

Consent item F.3.1. Chet F. Harritt Ball Field - Inspections & Testing  
Prepared by Karl Christensen  
December 15, 2009

**BACKGROUND:**

With construction of the Chet F. Harritt Ball Field that begins December 2009, construction materials testing and inspection is needed. The Division of State Architect (DSA) reviews and approves all school construction projects. Part of the construction process requires construction materials testing labs and inspectors of record (IOR) be assigned to the construction of school projects.

**RECOMMENDATION:**

It is recommended that the Board of Education approve Ninyo & Moore for the materials testing lab and Hendrix California School Construction Services to provide construction materials testing and IOR services for construction of the Chet F. Harritt ball field.

This recommendation supports the following District goals:

- Provide facilities that optimize the learning environment for all students.
- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

The fiscal impact is estimated at \$34,000 for Ninyo & Moore and \$59,000 for Hendrix California School Construction Services (IOR) within the improvement program budget of \$100,000 for soft costs.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:	<i>El-Najj</i>	Second:	<i>Bartholomew</i>	Vote:	<i>5-0</i>	Agenda Item F.3.1.
---------	----------------	---------	--------------------	-------	------------	--------------------





April 29, 2009  
Project No. 106115001

Ms. Christina Becker  
Santee School District  
9625 Cuyamaca Street  
Santee, California 92071

Subject: Fee Estimate for Geotechnical and Materials Testing and Inspection Services  
Chet Harritt Elementary School Athletic Field Renovation  
8120 Arlette Street  
Santee, California

Dear Ms. Becker:

In response to your request, we have prepared a fee estimate to perform geotechnical and materials testing and special inspection services during construction of the athletic field renovations at the Chet Harritt Elementary School. In preparation for this proposal, we have reviewed a set of project plans with a revised date of February 23, 2009 and the project manual dated February 12, 2009. The plans and manual have been labeled as the "DSA Submittal" set. Based on our review the project will include the construction of three new ballfields. As part of the construction several stadium lights, chain-link fencing, a pre-cast soundwall, various walkways, and underground utilities will be installed.

#### PROPOSED SCOPE OF SERVICES

We anticipate our scope of services for this project to include the following:

- Project coordination, technical support and management, including review of the project plans and specifications, distribution of test reports, and work scheduling.
- Review of structural concrete mix designs.
- Perform field observation and in-place density testing during compacted fill and utility trench backfill.
- Geotechnical observation by our engineer/geologist of the foundation excavations for the stadium lights and the pre-cast soundwall. We do not anticipate performing observations of the chain-link fence post foundations.

8120 Arlette Street  
Santee, California

April 29, 2009  
Project No. 106115001

---

- Geotechnical laboratory testing of the materials used as compacted fill and trench backfill. The tests performed are anticipated to include Proctor density/optimum moisture content. Tests in addition to these may be performed as appropriate.
- Geotechnical laboratory testing of potential import materials. The tests performed are anticipated to include sieve analysis, expansion index, and soil corrosivity (including pH, resistivity, chlorides, and sulfates). Tests in addition to these may be performed as appropriate. However, this testing does not include environmental testing of potential import soils.
- Perform welding and prestressed concrete special inspection during light pole fixtures and light pole base fabrication of seven assemblies. Inspections are anticipated to be performed at remote locations situated in Iowa and Minnesota.
- Field technician services for batch plant inspection during production of structural concrete including checking mix design, monitoring batch weights, and communications with on-site personnel. Due to the design concrete strength for the precast soundwall posts and panels, we do not anticipate performing batch plant inspection for these items.
- Our ACI technician will sample the fresh material and measure its temperature and slump, as well as cast one set of four concrete cylinders for every 50 cubic yards placed, or fraction thereof, during a day's placement as specified by project specifications.
- Laboratory testing including conformance testing of reinforcing bars and compression testing of concrete.
- Preparation of daily field reports and batch plant inspection data sheets.
- Preparation of Final Verified Reports for submittal to DSA.

