



PLANNING AND CONSTRUCTION DEPARTMENT

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Board Items Report

January 20, 2016

- Prop O items on the November 18th Board Agenda passed.
- A joint meeting with the Board of Trustees was held on December 7th.
- Prop O items on the December 14th Board Agenda passed.
- The Board Agenda for January 25th has not been finalized. At publication time, the following items are expected to be on the agenda:
 - Item M-1, CFFP update.
 - Approve decreasing the Technology Infrastructure Project budget by \$387,109 and increase the Prop O Program Contingency by the same amount. The project is complete and the remaining budget may be transferred to contingency.
 - Item M-2, Consultants:
 - Approve Amendment No. 3 with Construction Quality Assurance Group, LLC to provide final Division of the State Architect (DSA) inspection services for the Modernizations Phase 1b (Increment 2) project at Southwest Middle School, in the amount of \$1,650.

- Item M-3, Change Orders.
 - Change order #11 for Whillock Contracting Inc. on MVH P2 for \$3,164.53 (8.51% total change order rate).
 - Change order #4 for M.A. Stevens Construction, Inc. for the SOM P1C in the amount of \$47,816.72 (16.96% total change order rate). Due to numerous unforeseen existing conditions, additional work is needed and the change order rate of 16.96% exceeds the standard 10% limit.
- Item M-__, Long Range Facilities Master Plan. A first reading of the draft updated LRFMP.
- Item Q-1, Resolution for refunding Prop O Bond sale 1 (up to \$180,000,000)
- Item Q-2, Resolution for Prop O Bond sale 2 up to \$97,000,000. Part of proceeds will be used to repay the Bond Anticipation Notes (approximately \$37 M).
- Item Q-__, Resolution for no competitive bid advantage to approve Change order #4 (see agenda item M-3) for M.A. Stevens Construction, Inc. on SOM Project 1C (700 Bldg. & Multipurpose Room). Unforeseen existing conditions have pushed the change order rate to 16.96% which exceeds the standard 10% change order limit.



Prop O Board Items Report January 2015

Date	Item #	Site	Board Item
JANUARY 25, 2016 BOT AGENDA ITEMS - To be reviewed at the next BOT Meeting - ALL ITEMS are DRAFT			
1/25/2016	M-1	Planning	Accept progress report on construction spending for new construction and modernization projects and approve new and revised budgets. Decrease in the Technology Infrastructure budget because the project is complete.
		BA#1.1	Approve decreasing the Technology Infrastructure Project budget by \$387,109 and increase the Prop O Program Contingency by the same amount. The project is complete and the remaining budget may be transferred to contingency.
1/25/2016	M-2	SOM P1b Inc 2	Approve Amendment No. 3 with Construction Quality Assurance Group, LLC to provide final Division of the State Architect (DSA) inspection services for the Modernizations Phase 1b (Increment 2) project at Southwest Middle School, in the amount of \$1,650.
1/25/2016	M-3	MVH P2 - Building 600	Ratify change order No. 11 with Whillock Contracting, Inc. for the Mar Vista High School Project 2, Building 600, in the amount of \$3,164.53. Change order rate is 8.51%.
1/25/2016	M-3	SOM P1c	Ratify change order No. 4 with M.A. Stevens Construction, Inc. for the Southwest Middle School Project 1C in the amount of \$47,816.72. Change order rate is 16.96%. Due to numerous unforeseen existing conditions, additional work is needed and the change order rate of 16.96% exceeds the standard 10% limit.
1/25/2016	M-?	Long Range Facilities Master Plan (LRFMP)	First reading of the updated LRFMP.



Prop O Board Items Report January 2015

Date	Item #	Site	Board Item
1/25/2016	Q-1	Resolution 4402	Authorize issuance of up to \$180,000,000 of Prop O refunding bonds. This bond sale would refinance Prop O bond sale 1 at a lower interest rate.
1/25/2016	Q-2	Resolution 4403	Authorize issuance of up to \$97,000,000 of Prop O bonds. This will be bond sale 2 for Prop O. Part of the proceeds would be used to repay the Bond Anticipation Notes (approximately \$33 million).
1/25/2016	Q-?	Resolution 4405	Resolution Authorizing “No Competitive Bid Advantage” Exception and Contract Change Order for the Phase 1C Project at Southwest Middle School. Due to numerous unforeseen existing conditions, additional work is needed and the change order No 4 for M.A. Stevens (item M-3) raises the change order rate to 16.96% which exceeds the standard 10% limit.



January 25, 2016

Board Item - M.-1.

Issue:

Progress report on the Capital Facilities Financing Plan and approval of new and revised projects and budgets.

Superintendent's Recommendation:

Accept the progress report on the Capital Facilities Financing Plan (CFFP) and approve budget adjustments (BA) for new and revised projects and budgets.

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Analysis:

Please note that the Proposition O (Prop O) performance audit for 2013-2014 has recommended modifying the CFFP to more accurately segregate Prop O funding. The County Office of Education Educational Facilities Solutions Group is evaluating the planning and construction department and that evaluation will contain reporting recommendations that will assist the district in updating the format of this report.

The attached Capital Facilities Financing Plan progress report includes:

- Project Budgets and recommended new and adjusted budgets
- Project Expenditures
- Project Funding Sources

Prop O Program Budget Adjustments (BAs):

BA#1.1 Approve decreasing the Technology Infrastructure Project budget by \$387,109 and increase the Prop O Program Contingency by the same amount. The project is complete and the remaining budget may be transferred to contingency.

CFD Program Budget Adjustments (BAs):

BA#2.1 Approve a new \$1,000,000 budget for the Portables 2016-2017 project. At least one portable must be relocated at Eastlake High School in accordance with the agreement with Otay Water District and additional portables will be required at eastside schools to accommodate enrollment growth until new schools are built.

Other Planning Projects Program Budget Adjustments (BAs):

BA#3.1 Approve a \$60,000 increase to the Castle Park Middle School ADA Hygiene Room budget for final inspection, furniture and equipment and contingency costs. Funding is from Program Contingency.

BA#3.2 Approve a new \$1,000,000 budget for the HVAC Projects project. Part of this funding will be used for engineering consultants to evaluate the structural and electrical impacts of adding air-conditioning to non-air-conditioned classrooms and support spaces. Additional funding will be needed for construction but the amount cannot be determined until the engineering studies are complete. Funding is from Program Contingency.

BA#3.3 Acknowledge a \$660,000 increase to the Southwest High School Portable Replacement Project budget as approved by the board of trustees on November 18, 2015 (Board Agenda Item Q-1). The total budget increase approved at that time was \$1.1 million, and the remaining \$440,000 will be added to the budget at a later date when needed for the actual construction. New funding from the Capital Facilities Fund (Fund 25).

