39% change order rate).



CHULA VISTA HIGH SCHOOL

ORG Portable Removal Project – In return for additional funding from the State School Facilities Program, the District committed to removing 18 portables from the CVH campus. Twelve of the portables were removed during construction of Modernization Phase 1. The remaining work necessary to complete Project 1 and comply with the ORG funding rules includes the following projects:

- Removal of the final six portables and creation of additional on-site parking was complete in April 2013 – see the Completed Small Projects section of this report.
- Upgrades to 6 classrooms in the 100 building included painting, flooring, ceiling fans and blinds. The project was complete in August 2013. Architect: Reyes Architects, Inc., Contractor: Grahovac Construction Co. Inc. (8.2% change order rate).



- Replacement of the varsity baseball field backstop to protect the new performing arts center. Title IX requires equity between softball and baseball and, therefore, this project included a new backstop for the softball field and upgrades to site fencing. The project was completed in October 2014. Architect: Reyes Architects, Inc. Contractor: Grahovac Construction Co. Inc. (2.6% change order rate).

ACTIVE PROJECTS

- Title IX also requires equitable team rooms and, therefore, this project also includes relocating a portable classroom and converting it into a team room (similar to the Mar Vista High School Title IX project). Design was 60 percent complete and will be submitted to DSA for approval in 2014-15. Architect: Roesling Nakamura Terada Architects.
- Cosmetic upgrades to 4 classrooms in the 100 building and 4 classrooms in the 500 building (mostly painting and flooring). The cosmetic upgrades were complete in time for the start of school in July 2014. Architect: Roesling Nakamura Terada Architects. Contractor: MA Stevens (9.4% change order rate).
- Removal of distance learning center interim housing portable. The leasing company removed the portable in the summer of 2014.



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
- Additional strobes and horns
- Removal of older deactivated and unneeded devices
- 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.
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	Complete 4/18/14, DSA certification in progress.
Group 3	BVH, BVM, CPH, CPM, ELH, GJH, HTM, MVM, MOM, & PAH	Johnson Consulting Engineers	Time and Alarm Systems	Most work complete and DSA certification is in progress. Additional work at HTM will be done in 2014-15.
Group 4	MVH & SOH	LPA, Inc.	Standard Electronics	Under construction.

ACTIVE PROJECTS

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 closeout and certification process with DSA was in process. 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 is on hold until funding has been identified. Architect: NTD Architecture, Inc.



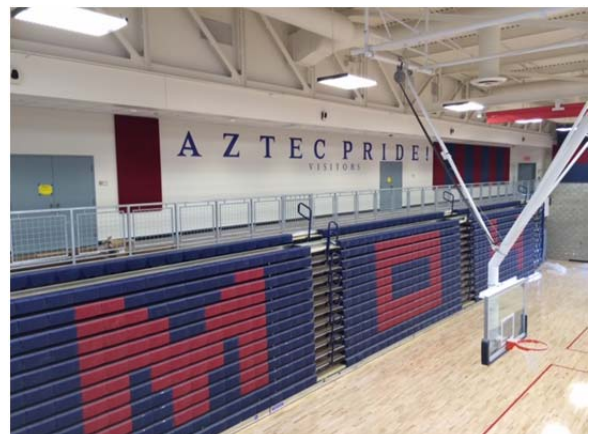
MAR VISTA HIGH SCHOOL

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 gets a new roof and paint. Also included is a new accessible drop-off and path-of-travel to the building. Construction documents were submitted to DSA for approval on February 6th [DSA approved the project on 8/14/14]. The project will be bid in 2014-15 Platt Whitelaw Architects.
- **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. The design of this non-DSA project is being completed and the project will be bid in 2014-15. Platt Whitelaw Architects.

MONTGOMERY HIGH SCHOOL

Modernization Project 2 – Construction was nearly finished on the new 18,450 square foot two-story classroom/office building and new 51,280 square foot gymnasium. 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.



ACTIVE PROJECTS



Additional work included: demolition of existing buildings (the 800 building and portables 609, 610, 1100 and 1500 and removal of the security resident), upgrades to two science labs and the woodshop, resurfacing of the student parking lot, installation of permanent dining 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 new buildings were occupied in time for the start of school in July 2014. Completion of demolition and the new plaza will occur in early 2014-15. The design-build team is Zagrodnik + Thomas Architects and Soltek Pacific Construction (0.3% change order rate).