#### **FEE ESTIMATE**

The estimated fee for the geotechnical and materials testing and special inspection services described herein will be approximately \$34,000 (Thirty-Four Thousand Dollars), a breakdown of this fee is presented in Table 1. We will attempt to utilize local inspectors for remote fabrication. In the event we perform the remote inspection using our Southern California personnel, all travel related costs will be billed on a time and materials basis with a 15 percent mark-up. This estimated cost is based our assumptions of the anticipated services. Estimated hours may be re-evaluated after formulation of a project schedule. It should be noted that the performance of the subcontractors can substantially effect the duration of our services. Requested engineering, special inspection, and field and laboratory testing not within the specified scope of services or in excess of those presented in Table 1 will be provided, based on time-and-materials, in accordance with the project fee schedule. Our fee does not include time to review drawings, preparation of construction speci-

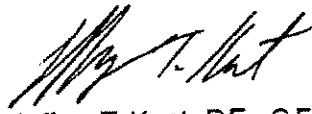
8120 Arlette Street  
Santee, California


April 29, 2009  
Project No. 106115001

fications, meetings and other activities requested that are not presented in our estimated fee breakdown. If environmental testing is requested, it will be performed on a time and materials basis. However, it should be noted that environmental testing in accordance with Department of Toxic Substances Control guidelines can significantly affect the project schedule.

We appreciate the opportunity to provide this fee estimate and look forward to continuing our relationship with the Santee School District.

Respectfully submitted,  
**NINYO & MOORE**

  
Jeffrey T. Kent, P.E., G.E.  
Senior Project Engineer

  
Kenneth H. Mansir, Jr., P.E., G.E.  
Principal Engineer

JTK/KHM/gg

Attachment: Table 1 – Breakdown of Estimated Fee

Distribution: (1) Addressee

8120 Arlette Street  
Santee, California

April 29, 2009  
Project No. 106115001

**TABLE 1 - BREAKDOWN OF ESTIMATED FEE**

<b>FILL AND UTILITY TRENCH BACKFILL OBSERVATION AND TESTING</b>			
Senior Field/Laboratory Technician	160 hours	@ \$ 77.00 /hour	\$ 12,320.00
Proctor Density (Soil & Aggregates)	6 tests	@ \$ 180.00 /test	\$ 1,080.00
<b>Subtotal</b>			<b>\$ 13,400.00</b>

<b>GEOTECHNICAL LABORATORY TESTING OF POTENTIAL IMPORT SOIL</b>			
Sieve Analysis	6 tests	@ \$ 110.00 /test	\$ 660.00
Expansion Index	6 tests	@ \$ 165.00 /test	\$ 990.00
Soil Corrosivity (incl. pH, resistivity, chlorides, sulfates)	6 tests	@ \$ 275.00 /test	\$ 1,650.00
<b>Subtotal</b>			<b>\$ 3,300.00</b>

<b>LIGHT POLE AND PRE-CAST SOUNDWALL FOUNDATION OBSERVATION</b>			
Senior Staff Engineer/Geologist	24 hours	@ \$ 100.00 /hour	\$ 2,400.00
<b>Subtotal</b>			<b>\$ 2,400.00</b>

<b>MATERIALS TESTING AND SPECIAL INSPECTION SERVICES</b>			
Light Pole and Base Fabrication Inspection (Assumes 7 Assemblies)		Estimated	\$ 7,000.00
Field Welding/Steel Assembly Inspector	16 hours	@ \$ 77.00 /hour	\$ 1,232.00
ACI Technician	24 hours	@ \$ 77.00 /hour	\$ 1,848.00
Concrete Batch Plant Inspection	20 hours	@ \$ 77.00 /hour	\$ 1,540.00
Compressive Strength (Concrete)	32 tests	@ \$ 22.00 /test	\$ 704.00
Reinforcing Steel, Tension or Bend	4 tests	@ \$ 50.00 /test	\$ 200.00
<b>Subtotal</b>			<b>\$ 12,524.00</b>

<b>COORDINATION AND QUALITY CONTROL</b>			
Senior Project Engineer/Geologist	12 hours	@ \$ 115.00 /hour	\$ 1,380.00
Final Verified Reports	4 reports	@ \$ 250.00 /report	\$ 1,000.00
<b>Subtotal</b>			<b>\$ 2,380.00</b>

<b>TOTAL ESTIMATED FEE</b>			<b>\$ 34,004.00</b>
----------------------------	--	--	---------------------

**HENDRIX** California School  
Construction Services Administration • Management • Inspection

December 2, 2009

Christina Becker, Director  
Facilities and Modernization / Maintenance & Operations  
Santee School District  
9625 Cuyamaca Street  
Santee, Ca. 92071

Ms. Becker:

RE: Ball field inspection services at Chet Elementary School for Santee School District.

In response to our December 1, 2009, telephone conversation concerning the DSA inspection for the Districts joint use baseball field.

I propose to provide all DSA inspection services to certify the work meets the approved documents beginning December 21, 2009, continuing through April 30, 2010, for a price not to exceed \$59,000.00.