BA#3.4 Approve a \$1,060,000 reduction to the Program Contingency budget based on cumulative project budget adjustments.

Funding Adjustments:

- BA#4.1 Increase CFD Funds in accordance with item BA#2.1.
- BA#4.2 Increase Capital Facilities Fund funds in accordance with item BA#3.3.

Funding Summary:

Total current funding for the Capital Facilities Financing Plan is \$664,524,959 with approximately \$177 million remaining to be spent. The CFFP has three groups of projects:

- 1) **Proposition O Bond Program** which includes closing the remaining Proposition BB projects. Total funding is \$313,160,515 and the major funding sources are: \$187,770,450 from Prop O (including interest), \$37,267,734 from Prop O Bond Anticipation Notes, \$15,574,606 from Prop BB, and \$66,567,804 from the County School Facility Fund (state funding); and
- 2) **CFD Planning Projects** (projects that are primarily Mello-Roos Community Facilities District [CFD] funded). Total funding is \$326,753,094 and the major funding sources are: \$271,199,696 from CFD Funds and \$54,333,398 from the County School Facility Fund (state funding); and
- 3) **Other Planning Projects** (projects primarily funded from other funding sources). Total funding is \$24,611,350 and the major funding sources are: \$4,319,377 from the Capital Facilities Fund, \$8,566,146 from the County School Facility Fund, and \$9,122,508 from the Special Reserve Fund.

Questions regarding this board agenda item should be directed to Karl Bradley, acting director of planning and construction, at 619-691-5553 or via email at robert.bradley@sweetwaterschools.org.

Fiscal Impact:

Decrease project budgets and increase contingency for no net fiscal impact from the County School Facilities Fund (Fund 35, Resource Code: 7777).

Expenditure of \$660,000, from the Capital Facilities Fund (Fund 25, Resource Code: 0000).

Expenditure of \$1,000,000, from the Mello-Roos CFD Fund (Fund 49, Various Resources).



CAPITAL FACILITIES FINANCING PLAN

SUMMARY	"A" APPROVED BUDGET		"B" REVISIONS		"C" = "A+B" EXPENDITURES [c]	
	Current Budgets [a]	Proposed Revisions This Month [b]	Revised Budget	Total Expenditures thru 11/30/15	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	\$ 313,160,515	\$ -	\$ 313,160,515	\$ 302,100,774	\$ 11,059,742
2. TOTALS for CFD PLANNING PROJECTS	page 5	\$ 325,753,094	\$ 1,000,000	\$ 326,753,094	\$ 176,962,253	\$ 150,392,743
3. TOTALS for OTHER PLANNING PROJECTS	page 6	\$ 23,951,350	\$ 660,000	\$ 24,611,350	\$ 4,361,294	\$ 15,434,049
Total Funding for Current Program	page 8	\$ 662,864,959	\$ 1,660,000	\$ 664,524,959	\$ 483,424,320	\$ 176,886,534
4. Remaining Prop O Bonding Authority		\$ 464,000,000 [c]		\$ 464,000,000		
Total Capital Facilities Financing Plan		\$ 1,126,864,959		\$ 1,128,524,959		

NOTES:

Blue lines are gridlines for readability only

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

[b] The proposed budget adjustments include:

Prop O Program changes:

[3.1] The Technology Infrastructure project is complete and closed. The remaining budget will be transferred to Contingency (Fund 35).

CFD Program changes:

[3.2] New project budget for adding portables to eastern schools to accommodate enrollment growth from new residential development.

[3.3] Increase in total program budget based on new funding from the CFD Funds (Fund 49)

Other Planning Projects Program changes:

[3.4] Increase the Castle Park MS ADA Hygiene Room budget by \$60,000 for estimated final inspection, furniture and equipment and contingency costs. Decrease contingency by the same amount.

[3.5] New HVAC Projects budget to design the addition of air-conditioning to non-air-conditioned classrooms and support areas.

[3.6] Budget increase for the Southwest HS Portable project (approved by the Board of Trustees on 11/18/15, item Q-1). Total budget increase was \$1.1 million and remaining budget will be added at a later date.

[3.7] Adjustment to Program Contingency to fund the Castle Park MS and Southwest HS projects.

[3.8] Increase in total program budget based on new funding from the Capital Facilities Fund (Fund 25).