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. The design is in process and the work is expected to be completed in 2014-15. Engineer: Burkett & Wong

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 DSA certification process is in progress. Architect: LPA, Inc. Lease-leaseback Contractor: Balfour Beatty, Inc. (0.4 % change order rate).

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 is about 70 percent complete with final completion expected in fall 2014. Architect: LPA, Inc. Lease-Leaseback Contractor: McCarthy Building Companies, Inc. (5.0% change order rate).



PALOMAR HIGH SCHOOL

Science Upgrades – This project is for the purchase of science furniture and equipment to enhance the science program at PAH. F&E Selection is in process.

ACTIVE PROJECTS

POWER PURCHASE AGREEMENT (PPA) (SOLAR)

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 six sites. Construction is complete at Bonita Vista High and Castle Park High (certified by DSA on 2/19/14), Chula Vista High and Otay Ranch High (certified by DSA on 4/21/14), and Montgomery High and Southwest High (certified by DSA on 1/15/14).

PPA 2 – The second agreement expanded solar power to nearly 10 megawatts on nearly every comprehensive campus (except National City Middle). Construction is complete at: Bonita Vista Middle, Castle Park Middle School, Chula Vista Middle, EastLake Middle, Hilltop High, Mar Vista Academy (Middle), Mar Vista High, Olympian High, Otay Ranch High (Phase 2), Rancho Del Rey Middle, San Ysidro High School, and Sweetwater High School. Additional work required by the Chula Vista Fire Department will occur at Rancho Del Rey Middle in 2014-15 as well as troubleshooting and correcting a breaker problem at Bonita Vista Middle. There were problems getting DSA approval for the intended ballasted system at Montgomery Middle School and that project will be cancelled.



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 is complete. DSA approved the design drawings for the scoreboard on April 30, 2014. The scoreboard part of the project was out to bid (bid opening date is July 2, 2014) with completion expected in August, 2014 Engineer: Burkett & Wong.

SOUTHWEST MIDDLE SCHOOL

Modernization Project 1B, Increments 1, 2 and 3 – 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.



ACTIVE PROJECTS

- **Increment 2** renovates old shops into state-of-the-art science classrooms. Construction started April 7, 2014 and is expected to be complete in December 2014. Contractor: Whillock Construction (0% change order rate).



- **Increment 3** will include renovations of buildings for the music program, the after school program, and the auditorium if funding allows.

SWEETWATER UNION HIGH SCHOOL

Modernization Project 1 -

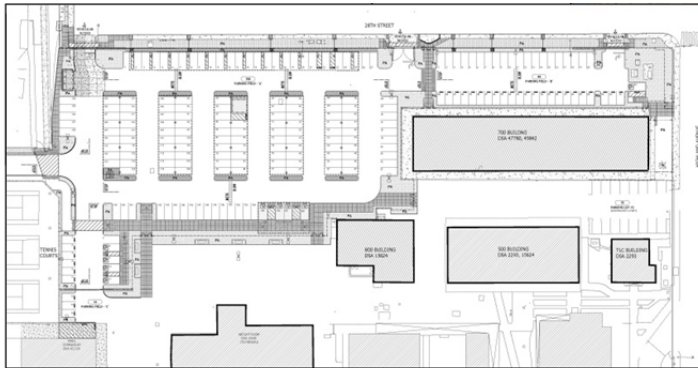
Welding Building – Part of the modernization project included a new Welding Academy building funded in part by Career Technical Education grants from the State of California. The new, one-story welding building provides a workshop and

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.
- **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 will occur in September 2014. Take-over Architect: Reyes Architects, Inc. Contractors: APR Construction, Inc. and Farnum Elec.