All work will be inspected per plans provided by the District with approval stamp by DSA and the pricing is based on regular daytime construction work hours of 8 hours per day which will not include overtime hours, weekends, or recognized holidays.

All Hendrix California School Construction Services employees are covered by workers compensation insurance and all our services are covered by a \$1 million dollar error and omission insurance policy for your agencies protection.

The scope of our services will cover all required structural inspections, including foundations, reinforcing steel, gravity supports systems, building diaphragms, associated electrical, plumbing, and mechanical components, verification that all work is ADA compliant, and any other items not excluded below.

The scope of work for Hendrix California School Construction Services does not include review or auditing of Prevailing Wage payrolls or interviews of workers for Prevailing Wage purposes. Prevailing Wage audit services are available utilizing your board and State approved Labor Compliance Program and my personnel.

The scope of the service does not include creation of any contractor Recovery Schedules when the contractor has fallen behind. However, we will assist the contractor to see potential construction problems that could create construction delays and suggest methods to avoid the potential delay or overcome a created delay by any party.

The scope of our service does not include certain special inspections or material testing and inspection as identified by DSA and the California Building Code that require an approved test lab and / or engineering supervision to accomplish the test.

The scope of our service dose not include for example, Geotechnical services, soil testing, structural masonry inspection, testing of fireproofing of steel columns or beams, welding inspection, epoxy anchor or shot pin pull tests, batch plant inspections or making of concrete cylinders, high strength bolt testing or torquing, or similar specialty types of inspections. We will however coordinate with your selected test lab to insure all required

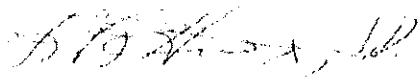
Box 26 Santa Ysabel, California 92070-0026 • Ph. Cell 619.990.1932 or 760.644.5971  
office 760.782.3347 Fax 760.782.3348 E-Mail LDONH01@AOL.COM

testing is performed in a manner that will maintain the contractors reasonable schedule if provided adequate notice of inspection requirements by the contractor.

Hendrix California School Construction Services has not reviewed any drawings and the proposal is based strictly on the term of service for the particular project identified above. In the event the contractor does not complete their work within the time frame as you identified, the following hourly rates for the extended time will apply, DSA Inspection \$79.00 per hour.

Additional services, if any, will be by mutual agreement, Hendrix California School Construction will bill for services rendered at the completion of each month specifying number of hours worked and the rate charged for that month in each category with payment due within 30 day's and all checks are to be made payable to: L. L. Hendrix.

Thank you for your interest in our services



L. L. "Don" Hendrix, JD.  
Principal



Consent Item F.3.2.  
Prepared by Karl Christensen  
December 15, 2009

Approval/Ratification of Contract Amendment #13 of the  
Lease-Leaseback Construction Services Agreement  
with Barnhart, Inc. for Chet F. Harritt Ball Field

### **BACKGROUND:**

On February 2, 2008, the Santee School District Board of Education adopted Resolution No. 0708-16, approving and authorizing the execution of a Site Lease, Sublease Agreement, and Lease-Leaseback Construction agreement between the District and Barnhart, Inc., in order to provide for the modernization of existing school facilities, at nine school sites within the District (the "Project"). The Board of Education has approved the following amendments to the agreement:

- On April 1, 2008, the Board approved Amendment #1 for the Guaranteed Maximum Price (GMP) of the Cajon Park classroom addition.
- On June 3, 2008, the Board approved amendments #2 thru #6 for the GMP for five school modernizations.
- On September 2, 2008, the Board approved Amendments #7 through #9 for the ten-classroom additions at Carlton Hills, Rio Seco, and Carlton Oaks.
- This summer, the Board approved Amendments #10 through #12 for partial modernization in infrastructure at Prospect Avenue, Chet F. Harritt, and Hill Creek schools.

Amendment #13 for Majors field renovations at Chet F. Harritt School was approved December 1, 2009. The amendment will establish the final GMP and includes a five percent (5%) Owner's contingency within the GMP to be used with District approval, with the remainder reverting to the District at the end of the construction. The GMP for the construction of the Chet F. Harritt ball field project is \$666,876.

A copy of Amendment #13 to the Lease-Leaseback Agreement is available in the District's Business Services department for public review. Additionally, a copy will be available for public review at the Board meeting to ratify.

### **RECOMMENDATION:**

It is recommended that the Board of Education approve/ratify Amendment #13 of the Lease-Leaseback Construction Services Agreement with Barnhart, Inc. for the construction of the Chet F. Harritt Ball Field.