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



CAPITAL FACILITIES FINANCING PLAN

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
1. PROP O ACTIVE PROJECTS										
Chula Vista HS - Title IX	\$ 175,000	\$ 175,000						\$ 175,000	\$ 34,823	\$ 140,177
Mar Vista HS - Proj 2	\$ 2,800,000	\$ 1,800,000			\$ 1,000,000			\$ 2,800,000	\$ 2,490,913	\$ 309,087
Montgomery HS - Title IX	\$ 750,000					\$ 750,000 BAN		\$ 750,000	\$ 140,090	\$ 609,910
Montgomery HS Gym Struct'l Upgrade	\$ 150,000	\$ 150,000						\$ 150,000	\$ 119,551	\$ 30,449
National City MS - Proj 2	\$ 15,621,028	\$ 1,353,294				\$ 14,267,734 BAN		\$ 15,621,028	\$ 14,983,527	\$ 637,501
Palomar HS Proj 1	\$ 100,000	\$ 100,000						\$ 100,000	\$ -	\$ 100,000
Power Purchase Agreement	\$ 500,000	\$ 500,000						\$ 500,000	\$ 378,808	\$ 121,192
Southwest HS Title IX	\$ 339,000	\$ 339,000						\$ 339,000	\$ 112,417	\$ 226,583
Southwest MS - Proj 1	\$ 20,766,130	\$ 18,353,908			\$ 2,412,222			\$ 20,766,130	\$ 19,812,654	\$ 953,476
Sweetwater HS - Proj 1 (P1)	\$ 49,879,870	\$ 12,244,187		\$ 12,000,000	\$ 25,391,414	\$ 244,269 QZAB/AdEd		\$ 49,879,870	\$ 49,604,034	\$ 275,836
Sweetwater HS - P1 Parking Lot	\$ 1,785,000	\$ 1,785,000						\$ 1,785,000	\$ 238,892	\$ 1,546,108
Sweetwater HS - P1 ADA Hygiene RRs	\$ 240,000	\$ 50,123		\$ 170,762		\$ 19,115 SDGE		\$ 240,000	\$ 20,791	\$ 219,209
Sweetwater HS Synthetic Track & Field	\$ 3,119,492	\$ 2,719,492				\$ 400,000 NC, NFL		\$ 3,119,492	\$ 2,932,095	\$ 187,397
Sweetwater HS Title IX	\$ 250,000	\$ 250,000						\$ 250,000	\$ 23,897	\$ 226,103
Technology Infrastructure	\$ 4,003,000		\$ 1,500,000		\$ 1,464,750	\$ 1,038,250 CFD	\$ (387,109) [3.1]	\$ 3,615,891	\$ 3,606,546	\$ 9,345
TOTALS	\$ 100,478,520	\$ 39,820,004	\$ 1,500,000	\$ 12,170,762	\$ 30,268,386	\$ 16,719,368	\$ (387,109)	\$ 100,091,411	\$ 94,499,038	\$ 5,592,373
PROP O MISCELLANEOUS										
BAN Repayment	\$ 6,387,406	\$ 6,387,406						\$ 6,387,406	\$ 4,138,906	\$ 2,248,500
Bond Administrative Costs	\$ 38,754					\$ 38,754 BanInt		\$ 38,754	\$ 8,776	\$ 29,978
Planning & Operations (Prop O portion)	\$ 11,473,519	\$ 5,871,876	\$ 3,545,915	\$ 325,728	\$ 1,730,000			[4] \$ 11,473,519	\$ 9,908,821	\$ 1,564,698
TOTALS	\$ 17,899,679	\$ 12,259,282	\$ 3,545,915	\$ 325,728	\$ 1,730,000	\$ 38,754	\$ -	\$ 17,899,679	\$ 14,056,503	\$ 3,843,176
Prop O APPROVED - ON HOLD (p. 3)	\$ 478,895	\$ 412,096	\$ -	\$ -	\$ -	\$ 66,799	\$ -	\$ 478,895	\$ 478,895	\$ -
Prop O CLOSE-OUT PROJECTS (p. 3)	\$ 31,369,711	\$ 29,849,711	\$ 341,760	\$ -	\$ -	\$ 1,178,240	\$ -	\$ 31,369,711	\$ 31,212,027	\$ 157,684
Prop BB CLOSE-OUT PROJECTS (p. 3)	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
COMPLETED PROJECTS (p. 4)	\$ 161,854,310	\$ 97,658,907	\$ 1,896,056	\$ 3,058,116	\$ 34,560,809	\$ 24,680,422	\$ -	\$ 161,854,310	\$ 161,854,310	\$ -
Prop O Program Contingency	\$ 1,059,400	\$ -	\$ 633,035	\$ -	\$ 117,073	\$ 309,292	\$ 387,109 [5]	\$ 1,446,509	\$ -	\$ 1,446,509
1. TOTALS for PROP O PROGRAM	\$ 313,160,515	\$ 180,000,000	\$ 7,916,766	\$ 15,574,606	\$ 66,676,268	\$ 42,992,875	\$ -	\$ 313,160,515	\$ 302,100,774	\$ 11,059,742

- NOTES**
- [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.
 - [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.
 - [3] Individual project revision explanations are shown on each page.
 - [3.1] The Technology Infrastructure project is complete and closed. The remaining budget will be transferred to Contingency (Fund 35).
 - [4] The Prop O portion of program and project administration budget through 2015-16.
 - [5] Contingency is adjusted based on cumulative funding adjustments, excluding any changes in CFD funding, and is currently 25.1% of remaining project expenses (excluding Prop O Miscellaneous & Contingency).



CAPITAL FACILITIES FINANCING PLAN

	"A"="B+C+D+E+F"	"B"	"C"	"D"	"E"	"F"	"G"	"H" = "A + G"	"I"	"J" = "H - I"
	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
Site	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
PROP O APPROVED ON-HOLD - These projects have received DSA approval and are awaiting identification of construction funding.										
Bonita Vista HS - Track & Field (design)	\$ 244,339	\$ 177,540				\$ 66,799 CFD		\$ 244,339	\$ 244,339	\$ -
Hilltop HS - Track & Field (design)	\$ 234,556	\$ 234,556						\$ 234,556	\$ 234,556	\$ -
TOTALS	\$ 478,895	\$ 412,096	\$ -	\$ -	\$ -	\$ 66,799	\$ -	\$ 478,895	\$ 478,895	\$ -
PROP O CLOSE-OUT PHASE PROJECTS										
Bonita Vista MS - Upgrades	\$ 1,520,000		\$ 341,760			\$ 1,178,240 DM/CFD		\$ 1,520,000	\$ 1,514,555	\$ 5,445
Castle Park HS - Title IX Improvements	\$ 1,716,790	\$ 1,716,790						\$ 1,716,790	\$ 1,710,487	\$ 6,303
Chula Vista HS - ORG Port/Mod/Backstop	\$ 2,115,000	\$ 2,115,000						\$ 2,115,000	\$ 2,019,524	\$ 95,476
Montgomery MS - Proj 1	\$ 25,157,921	\$ 25,157,921						\$ 25,157,921	\$ 25,127,921	\$ 30,000
Fire Alarm Upgrades at Various Sites										
Group 4 - MVH, SOH	\$ 860,000	\$ 860,000						\$ 860,000	\$ 839,540	\$ 20,460
TOTALS	\$ 31,369,711	\$ 29,849,711	\$ 341,760	\$ -	\$ -	\$ 1,178,240	\$ -	\$ 31,369,711	\$ 31,212,027	\$ 157,684
PROP BB CLOSE-OUT PHASE PROJECTS										
Prop BB Closeout (CPM, GJH, SOH)	\$ 20,000			\$ 20,000				\$ 20,000	\$ -	\$ 20,000
TOTALS	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000

- NOTES** [1] The County School Facilities Fund is where State Funding is deposited. The expenses include \$4,435,821 in CTE Grants.
 [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.



CAPITAL FACILITIES FINANCING PLAN

"A"="B+C+D+E+F" "B" "C" "D" "E" "F" "G" "H" = "A + G" "I" "J" = "H - I"