ACTIVE PROJECTS

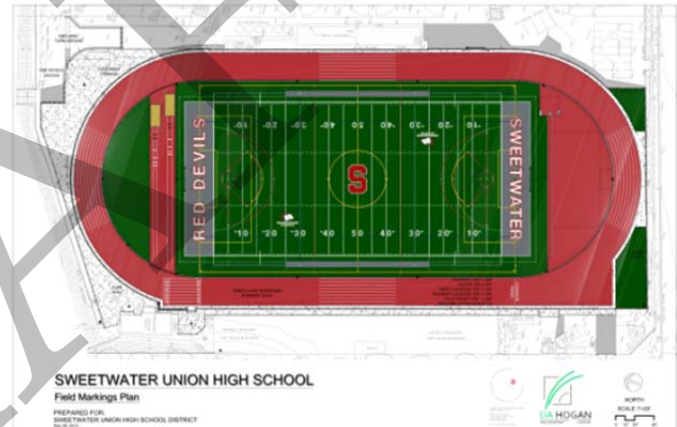


Enlarged Site Plan
2000 Highland Ave, National City, CA

Friday, February 28, 2014

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. Design was complete and submitted to DSA 30 March 18, 2014. DSA approval and construction are expected to occur in 2014-15. Architect: Reyes Architects, Inc. Foundation Demolition Contractor: APR Construction Inc.

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. Architect: Roesling Nakamura Terada Architects. Contractor: Byrom-Davey, Inc. (0.7% 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 mediation is in progress.

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 LARGE PROJECTS

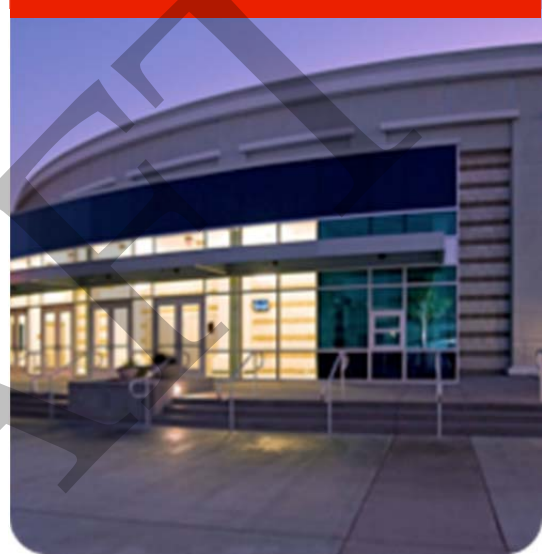
Completed Large Projects

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 April 25, 2012. 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 closed without certification by DSA on 8/29/12 and was certified 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. Architect: Ruhnau Ruhnau Clarke. Contractor: G.A. Dominguez.

COMPLETED LARGE PROJECTS

HILLTOP HIGH SCHOOL

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 June 25, 2013. 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 April 1, 2014. 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 October 27, 2009. 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.



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 LARGE 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 June 11, 2013. Architect: Ruhnau Ruhnau Clarke. Track and Field Contractor: Byrom-Davey, Inc. Take-over lease-leaseback Contractor: Swinerton Builders.



COMPLETED JUNE 2010



COMPLETED AUGUST 2011

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 new building planned under Project 2. Certified by DSA on 5/15/14. Architect: LPA, Inc. Contractor: RC Construction Services Inc.



COMPLETED JUNE 2012



COMPLETED JULY 2012

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

COMPLETED LARGE PROJECTS

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 August 23, 2013. Architect: LPA, Inc. Take-over Contractor: Soltek Pacific Construction.



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. Architect: BCA. Take-over Contractor: GEM

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.



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
CPH	Title IX Portables	Lord/GEM Industrial	2013	Certified on 4/17/14
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
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
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	2009	Certified on 2/22/10

COMPLETED SMALL PROJECTS

		Services, Inc.		
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

Prop BB Projects

Site	Project	Architect/Contractor	Completed	DSA Certification
BVH	Prop BB Mod	LPA/multi-prime	2006	Certified on 7/28/08
BVH	Prop BB Mod 200N 200S	LPA/multi-prime	2006	Certified on 10/7/08
BVH	Prop BB Lunch Shelter	LPA/SUHSD	2007	Certified on 10/28/09
CPH	6 Portables		2007	Closed w/o 7/21/11
CPM	BB Modernization	gkkworks/multi-prime	2007	Closed w/o 7/21/11
GJH	8 Portables	gkkworks		Closed w/o 3/21/08
HTH	Stadium Scoreboard Replacement	Ruhnau Ruhnau Clarke/Dez Construction	2008	Certified on 2/6/14
HTM	Shade Structure and Modernization	Roesling Nakamura Terada Architects		Certified on 9/14/12
MOH	Interim Housing	Trittipo/Able Heating & Air	2005	Closed on 3/7/11
SOH	Rehab Adaptive PE			Closed w/o 10/13/10
SOH	1 Portable			Closed w/o 1/15/08

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