This recommendation supports the following District goals:

- Provide facilities that optimize the learning environment for all students.
- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

The total cost impact for GMP is \$666,876 for construction of the Chet F. Harritt ball field. The cost of infrastructure at the site is \$1,979,597.

**STUDENT ACHIEVEMENT IMPACT:**

The Modernization/Capital Improvement Program plans will positively impact student learning environments.

Motion:	<i>El-Hajj</i>	Second:	<i>Bartholomew</i>	Vote:	<i>5-0</i>	Agenda Item F.3.2.
---------	----------------	---------	--------------------	-------	------------	--------------------

**SANTEE SCHOOL DISTRICT  
GUARANTEED MAXIMUM PRICE (GMP)  
COST SUMMARY**

CHET F. HARRITT SCHOOL - ATHLETIC FIELD RENOVATION & RELOCATABLE PROJECT										
DESCRIPTION	BASE BID - MAJORS	ALT. #1 - SOUNDWAL L	ALT. #2 OFFSITE	ALT. #3 REMAINDER	ALT. #4 RELO	TOTALS WITH ALTS/ALLOW	REMARKS			
1 SUBTOTAL CONSTRUCTION HARD COSTS	\$479,962	\$166,571	\$63,622	\$477,638	\$291,430	\$1,479,223				
2 CONTRACTORS CONTINGENCY 3.5%	\$16,799	\$5,830	\$2,227	\$16,717	\$10,200	\$51,773				
CONSTRUCTION COST W/ CONTRACTORS CONTINGENCY SUB TOTAL	\$496,761	\$172,401	\$65,849	\$494,355	\$301,630	\$1,530,996				
BUILDERS FEE, BONDS, AND INSURANCE (6% OF CONST. COST)	\$29,806	\$10,344	\$3,951	\$29,661	\$18,098	\$91,860				
5 BUILDERS GENERAL CONDITIONS	\$117,758			\$107,014		\$224,773				
SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:	\$644,325	\$182,745	\$69,800	\$631,031	\$319,728	\$1,847,628				
COC INSURANCE - CONTRACTORS SHARE 1/3rd OF ACTUAL COC COST (of line 27)	TBD	TBD	TBD	TBD	TBD	TBD	NOT INCLUDED IN GMP			
COC INSURANCE - SCHOOL DISTRICT SHARE 2/3rd OF ACTUAL COC COST (of line 27)	TBD	TBD	TBD	TBD	TBD	TBD	NOT INCLUDED IN GMP			
9 SUBTOTAL GMP	\$644,325	\$182,745	\$69,800	\$631,031	\$319,728	\$1,847,628				
10 3.5% OWNER CONTINGENCY	\$22,551	\$6,396	\$2,443	\$22,086	\$11,190	\$64,667				
11 TOTAL GMP	\$666,876	\$189,141	\$72,243	\$653,117	\$330,918	\$1,912,295				



Discussion and/or Action Item G.3.1. Discussion of Post Occupancy Issues Related to Modernization and New Construction

Prepared by Karl Christensen  
December 15, 2009

**BACKGROUND:**

At the November 17, 2009 meeting, the Board of Education was provided with a draft list of Post Occupancy Issues pertaining to modernization and new construction. This list has been compiled over the past year and includes recent input from teachers and principals. The purpose of the list is to ensure incorporation of feasible changes into future modernization and new construction endeavors when they commence.

**RECOMMENDATION:**

It is recommended that the Board of Education discuss the list of Post Occupancy Issues and add, delete, or modify items as deemed appropriate. Any action taken is always at the discretion of the Board.

This recommendation supports the following District goal:

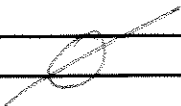
- Provide facilities that optimize the learning environment for all students.

**FISCAL IMPACT:**

This is no fiscal impact to modify the list of post occupancy issues pertaining to modernization and new construction. Actual costs will be determined when any changes and/or new construction endeavors commence.

**STUDENT ACHIEVEMENT IMPACT:**

This is a facilities item which directly impacts the environment created to support student achievement.