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
	Approved Budget	Fund 22 Prop O Bond Funding	Fund 22 Prop O Int + Misc	Fund 21 Prop BB Funding	Fund 35 County School Fac. Fund [1]	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
COMPLETED PROJECTS (Prop O and Prop BB)										
Bonita Vista HS Bleachers	\$ 309,122			\$ 309,122				\$ 309,122	\$ 309,122	\$ -
Bonita Vista HS - HVAC upgrade	\$ 1,270,003	\$ 926,455				\$ 343,548	CFD	\$ 1,270,003	\$ 1,270,003	\$ -
Chula Vista HS - Proj 1	\$ 29,028,807	\$ 20,221,888			\$ 8,782,368	\$ 24,551	SDGE	\$ 29,028,807	\$ 29,028,807	\$ -
Chula Vista MS - Proj 1	\$ 11,660,267	\$ 8,567,138		\$ 2,242,398	\$ 850,731			\$ 11,660,267	\$ 11,660,267	\$ -
Granger Jr HS Health Clinic	\$ 268,129			\$ 268,129				\$ 268,129	\$ 268,129	\$ -
Granger Jr HS Clinic 2	\$ 99,309			\$ 99,309				\$ 99,309	\$ 99,309	\$ -
Hilltop HS - Proj 1	\$ 23,806,924	\$ 12,177,597			\$ 11,231,450	\$ 397,877	QZAB/SDGE	\$ 23,806,924	\$ 23,806,924	\$ -
Hilltop MS Science Design	\$ 23,700		\$ 23,700					\$ 23,700	\$ 23,700	\$ -
Hilltop MS - Fans	\$ 58,847	\$ 58,847						\$ 58,847	\$ 58,847	\$ -
iPad Initiative	\$ 1,800,000		\$ 1,800,000					\$ 1,800,000	\$ 1,800,000	\$ -
Long Range Fac. Master Plan Update	\$ 399,166	\$ 399,166						\$ 399,166	\$ 399,166	\$ -
MAAC Charter School	\$ 45,314		\$ 45,314					\$ 45,314	\$ 45,314	\$ -
Mar Vista HS - Proj 1	\$ 9,647,480	\$ 6,807,185			\$ 2,835,832	\$ 4,463	GF	\$ 9,647,480	\$ 9,647,480	\$ -
Mar Vista HS Title IX	\$ 530,435	\$ 530,435						\$ 530,435	\$ 530,435	\$ -
Montgomery HS - Proj 1	\$ 25,622,719	\$ 24,289,045			\$ 1,258,674	\$ 75,000	SDGE	\$ 25,622,719	\$ 25,622,719	\$ -
Montgomery HS - Proj 2	\$ 23,062,376					\$ 23,062,376	BAN/QZAB	\$ 23,062,376	\$ 23,062,376	\$ -
National City MS - Proj 1	\$ 13,027,186	\$ 11,438,738			\$ 1,588,448			\$ 13,027,186	\$ 13,027,186	\$ -
Prop BB Closeout 2014-15	\$ 25,398			\$ 25,398				\$ 25,398	\$ 25,398	\$ -
Prop BB Closeout 2013-14	\$ 2,094			\$ 2,094				\$ 2,094	\$ 2,094	\$ -
Prop BB Closeout 2012-13	\$ 32,519			\$ 32,519				\$ 32,519	\$ 32,519	\$ -
Prop BB Closeout 2011-12	\$ 79,147			\$ 79,147				\$ 79,147	\$ 79,147	\$ -
Smartboards-CPH & MVM	\$ 27,042		\$ 27,042					\$ 27,042	\$ 27,042	\$ -
Southwest HS - Proj 1	\$ 16,679,284	\$ 8,105,118			\$ 8,013,306	\$ 560,860	SDGE/QZAB	\$ 16,679,284	\$ 16,679,284	\$ -
Fire Alarm Upgrades at Various Sites										
Group 1 - CVM, HTH, MOH	\$ 1,360,194	\$ 1,360,194						\$ 1,360,194	\$ 1,360,194	\$ -
Group 2 - CVH, SOM, SUH	\$ 279,021	\$ 279,021						\$ 279,021	\$ 279,021	\$ -
Group 3 - 10 sites	\$ 2,562,714	\$ 2,350,967				\$ 211,747	CFD	\$ 2,562,714	\$ 2,562,714	\$ -
Various Sites - Ceiling Fans	\$ 147,113	\$ 147,113						\$ 147,113	\$ 147,113	\$ -
TOTALS	\$ 161,854,310	\$ 97,658,907	\$ 1,896,056	\$ 3,058,116	\$ 34,560,809	\$ 24,680,422		\$ -	\$ 161,854,310	\$ -

NOTES [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.



CAPITAL FACILITIES FINANCING PLAN

Site	APPROVED BUDGET					REVISIONS		EXPENDITURES [c]	
	Approved Budget	Fund 49 Mello-Roos CFD	Fund 35 County School Fac. Fund	Unfunded	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
2. ACTIVE PLANNING PROJECTS (CFD FUNDED)									
Eastlake HS Amphitheater/Observatory	\$ 2,330,000	\$ 2,330,000					\$ 2,330,000	\$ 2,169,106	\$ 160,894
Eastlake HS Roof/HVAC Phase 2	\$ 1,725,000	\$ 1,725,000					\$ 1,725,000	\$ 1,341,279	\$ 383,721
Eastlake HS Title IX	\$ 240,000		\$ 240,000				\$ 240,000	\$ -	\$ 240,000
Furniture & Equipment	\$ 150,000	\$ 150,000					\$ 150,000	\$ 107,539	\$ 42,461
Middle School 12/High School 14	\$ 180,000,000	\$ 33,312,531		\$ 145,587,469	\$ 1,100,000 CFF	[5]	\$ 180,000,000	\$ 33,312,531	\$ 146,687,469
Olympian HS Title IX	\$ 40,000		\$ 40,000				\$ 40,000	\$ -	\$ 40,000
Otay Ranch HS Title IX	\$ 95,000		\$ 95,000				\$ 95,000	\$ -	\$ 95,000
Rehabilitation/Deferred Maintenance	\$ 4,675,000	\$ 4,675,000					\$ 4,675,000	\$ 3,545,326	\$ 1,129,674
Construction/Rehabilitation - Planning [6]		\$ 2,075,000						\$ 1,764,676	\$ 310,324
Rehab/Deferred Maint. - Maint.		\$ 2,600,000				[6]		\$ 1,780,650	\$ 819,350
Relocatable Classrooms 2016-2017	\$ -				CFD		\$ 1,000,000 [3.2]	\$ 1,000,000	\$ 1,000,000
Roof Defects	\$ 400,000	\$ 400,000					\$ 400,000	\$ 280,387	\$ 119,613
San Ysidro HS Title IX	\$ 80,000	\$ 80,000					\$ 80,000	\$ -	\$ 80,000
CFD CLOSEOUT PROJECTS (see below)	\$ 135,053,094	\$ 80,620,011	\$ 54,333,398	\$ -	\$ -	\$ 99,685	\$ -	\$ 135,053,094	\$ 135,005,160
Planning & Operations (CFD portion only)	\$ 965,000	\$ 965,000						\$ 1,200,925	\$ 365,977
2. TOTALS for CFD PLANNING PROJECTS	\$ 325,753,094	\$ 124,257,542	\$ 54,708,398	\$ 145,587,469	\$ -	\$ 1,199,685	\$ 1,000,000 [3.30]	\$ 326,753,094	\$ 176,962,253