Motion:		Second:		Vote:		Agenda Item G.3.1.
---------	---	---------	--	-------	--	--------------------



**POST OCCUPANCY ISSUES  
PICK-UP ITEMS/OPTIONS  
5 SCHOOL MODERNIZATIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day	Long Alternative TBD	Approximate Cost Calculation	Status
1	CP	Additional Parking Lot Cross Walk	Replace old crosswalk. Block out Parking Spaces.	X		X	M&O		X			\$300	
2	CP	Night Lighting Safety & Stairs/Paths	Add Lighting/Review needs & solutions. Add Lighting at multi-purpose buildings.	X		X	M&O		X	X		\$300	
3	CO/ CH	Gas Piping	Gas Regulators Moved.	X		X	DEB	X				\$12,000 expended	
4	All	Bells/New bells added at 5 schools	Punch item/ may need to be made louder or increase speakers.	X		X	DEB	X				\$55,000 expended	
5	All	Security Badges/Control Const. Personnel	Implementation of controls. Done. Sub-Contractor superintendents are badged w/crew.	X		X	DEB	X				\$0.00	
6	All	Safety at all New School Drop-offs	Various Operational Ideas.	X		X	School		X			\$300 - \$600	
7	All	Power Outlets	Expand in Wire Mold/Currently case by case.		X		M&O			X		\$600/Rm \$100,000	
8	All	Projector & Screen Location	Relocation by M & O.		X		M&O / IT		X			\$150/ location	
9	All	Projector Wiring AV/Box Location	Punch Item.	X				X				TBD	
10	CO/ CH	Skylights	Glare on Projection Screen. Phase I - Dark out lens. Phase II-delete 1 skylight.		X		M&O			X		\$1,000/Rm \$70,000	X
11	All	Desks cramped with some teaching walls. Poster storage drawers	Placement issue at some rooms need to quantify and look for options.	X			TBD		X			With #7 TBD	

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined

**POST OCCUPANCY ISSUES  
PICK-UP ITEMS/OPTIONS  
5 SCHOOL MODERNIZATIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day Short Contract	Long Alternative TBD	Approximate Cost Calculation	Status
12	All	HVAC Operation/Temp. Controls	Training by M & O.	X			M&O		X			\$200 / site	
13	All	Integrated Master Clock	Battery Clocks only / Want master programmed integrated / Future Alt.				FAC				X	\$72,000	
14	All	Whiteboards	Confirm DEB did 1 <sup>st</sup> cleaning w/ammonia and then need to provide correct cleaner. Adjustments.	X			DEB/ M&O	X				\$5 / bottle	
15	All	Lock/Hardware Issues		X			M&O		X			\$50 / lockset	
16	All	School Site Clean-up	Better Clean-up by DEB.	X			DEB	X				\$0.00	
17	All	Landscape	Extra Work requested.		X		M&O		X			\$500 on average	
18	All	Additional Counter Space/Cabinets	Need More. \$1,000 per classroom				M&O/ FAC		X	X		\$175,000	
19	All	Shallow Sinks	Code Requirement/Aerator option/What we will do differently w/outlet locations wire mold.				M&O			X		\$50 / sink	
20	CO/ RS	Inequity of Room Sizes	In Phase I - Size of old JH Rooms are bigger; can't move walls; Round Buildings have more variances. Phase II -- try to standardize.				FAC				X	\$350,000	
21	All	Drops for Technology	Wireless Hub option.				IT			X		TBD	
22	All	Stage Curtains/Lighting	New Wanted. A\$15,000 curtains. \$20,000 stage lights				FAC				X	\$35,000	

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined



**POST OCCUPANCY ISSUES  
PICK-UP ITEMS/OPTIONS  
5 SCHOOL MODERNIZATIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day Short Contract	Long Alternative TBD	Approximate Cost Calculation	Status
23	All	Additional Shelving/Bookcases	Need More.				M&O/ FAC				X	\$175,000	
24	All	Additional Tackable Walls Vs. Bulletin Boards	Need More – add above windows Bulletins Boards - \$200. Tack walls \$3,000				M&O				X	\$500,000	
25	All	Hot Water is at all health offices, kitchens, and severe special education classrooms	Installed per code – Teachers requested more	X			M&O				X	\$500 added per location	
26	All	Disabled Access	Various Changes of Space/Code requirement.				TBD				X	TBD	
27	CP	Exterior Drinking Fountains	All New wanted, not just one.				M&O				X	\$5,000 per location	
28	CO/ RS	Special Education RR / Workroom/Loss	Various Options.				FAC				X	\$150,000 TBD	
29	All	Project Sequence	Classroom Additions 1 <sup>st</sup> before mods.				FAC				X	TBD	
30	All	Restrooms / Sewer Mains	Future Alternative Funding. \$2.5 - \$3 million per site for plumbing. \$1.5 million for new restrooms. \$1 - \$1.5 million for new sewer lines.				FAC				X	\$15-27 Million District- wide	
31	All	Parking Expansion	Future Alternative Funding.				FAC				X	\$3-9 million	
32	All	Kitchen Relocation	Future Alternative Funding.				FAC				X	\$3 million	

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined

**POST OCCUPANCY ISSUES  
PICK-UP ITEMS/OPTIONS  
5 SCHOOL MODERNIZATIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day	Long Alternative TBD	Approximate Cost Calculation	Status
33	All	New Classroom Furniture	Future Alternative Funding.				FAC				X	\$3.5 million	
34	All	More Technology/every classroom	Future Alternative Funding.				FAC/IT				X	\$3 million	
35	All	Wireless Technology Library Learning Center	Future Alternative Funding. \$20,000 computers, \$35,000 wireless. \$55,000 per school.		X		FAC/IT				X	\$480,000	
36	CP	Grease Interceptor	Odor Problem		X		M&O				X	\$1,000	
37	All	VGA Outlet Location	Future Alternative Funding.		X		FAC				X	\$500- \$1,000 per location	

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined

**POST OCCUPANCY ISSUES / PICK-UP ITEMS/OPTIONS / 10-CLASSROOM ADDITIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day	Long Term Alternative TBD	Approximate Cost Calculation	Status
1	All	Lower Windows for better view	TBD – if not a structure issue		X		FAC				X	TBD	
2	All	Hang screen well past teaching wall cabinet	TBD – if not a structure issue		X		FAC		X			\$200/room	
3	All	Projector on wall instead of ceiling	TBD – if not a structure issue – To be discussed				FAC				X	\$1,200 each	
4	All	Don't enclose stairs	Cost Savings	X			FAC				X	<\$10K- \$30K> savings	
5	All	Make storerooms larger conference rooms	Evaluating if possible				FAC				X	TBD	
6	All	Acoustic tile in all classrooms	Done/In Process	X	X	X	FAC	X				\$60,000	
7	All	No HVAC interior corridors	Cost Savings	X			FAC				X	<\$10K- \$15K> savings	
8	All	Enclose roof access ladder			X		M&O		X			\$200 each	
9	All	High light fixtures too hard to reach	Evaluating		X						X		
10	All	Clocks mounted behind screen	Relocate clock location		X		FAC			X			
11	All	No clocks or bells			X	X	FAC			X		\$10K/ School	
12	All	Knock off mats at vinyl floor	Need to purchase		X		FAC				X	\$500 each	

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined

**POST OCCUPANCY ISSUES / PICK-UP ITEMS/OPTIONS / 10-CLASSROOM ADDITIONS**

Item Number	Site	Description Safety Priority	Solution	Completed	In Process	Safety Issue	Responsible Party	Warranty Item 30/Day	Short Term 30-60 Day work order	Medium Term 60-120 Day	Long Term Alternative TBD	Approximate Cost Calculation	Status
13	All	New chairs in science rooms to protect vinyl floors	Need to purchase		X		FAC			X	X	TBD	
14	All	Teaching wall VGA location	Change to a floor box/Need to evaluate		X		FAC				X	\$1,000 per location	
15	All	Door stops	Requested HOLD open feature				M&O		X			\$10 each	
16	All	More white boards	JH-Instruction needs	X	X		M&O		X			\$0-\$500 each	
17	All	Science Demonstration	Requested for all rooms				FAC			X	X	\$10K/room	
18	All	H.W. in Restrooms	Requested				FAC			X	X	TBD	
19	All	H.W. in Staff Restrooms	Requested				FAC			X	X	TBD	
20	All	V.P. Office Conference Space	Evaluating				FAC			X	X	TBD	
21	All	Future Security Cameras	Hallway Supervision			X	FAC				X	\$15K	
22	All	Bus Mirrors	Hallway Supervision			X	M&O		X			\$400/school	
23													
24													
25													
26													
27													
28													
29													
30													

Key: FAC: Facilities/Christina Becker; M&O: Maintenance & Operations;  
IT: Technology; DEB: Douglas E. Barnhart Construction; TBD: To be determined

For info only

Discussion and/or Action Item G.3.2.  
Prepared by Karl Christensen  
December 15, 2009

Concept for Solar Installation at Hill Creek

**BACKGROUND:**

The District believes in being a responsible citizen and setting an example of this for the community and students of Santee. Toward that end, the District has made several attempts to install photovoltaic systems at all of its schools and the District office but has encountered significant obstacles preventing implementation.