CFD CLOSEOUT PROJECTS									
East Hills Academy	\$ 4,294,402	\$ 1,924,002	\$ 2,370,400				\$ 4,294,402	\$ 4,294,402	\$ -
East Hills Academy Phase II	\$ 782,715	\$ 350,953	\$ 431,762				\$ 782,715	\$ 782,715	\$ -
Eastlake HS Artificial Turf for Quad	\$ 246,482	\$ 246,482					\$ 246,482	\$ 246,482	\$ -
Eastlake HS Infill Turf & Senior Lawn	\$ 429,685	\$ 330,000			\$ 99,685 CFD/ASB		\$ 429,685	\$ 429,685	\$ 0
Olympian HS (HS 13)	\$ 124,162,786	\$ 73,131,550	\$ 51,031,236				\$ 124,162,786	\$ 124,162,786	\$ -
Otay Ranch HS Track & Field Replacem't	\$ 1,012,030	\$ 1,012,030					\$ 1,012,030	\$ 1,012,030	\$ -
Otay Ranch HS Drainage Alterations	\$ 114,368	\$ 114,368					\$ 114,368	\$ 114,368	\$ -
Relocatable Classrooms 2014-2015	\$ 2,925,000	\$ 2,925,000					\$ 2,925,000	\$ 2,877,066	\$ 47,934
Rancho Del Rey MS	\$ 1,655	\$ 1,655					\$ 1,655	\$ 1,655	\$ -
Rancho Del Rey MS - Fire Hydrant	\$ 80,416	\$ 80,416					\$ 80,416	\$ 80,416	\$ -
San Ysidro HS Phase 2 CTE	\$ 1,003,555	\$ 503,555	\$ 500,000				\$ 1,003,555	\$ 1,003,555	\$ -
TOTALS	\$ 135,053,094	\$ 80,620,011	\$ 54,333,398	\$ -	\$ -	\$ 99,685	\$ -	\$ 135,053,094	\$ 135,005,160

- NOTES**
- [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.
 - [3.2] New project budget for adding portables to eastern schools to accommodate enrollment growth from new residential development.
 - [3.3] Increase in total program budget based on new funding from the CFD Funds (Fund 49)
 - [5] State funding is estimated at about \$40 million but the State is out of bond funds. Until State Funding is officially approved it will be assumed that CFD funds will be used.
 - [6] The Rehabilitation/Deferred Maintenance budget has been split into projects managed by Planning and Maintenance for informational and internal management purposes only.
 - [7] CFD portion of program and project administration budget through 2015-16.



CAPITAL FACILITIES FINANCING PLAN

Site	APPROVED BUDGET						REVISIONS		EXPENDITURES [c]	
	Approved Budget	Fund 25 Cap Fac Fund	Fund 35 County School Fac. Fund	Fund 14 Deferred Maint.	Fund 01 General Fund	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
3. ACTIVE PLANNING PROJECTS (OTHER FUNDING SOURCES)										
Asset Utilization Plan	\$ 2,000,000					\$ 2,000,000 SRF		\$ 2,000,000	\$ -	\$ 2,000,000
Corporate Yard	\$ 4,000,000					\$ 4,000,000 SRF		\$ 4,000,000	\$ -	\$ 4,000,000
District Office	\$ 4,500,000					\$ 4,500,000 SRF/CFD		\$ 4,500,000	\$ -	\$ 4,500,000
Bonita Vista HS Title IX	\$ 205,000		\$ 205,000					\$ 205,000	\$ -	\$ 205,000
Castle Park HS Title IX	\$ 75,000		\$ 75,000					\$ 75,000	\$ -	\$ 75,000
Castle Park HS Gym Bleachers	\$ 400,000		\$ 400,000					\$ 400,000	\$ -	\$ 400,000
Castle Park MS ADA Hygiene Room	\$ 320,000		\$ 320,000			CSFF \$ 60,000 [3.4]		\$ 380,000	\$ 105,408	\$ 274,592
Eastlake HS Marquee & Scoreboards	\$ 137,148					\$ 137,148 ASB		\$ 137,148	\$ 137,148	\$ -
Hilltop HS Title IX	\$ 200,000		\$ 200,000					\$ 200,000	\$ -	\$ 200,000
HVAC Projects (design)	\$ -					CSFF \$ 1,000,000 [3.5]		\$ 1,000,000	\$ -	\$ 1,000,000
L St - HVAC	\$ 80,000					\$ 80,000 SRF		\$ 80,000	\$ -	\$ 80,000
Mar Vista Title IX	\$ 15,000		\$ 15,000					\$ 15,000	\$ -	\$ 15,000
Montgomery Adult Trailer	\$ 120,000		\$ 120,000					\$ 120,000	\$ 7,722	\$ 112,278
Montgomery MS Canopy Repair	\$ 104,000			\$ 104,000				\$ 104,000	\$ 2,135	\$ 101,865
Prop 39 Energy Projects	\$ 542,508					\$ 542,508 SRF		\$ 542,508	\$ 770	\$ 541,738
Southwest HS Portable Modernization	\$ 200,000		\$ 200,000			CFF \$ 660,000 [3.6]		\$ 860,000	\$ 207	\$ 859,793
Southwest HS Title IX	\$ 50,000		\$ 50,000					\$ 50,000	\$ -	\$ 50,000
Southwest HS Gym Bleachers	\$ 400,000		\$ 400,000					\$ 400,000	\$ -	\$ 400,000
Sweetwater HS Food Service Facilities	\$ 550,000		\$ 550,000					\$ 550,000	\$ 14,026	\$ 535,974
OTHER CLOSEOUT PROJECTS (see p.7)	\$ 4,176,687	\$ 3,659,377	\$ 155,139	\$ 290,613	\$ 1,000	\$ 70,558	\$ -	\$ 4,176,687	\$ 4,093,878	\$ 82,809
Program Contingency	\$ 5,876,007		\$ 5,876,007				\$ (1,060,000) [3.7]	\$ 4,816,007		
3. TOTALS for OTHER PLANNING PROJECTS	\$ 23,951,350	\$ 3,659,377	\$ 8,566,146	\$ 394,613	\$ 1,000	\$ 11,330,214	\$ 660,000 [3.8]	\$ 24,611,350	\$ 4,361,294	\$ 15,434,049

NOTES [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.

- [3.4] Increase the Castle Park MS ADA Hygiene Room budget by \$60,000 for estimated final inspection, furniture and equipment and contingency costs. Decrease contingency by the same amount.
- [3.5] New HVAC Projects budget to design the addition of air-conditioning to non-air-conditioned classrooms and support areas.
- [3.6] Budget increase for the Southwest HS Portable project (approved by the Board of Trustees on 11/18/15, item Q-1). Total budget increase was \$1.1 million and remaining budget will be added at a later date.
- [3.7] Adjustment to Program Contingency to fund the Castle Park MS and Southwest HS projects.
- [3.8] Increase in total program budget based on new funding from the Capital Facilities Fund (Fund 25).