Recently, the District was awarded authorization under the American Recovery and Reinvestment Act to issue Clean Renewable Energy Bonds ("CREBs") for 15 separate applications totaling over \$20 million. These bonds must be issued within 3 years of the date of the award (October 27, 2012) and the proceeds must be spent within 3 years of issuance. While the District still believes that solar energy generation can provide significant savings and help achieve the goal of "going green," there are numerous complex variables that can significantly affect the outcome and success of the program. Therefore, administration recommends moving forward with one school and then letting the analysis and results of that implementation inform decision-making for a possible district-wide implementation.

Administration recommends the first installation to be at Hill Creek School for the following reasons:

- 1) Energy consumption at this school is the highest among all District schools with 622,000 kWh used annually vs the next highest school, Prospect Avenue, using 536,000 kWh annually. Offsetting this usage with solar generation could provide significant savings.
- 2) Hill Creek is the only school in Phase 2 that has not received use of CIP dollars.
- 3) Infrastructure work could be combined with solar installation to produce some economies of scale.
- 4) This school currently has lunch shelters needing to be replaced as they are partially supported by plywood structures.

In previous attempts to design and approve installations of photovoltaic systems at schools, vendors have focused initially on optimizing energy production and generating savings with subsequent attention to placement of structures, integration with the school, and aesthetic appeal. Rather than contracting with new vendors unfamiliar with unique design constraints, Administration recommends using the District's current design team overseeing modernization and new construction. This would allow a more seamless integration with the site and modernization plan as well as design configurations that conform to aesthetic requirements. Therefore, the following team is recommended:

- 1) Barnhart, Inc. to oversee the project and construction either under the current Lease/Leaseback contract or an Energy Conservation Contract.
- 2) Trittipio Architecture & Planning to provide architectural oversight for seamless integration of the structures and systems into the school's overall modernization plan and coordination with DSA for approval of designs.
- 3) Baker Electric, working under Barnhart, to provide electrical calculations and designs to optimize system production and savings.
- 4) Laura Romano to provide legal services associated with construction.
- 5) Stone & Youngberg for financial and statistical analysis, financing structure, and issuance of the bonds. Although Stone & Youngberg has not been used by the District in the past, they have extensive experience with school district financing and are the financial partner working with the CleanTECH initiative. CleanTECH is the non-profit organization that partnered with Santee School District and other municipal agencies to assemble all services necessary for submitting CREBs applications.
- 6) Bowie, Arneson for legal and bond counsel services associated with issuance of the CREBs.

In order to expedite installation and begin producing savings that can be used for the CREBs annual payments, administration recommends going with a shade structure already approved by DSA so that installation could take place sooner.

#### **RECOMMENDATION:**

It is recommended that the Board of Education:

- 1) Approve implementation of solar at Hill Creek School.
- 2) Approve initiation of conceptual plan contingent upon successful CREBs financing with a positive net present value cash flow model over a 25-year period. Initiation with CREBs financing will also be contingent upon the District's overall debt profile and ability to issue subsequent Bond Anticipation Notes to provide bridge financing until State Grant Funds are received and Tax Revenue Anticipation Notes and/or County Treasurer Loans to mitigate cash flow shortfalls.
- 3) Approve a conceptual plan for design and construction to include use of the current modernization design and execution team.
- 4) Approve initial design work to commence with Trittipio at a cost not to exceed \$40,000. If the project is not deemed to be financially viable and CREBs are not issued, the District would owe Trittipio for work completed up to the date of termination.
- 5) Approve use of structures for support of photovoltaic systems that are pre-approved through DSA in order to expedite the process and reduce costs.

These recommendations support the following District goal:

- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

Unknown at this time as additional analysis of variables and system sizing is needed. A Savings Profile will be brought back to the Board of Education for consideration when CREBs are considered for issuance.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item. All fiscal resources impact student achievement.

Motion:	<i>Carlisle</i>	Second:	<i>El-Hajj</i>	Vote:	<i>5-0</i>	Agenda Item G.3.2.
---------	-----------------	---------	----------------	-------	------------	--------------------





# TRITTIPO

December 6, 2009

Santee School District  
9625 Cuyamaca Street  
Santee, CA 92071

Attn: Christina Becker, Director of Fac/Mod

Re: Photovoltaic design

Dear Christina:

The project will consist of an initial project at Hill Creek School to prepare a School Board presentation, design and install a photovoltaic system. The remaining 8 schools will have similar designs based upon Hill Creek.

The following proposal is based upon 2 approaches:

The first approach will use pre-approved PC structures with minor architectural design modifications. The scope for the PC option is as follows:

## **PC Option - Scope of Work**

- Board presentations
- Sun angle studies
- Location/area studies
- Code analysis
- Fire Marshall submittal and meeting w/ DSA
- Utility analysis
- Electrical tie-in
- Construction Documents
- DSA OTC
- Bidding
- Construction
- Closeout

**First site \$39,375.00**

The second approach is custom designed solar panel structures that will be designed and built with architectural elements associated with the school. The custom option is as follows:


**Custom Design Option**

- Board Presentations
- Sun angle studies
- Location/area studies
- Code analysis
- Fire Marshall submittal and meeting w/ DSA
- Utility analysis
- Structural Analysis
- Electrical tie-in
- Construction Documents
- DSA SMALL PROJECT
- Bidding
- Construction
- Closeout

**Each site \$56,600.00**

The fee proposed is for the first project at Hill Creek School. We would like the opportunity to re-evaluate our fee for each future site and hopefully provide the District reuse savings. Please let us know if this will be acceptable, as you know we are open to discuss fee and scope.

Sincerely,  
TRITTIPO Architecture and Planning



Robert D. Webb, AIA  
Senior Associate



Discussion and/or Action Item E.2.2. Approval of Chet F. Harritt Ball Field Construction  
Prepared by Karl Christensen Award  
December 1, 2009

**BACKGROUND:**

On March 17, 2009, an agreement between the City of Santee and the Santee School District was approved by the Board of Education for grant funding of \$260,084. Under the agreement, the City of Santee made these funds available for baseball field improvements at Chet F. Harritt School.

The Chet F. Harritt Ball Field project is being contracted with Barnhart, Inc. through the master lease-leaseback contract. An intent to award with a notice to proceed with non-DSA work was acted on at the April 21, 2009 Board Meeting to meet the City Grant requirements. Final DSA Plans were permitted by the Division of State Architect, and bids were opened on November 17, 2009. A preliminary guaranteed maximum price is provided at this time of \$669,761 for the one (1) majors' ball field adjacent to the park, including contingency. With soft costs, the total project is expected to be within \$800,000 to conform with the established budget.

**RECOMMENDATION:**

It is recommended that the Board of Education award the construction work of one (1) field of the Chet Ball Field renovation construction, in the amount not to exceed \$669,761 as part of the Chet F. Harritt master lease-leaseback construction project to Barnhart – Heery Construction and authorize administration to issue a notice to proceed.

This recommendation supports the following District goals:

- Provide facilities that optimize the learning environment for all students.
- Pursue actively the funding and resources to fulfill our mission and maintain fiscal solvency.

**FISCAL IMPACT:**

The fiscal impact of \$669,761 will be funded from Capital Improvement Program (CIP) funds and grant funds received from the City of Santee. The budget for this project is \$800,000, of which \$540,000 will come from District CIP funds.

**STUDENT ACHIEVEMENT IMPACT:**

This is a fiscal item related to facilities. All fiscal resources impact student achievement.

Motion:		Second:		Vote:		Agenda Item E.2.2.
---------	--	---------	--	-------	--	--------------------



Discussion and/or Action Item E.3.1.

Consideration of Goals for the Advisory Council for Instruction (ACI)

Prepared by Kristin Baranski  
December 1, 2009

**BACKGROUND:**

During each school year, the Advisory Council for Instruction (ACI) reviews possible subjects that influence the student's instructional setting. These subjects are then prioritized and submitted to the Board as possible goals for ACI. In addition to goals the ACI committee developed, the Board may also have goals they would like ACI to address.

The following are the prioritized goals developed at the ACI meetings on October 8, 2009 and November 12, 2009:

- Share ACI Curriculum and Instruction Priorities Related to Budget
- Review and Advise District on Revisions to the LEA Plan
- Examine Student Achievement and Progress Toward Established Targets (include RtI)
- Explore Programs and Opportunities to Better Support and Meet the Needs of All Learners
  - Response to Intervention (RtI)
  - Distance Learning
  - Special Education Action Plan
  - Project Based Learning
- Examine 21<sup>st</sup> Century Skills and Instructional Technology and How These Topics Impact Student Learning

**RECOMMENDATION:**

Administration is bringing forward for Board consideration the goals developed by ACI. The ACI committee is seeking direction and suggestions regarding these goals and any additional goals from the Board.

This recommendation supports the following District goal:

- Assure the highest level of educational achievement for all students

**FISCAL IMPACT:**

There is no fiscal impact at this time.

**STUDENT ACHIEVEMENT**

Parent and community involvement, with an increased understanding of curriculum and instruction, supports the home/school connection necessary for student learning.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Agenda Item E.3.1.