CAPITAL FACILITIES FINANCING PLAN

"A"="B+C+D+E+F" "B" "C" "D" "E" "F" - "G" - "H" = "A + G" "I" "J" = "H - I"

Site	Approved Budget	114,368					REVISIONS		EXPENDITURES [c]	
		Fund 25 Cap Fac Fund	Fund 35 County School Fac. Fund	Fund 14 Deferred Maint.	Fund 01 General Fund	Other Funding [2]	Proposed Revisions This Month [3]	Revised Budget	Total Expenditures thru 11/30/15	Remainder
OTHER CLOSEOUT PROJECTS										
Castle Park MS Asbestos Abatement	\$ 29,336			\$ 29,336				\$ 29,336	\$ 29,336	\$ -
Chula Vista HS Covered Walkway	\$ 24,550			\$ 24,550				\$ 24,550	\$ 24,550	\$ -
Eastlake HS Learning Center/Science	\$ 926,368	\$ 926,368						\$ 926,368	\$ 926,368	\$ -
Eastlake HS Track & Field	\$ 1,987,003	\$ 1,987,003						\$ 1,987,003	\$ 1,987,003	\$ -
Hilltop HS Ramp Replacement	\$ 40,285			\$ 40,285				\$ 40,285	\$ 40,285	\$ -
Hilltop HS Retaining Wall Replacement	\$ 196,442			\$ 196,442				\$ 196,442	\$ 196,442	\$ -
National City Adult Cisco Lab	\$ 70,558					\$ 70,558 Ad Ed		\$ 70,558	\$ 70,558	\$ -
Otay Ranch HS Concession Stand	\$ 64,639		\$ 64,639					\$ 64,639	\$ 64,639	\$ -
Otay Ranch HS Stadium Light Poles	\$ 349,011	\$ 349,011						\$ 349,011	\$ 349,011	\$ -
San Ysidro HS Project 1 Scoreboard	\$ 5,000		\$ 5,000					\$ 5,000	\$ 3,321	\$ 1,679
San Ysidro HS 4 ROTC portables	\$ 85,500		\$ 85,500					\$ 85,500	\$ 5,370	\$ 80,130
San Ysidro HS Stadium Light Poles	\$ 396,995	\$ 396,995						\$ 396,995	\$ 396,995	\$ -
Teen Parent Program Portable	\$ 1,000				\$ 1,000			\$ 1,000	\$ -	\$ 1,000
TOTALS	\$ 4,176,687	\$ 3,659,377	\$ 155,139	\$ 290,613	\$ 1,000	\$ 70,558	\$ -	\$ 4,176,687	\$ 4,093,878	\$ 82,809

NOTES [2] Fund abbreviations and acronyms can be found starting on page 8 of this report.



CAPITAL FACILITIES FINANCING PLAN - Funding Sources

Jan 24, 2016 - Page 8

Funding Sources	APPROVED BUDGET			REVISIONS	
	Fund Number	Abbreviation	Funding	Proposed Revisions This Month [3]	Revised Budget
1. PROP O ACTIVE PROJECTS					
Prop O Bond Sale #1	22	O	\$ 180,000,000		\$ 180,000,000
Prop O Interest	22	Oint	\$ 7,770,450		\$ 7,770,450 Thru 6/30/15
Prop O Bond Anticipation Notes (BANs)	23	BAN	\$ 37,267,734		\$ 37,267,734
Prop O Bond Anticipation Note (BAN) Interest	23	BanInt	\$ 50,824		\$ 50,824 Thru 6/30/15
Prop O Miscellaneous Revenue	22	OMR	\$ 146,316		\$ 146,316 Thru 6/30/14
Prop BB	21	BB	\$ 15,574,606		\$ 15,574,606
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 66,567,804		\$ 66,567,804
County School Facilities Fund Interest	35	CSFF	\$ 108,464		\$ 108,464 Thru 12/31/14
Mello-Roos Community Facilities District	49	CFD	\$ 2,038,584		\$ 2,038,584
Deferred Maintenance	14	DM	\$ 800,000		\$ 800,000 [8]
City of National City	22	NC	\$ 200,000		\$ 200,000
San Diego Chargers	22	NFL	\$ 200,000		\$ 200,000
SDG&E Energy Rebates	22	SDGE	\$ 344,850		\$ 344,850
Adult Ed	11	AdEd	\$ 20,000		\$ 20,000
General Fund	01	GF	\$ 4,463		\$ 4,463
Qualified Zone Academy Bonds (QZAB) Reimbursement	22	QZAB	\$ 2,066,420		\$ 2,066,420
TOTALS			\$ 313,160,515	\$ - [3]	\$ 313,160,515

NOTES:

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



CAPITAL FACILITIES FINANCING PLAN - Funding Sources

Jan 24, 2016 - Page 9

Funding Sources	APPROVED BUDGET			REVISIONS	
	Fund Number	Abbreviation	Funding	Proposed Revisions This Month [3]	Revised Budget

2. ACTIVE PLANNING PROJECTS (CFD FUNDED)

Mello-Roos CFD	49	CFD	\$ 270,199,696	\$ 1,000,000 [3.9]	\$ 271,199,696
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 54,333,398		\$ 54,333,398
Capital Facilities Fund	25	CFF	\$ 1,100,000		\$ 1,100,000
Associated Student Body Funds		ASB	\$ 120,000		\$ 120,000
TOTALS			\$ 325,753,094	\$ 1,000,000	\$ 326,753,094

3. ACTIVE PLANNING PROJECTS (OTHER FUNDING SOURCES)

Capital Facilities Fund	25	CFF	\$ 3,659,377	\$ 660,000 [3.10]	\$ 4,319,377
County School Facilities Fund (State Funding Program)	35	CSFF	\$ 8,566,146		\$ 8,566,146
Mello-Roos CFD	49	CFD	\$ 2,000,000		\$ 2,000,000
Deferred Maintenance	14	DM	\$ 394,613		\$ 394,613 [8]
Special Reserve Fund	40	SRF	\$ 9,122,508		\$ 9,122,508
General Fund	01	GF	\$ 1,000		\$ 1,000 [8]
Associated Student Body Funds		ASB	\$ 137,148		\$ 137,148 [8]
Adult Ed	11	AdEd	\$ 70,558		\$ 70,558 [8]
TOTALS			\$ 23,951,350	\$ 660,000	\$ 24,611,350

Total active Capital Facilities Program			\$ 662,864,959	\$ 1,660,000	\$664,524,959
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Major Funds:	Total Prop O/BB Funding	\$ 240,809,930	\$ -	\$ 240,809,930
	Total State Funding	\$ 75,133,950	\$ -	\$ 75,133,950
	Total Mello-Roos CFD Funding	\$ 272,238,280	\$ 1,000,000	\$ 273,238,280

NOTES:

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

[3.9] CFD Program Funding increased to reflect cumulative new construction project budgets.

[3.10] Planning Projects Program Funding increased to reflect cumulative new construction project budgets.

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



CAPITAL FACILITIES FINANCING PLAN

Jan 24, 2016 - Page 10

Acronyms (excluding school sites)

ADA	Americans with Disabilities Act
BAN	Bond Anticipation Note
CFD	Mello-Roos Community Facilities District
CFFP	Capital Facilities Financing Plan
CTE	Career Technical Education (may refer to a State Funding program administered by OPSC)
DSA	Division of State Architect
HVAC	Heating Ventilating and Air-conditioning
INT	Interest
LRFMP	Long Range Facilities Master Plan
OPSC	Office of Public School Construction
ORG	Overcrowded Relief Grant (a State Funding program administered by OPSC)
ROTC	Reserve Officers' Training Corps
QEIA	Quality Education Investment Act
QZAB	Qualified Zone Academy Bonds



January 25, 2016

Board Item - M.-2.

Issue:

Consultants for Construction Projects.

Superintendent's Recommendation:

Approve/ratify various planning and construction consultant agreements and amendments.

Analysis:

The consultant items listed below are for various services required on construction projects such as architectural, testing, inspection, etc. In order to expedite the planning and construction process, staff may approve consultant agreements subject to ratification by the board (Board Agenda Item N-6 approved August 19, 2013, and Board Agenda Item N-5 approved February 18, 2014), and staff may approve contract amendments as long as amendments exceeding \$1,000.00 are ratified by the board (Resolution No. 4150 approved on July 23, 2012). Details for each contract and amendment are provided in the attachment.

APPROVE or RATIFY NEW CONTRACTS

Action	Project	Consultant	Services	Amount	Funding Source [1]	Page
Ratify	CPM Alterations	Vista Environmental	Hazardous Materials	\$1,077	CSFF	1

APPROVE or RATIFY CONTRACT AMENDMENTS

Action	Project	Consultant	Amd't No.	Services	Amendment Amount/ New Total	Funding Source [1]	Page
Ratify	SOM 1b Increment 2	CQAG	3	DSA Inspection Services	\$1,650 \$165,900	Prop O	2

Note [1]: ASB= ASB Funds; BAN= Prop O Bond Anticipation Notes; DM= Deferred Maintenance; GF= General Fund; Prop O= Bond program funds; /R= expense will be reimbursed; MR= Mello-Roos funds; CSFF= County Schools Facilities Fund.

Questions regarding this board agenda item should be directed to the acting director of planning and construction, Karl Bradley at 619-691-5553 or via email at robert.bradley@sweetwaterschools.org.

Fiscal Impact:

Total expenditure of \$2,727.00:

Expenditure of \$1,077.00, from the County School Facilities Fund (Fund 35; Resource Code: 7777); and

Expenditure of \$1,650.00, from Proposition O (Fund 49; Resource Code: 0014).

BACKUP INFORMATION FOR CONSULTANT AGREEMENTS

Site/Dept: Planning/Construction Originator: Karl Bradley

Name of Consultant: Construction Quality Assurance Group, LLC

Category (For Cabinet Secretary Use Only): Business Services

Starting Date of Services: 1/26/16 Ending Date: Until work is completed.

(PLEASE CONFINE INFORMATION TO THE SPACE PROVIDED)

Description (nature of services):

Project: Southwest Middle School Phase 1b Increment 2.

Approve Amendment No. 3 with Construction Quality Assurance Group, LLC to provide final Division of the State Architect (DSA) inspection services for the Modernizations Phase 1b (Increment 2) project at Southwest Middle School, as required by DSA.

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

	Professional Fees
Original Fees	\$148,400.00
Previous Amendments	\$15,850.00
Additional Fees - Amendment No. 3	\$1,650.00
Total Cost Not-To-Exceed fees:	\$165,900.00

Cabinet Member Responsible: Moisés Aguirre, Asst.Supt./Bus.Srvcs

Funding Source (e.g. Title I): Proposition O (Fund 22)

Resource Code: 0000

Total Amount: \$ 1,650.00 Annual One Time (√ one only)
Plus Reimbursable Expenses



January 25, 2016

Board Item - M.-3.

Issue:

Change Orders for Construction Projects.

Superintendent's Recommendation:

Ratify Change Orders for Construction Projects.

Analysis:

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

Site	Project	Contractor	Original Contract Amount	Change Order Number	Amount	Cumulative Change Order Percentage	Funding Source
MVH600	MVH Bldg. Modernization	Whillock Contracting, Inc.	\$1,288,000.	11	\$3,164.53	8.51	Prop O
SOMSOM 1C		MA Stevens Construction, Inc.	\$931,642.	4	\$47,816.72	16.96	Prop O

Questions regarding this board agenda item should be directed to the acting director of planning and construction, Karl Bradley, at 619-691-5553 or via email at robert.bradley@sweetwaterschools.org.

Fiscal Impact:

Total expenditure of \$50,981.25, from the Prop O Fund.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> M-3 Change Order Backup	Backup Material

Change Order Summary

Mar Vista High School – Project 2 - Building 600 Modernization
Whillock Contracting, Inc.
Change Order No. 11

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

Category	Item Number	Total Amount
Architectural Revisions	None	\$0.00
District-Initiated Improvements	None	\$0.00
Outside Agency Mandates	None	\$0.00
Unforeseen Conditions	1	\$3,164.53
Total		\$3,164.53

1. Additional lead abatement was determined necessary resulting in the need to patch, texture, and re-paint those areas (Reference PCO #1036). Increase to the contract in the amount of \$3,164.53.

Expenditure of \$3,164.53 from the Prop O Fund.

Original contract amount:	\$1,288,000.00
Previous Change Orders:	\$ 106,497.36 (8.27%)
This Change Order:	\$ 3,164.53 (0.25%)
New Contract Amount:	\$1,397,662.17

This change order combined with all other change orders results in an 8.51 percent increase to the contract.

Change Order Summary

Southwest Middle School – Phase 1C: 700 Building and Multipurpose Room
M.A. Stevens Construction, Inc.
Change Order No. 4

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

Category	Item Number	Total Amount
Architectural Revisions	2, 3, 7, 8, 10, 11, 12, 13, 14, 15	\$46,209.82
District-Initiated Improvements	4,	\$1,113.65
Outside Agency Mandates		\$0.00
Unforeseen Conditions	1, 5, 6, 9	\$5,493.25
Total		\$52,816.72

1. Remove debris from existing concrete slab in Building D (Reference PCO #1041). This work was not apparent until the old flooring was demolished and was necessary to provide a suitable substrate for installation of the new floor. Increase to the contract in the amount of \$2,367.99.
2. Install low voltage wiring for drip valve kit (Reference PCO #1042). This work was not indicated on the bid documents but was required to provide a fully functional irrigation system. Increase to the contract in the amount of \$1,434.64.
3. Relocate existing irrigation system at turf areas after new planting areas were created (Reference PCO #1043). This work was not indicated on the bid documents but was required to provide a fully functional irrigation system. Increase to the contract in the amount of \$1,109.61.
4. Addition of two quick couplers on south side of Building C (Reference PCO #1044). Due to low water pressure, the existing hose bibs on the outside of the auditorium were not functional. The quick couplers provide adequate pressure as they are connected to a separate irrigation water supply. Increase to the contract in the amount of \$1,113.65.
5. Substitute shellac-based primer from Sherman Williams for specified material (Reference PCO #1045). The interior of the auditorium had been painted with an oil based product that was not compatible with the specified water-based product. The change order represents the difference in cost for the more expensive shellac-based primer. Increase to the contract in the amount of \$2,139.59.
6. Storm drain point of connection (Reference PCO #1046). The point of connection for new storm drain piping was designed based on existing as-built drawings which were inaccurate. The change order reflects the additional work required to route the pipe to an alternate connection point. Increase to the contract in the amount of \$1,952.34.
7. Replace twelve fixed window panels with new swing out operable window panels (PCO #1047R). Operable windows are required for ventilation. Increase to the contract in the amount of \$24,585.36.
8. Exterior light fixtures and egress lights at Building C (Reference PCO #1048). This work was not indicated on the bid documents, but was needed to address the lights that were not working. Increase to the contract in the amount of \$3,887.56.
9. Removal of existing base, patching and installation of new base in Building C (Reference PCO #1049). This reflects the reduction of scope in the restrooms reflected in Change Order #1. Decrease to the contract in the amount of \$966.67.

10. Repaint existing steel door, frame and steel rails at east and west entrances to Building C (Reference PCO #1050). Increase to the contract in the amount of \$2,234.55.

11. Patch 15 additional floor boards (Reference PCO #1051). This work was required due to termite damage and the allowance for deteriorated structural members has been expended. Increase to the contract in the amount of \$634.17.

12. Removal of fire alarm devices, TV brackets, tack boards, emergency call buttons and miscellaneous items from walls and ceilings in preparation for painting (Reference PCO #1052). These items were removed to eliminate non-functional items and enhance the aesthetics in the interior of the building. Increase to the contract in the amount of \$5,050.30.

13. Install painted shoe base at auditorium and stage areas (Reference PCO #1053). This work was required to enhance the aesthetics of the perimeter of the stage. Increase to the contract in the amount of \$2,119.46.

14. Replacement of light switch for exterior light over south door in Building C (Reference PCO #1054). The existing light switch did not work. Increase to the contract in the amount of \$662.42.

15. Removal of unused electrical conduit in north wall of Building C, and abandon any unused conduit 24" below finished grade (Reference PCO #1055). This work was required to eliminate unsightly conduits that were no longer required. Increase to the contract in the amount of \$4,491.75.

Original contract amount:	\$ 931,642.00	
Previous Change Orders:	\$ 110,178.21	11.83%
This Change Order:	\$ 52,816.72	5.67%
New Contract Amount:	\$1,094,636.93	

This change order combined with all other change orders results in a 17.50 percent increase to the contract.



January 25, 2016

Board Item - Q.-6.

Issue:

Resolution No. 4405.

Superintendent's Recommendation:

Resolution Authorizing "No Competitive Bid Advantage" Exception and Contract Change Order for the Phase 1C Project at Southwest Middle School.

Analysis:

Staff awarded a contract to MA Stevens Construction, Inc., at the regular board meeting on May 11, 2015. The work was designed to provide an aesthetic upgrade to Building C (auditorium) and a full modernization of Building D (700 Building).

As discussed in a previous resolution approved by the governing board on November 18, 2015, although allowances for replacement of deteriorated structural elements and underground infrastructure were included in the base bid, the amount of concealed conditions of this type have far exceeded the \$40,000 provided for in the contract.

Additional unforeseen work has been required and staff is now bringing a final change order to the board that will complete the project.

The work is an integral part of the original contract. Issuing a new bid package for this work will create delay and expose the district to potential claims. Staff, therefore, request adoption of the attached resolution to authorize this change order.

Questions regarding this board agenda item should be directed to the Acting Director of Planning and Construction, Karl Bradley, at 619-691-1553 or via email at Robert.bradley@sweetwaterschools.org.

Fiscal Impact:

Expenditure of \$47,816.72, to be paid from Prop O Funds (Fund 22; Resource Code: 0000).

ATTACHMENTS:

	Description	Type
D	Q-4 Reso 4405 SOM 1c BackUp	Resolution Letter

SWEETWATER UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. 4405

**RESOLUTION AUTHORIZING)
“NO COMPETITIVE BID ADVANTAGE)
EXCEPTION AND CONTRACT)
CHANGE ORDER FOR THE PHASE 1C)
PROJECT AT SOUTHWEST MIDDLE)
SCHOOL)**

ON THE MOTION of Member _____, seconded by Member _____, the following resolution is adopted:

WHEREAS, the Sweetwater Union High School District (the “District”) is required to advertise and invite bids for contracts pursuant to Public Contract Code 20110, et seq; and

WHEREAS, the District is required to comply with the public bidding requirements of Public Contract Code 20118.4, which requires bidding of change order work in excess of 10 percent (10%) of the original construction contract; and

WHEREAS, a legal exception to the statutory bidding requirements exists when a public agency determines that competitive bidding would be unavailing or would not produce a competitive advantage, and thus would be futile, undesirable, impractical or impossible; and

WHEREAS, on May 11, 2015, the board approved a contract with M.A. Stevens Construction, Inc., in the amount of \$931,642.00, for all miscellaneous improvements associated with the construction of the Site Work Project at Southwest Middle School; and

WHEREAS, the contract with M.A. Stevens Construction, Inc., will be increased by a sum not to exceed \$47,816.72, which exceeds the allowable 10 percent threshold by \$47,816.72, due to increased scope of services; and

WHEREAS, the district believes that the nature of the work exceeding the 10 percent threshold of delegated authority as described above was an integral part of the work performed by M.A. Stevens Construction, Inc., and that public bidding of work necessary to complete the project would have produced no competitive advantage, would have been futile, and would have delayed occupancy of the project; and

WHEREAS, this change order is part of Project 1C at Southwest Middle School. The total change order percentage for the project to date is 16.96 percent, including this change order.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The board does hereby find and determine that the foregoing recitals and determinations are true and correct and are hereby incorporated by this reference.

Section 2: The provision and terms of this resolution shall be effective upon adoption.

PASSED AND ADOPTED by the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, this 25th day of January 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

State of California)
) SS
County of San Diego)

I, Deanne Vicedo, Clerk of the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, do hereby certify that the foregoing is a true copy of a resolution adopted by said board at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is on file in the office of said board.

Deanne Vicedo, Clerk

January 25, 2016
Date