

**POWAY UNIFIED SCHOOL DISTRICT
CITIZENS' OVERSIGHT COMMITTEE
MEETING MINUTES**

Date: February 4, 2004

Location: Poway Unified School District
Conference Room B-1

Committee Members Present:

Andy Berg
Chrissa Corday
Lee Dulgeroff
Kathy Frost
Todd Gutschow
Fred Sanford

Committee Members Absent:

Tony Heinrichs (arrived at 6:40)

District Representatives Present:

John Collins, Deputy Superintendent
Doug Mann, Executive Director, Facilities & Planning
Mark Miller, Director, Educational Facilities & Programs
Laurel Weber, Assistant to the Deputy Superintendent

Others Present:

Jon Baker – NTD Architects
Jerry King – Program Manager – PinnacleOne/Barnhart
Mark Claussen - Project Manager - PinnacleOne/Barnhart
Gregg Blankenship – Project Manager – PinnacleOne/Barnhart
Hank Herschman – Project Manager – PinnacleOne/Barnhart

Meeting Items:

1. Chairman, Fred Sanford, called the meeting to order at 6:02 p.m.
2. All members present except Tony Heinrichs.

3. It was moved by Lee Dulgeroff to approve the minutes as corrected. It was seconded by Chrissa Corday. Andy Berg abstained. Motion carried 5 – 0.
4. There were no member reports.
5. There were no public comments
6. Mark Claussen reported on the Project Status.
 - Program Update
 - ✓ Expenditures
 - Bond Expenditures by School
 - Total Program Expenditures
 - Accomplishments Since Last Review
 - ✓ Midland Preliminary Environmental Assessment (PEA) completed
 - ✓ Midland CEQA documentation complete
 - ✓ Plans submitted to DSA
 - Midland 12/03
 - Mt. Carmel 01/04
 - Westwood 12/03
 - PHS Athletic Field 12/03
 - Issued \$1.2M delivery order for pre-fabricated modular building for Mt. Carmel High School
 - Completed Draft Group 1 Phasing and Sequencing Plans
 - Accomplishments by Next Review
 - ✓ Begin Mt. Carmel High School re-locatable moves (02/04)
 - ✓ Complete fan coil unit mockup and evaluation
 - ✓ Submit plans to DSA for Poway High School
 - ✓ Continue Midland Remedial Action Work Plan (RAW) development
7. John Collins reported on the Budget Process (*Tony Heinrichs arrived during the budget presentation*)
 - Observed Areas of Cost Increase
 - ✓ Scope Adjustments
 - Site work
 - Classroom size
 - Additional renovation scope
 - ✓ Re-evaluation of system needs
 - Mechanical
 - Electrical
 - ✓ Construction market cost escalation
 - ✓ Interim housing requirements

✓	Program and project management	
▪	Potential Funding Sources	
✓	CFD	
✓	Redevelopment funds	
✓	F&E reserves	
✓	Interest income	
✓	Developer fees	
✓	Unallocated SFID bonding capacity	
▪	Westwood SFID Budget	
✓	Initial target	\$12,743,264
✓	Current Estimate	<u>\$13,667,657</u>
•	Variance	(\$924,393)
✓	Potential funding sources	<u>\$924,393</u>
•	Budget variance	0
▪	Mt. Carmel SFID Budget	
✓	Initial target	\$34,028,492
✓	Current Estimate	<u>\$36,317,397</u>
•	Variance	(\$ 2,288,905)
✓	Potential funding sources	<u>\$ 2,288,905</u>
•	Budget variance	0
✓	Alternate bid items	
•	Shower/locker room	\$ 1,744,369
•	Gymnasium upgrades	<u>\$ 800,000</u>
		\$ 2,544,369
▪	Poway High SFID Budget	
✓	Initial Target	\$36,842,708
✓	Current Estimate	<u>\$46,881,646</u>
•	Variance	(\$10,038,938)
✓	Potential Funding Source	<u>\$10,038,938</u>
•	Budget Variance	0
✓	Bid Alternates	
•	Parking Lot	\$ 75,000
•	Ramp/Stairs	\$ 125,000
•	Bldg K Flatwork	\$ 84,945
•	Pool Building	\$ 80,835
•	Quad Adjacent to G/K	\$ 378,049
•	Lunch Shelter	\$ 249,941
•	Gymnasium	\$ 631,468
•	Building U Fitness	<u>\$ 818,817</u>
•	Total	\$ 2,436,334

▪ Midland SFID Budget		
✓ Initial Target		\$14,810,259
✓ Current Estimate		<u>\$18,690,972</u>
• Variance		(\$ 3,880,713)
✓ Potential Funding Sources		<u>\$ 3,880,972</u>
• Budget Variance		0
▪ OPSC Modernization Approvals		
✓ Poway High		\$ 6,784,354
✓ Westwood		\$ 1,565,861
✓ Twin Peaks		\$ 3,693,196
✓ Mt. Carmel		<u>\$ 9,949,604</u>
		\$21,993,015
▪ OPSC New Construction Awaiting Approvals		
✓ Poway High		\$ 8,332,010
✓ Mt. Carmel		\$ 2,445,540
✓ Westwood		\$ 2,386,760
✓ Midland		<u>\$ 7,000,000</u>
		\$20,164,310

Andy Berg requested an engineering analysis of cost vs. savings regarding the use of central plant versus package unit air conditioning.

8. Sequencing Plan

▪ Mt. Carmel Milestones		
✓ Temporary classroom move		2/14
✓ Constructability reviews		3/04
• Includes value engineering		
✓ Building U construction		6/04
✓ Main campus bid opening		8/04
✓ Contractor Notice to Proceed		9/04
▪ Poway High Milestones		
✓ DSA submission		2/04
✓ Constructability reviews		6/04
• Includes value engineering		
✓ Temporary classroom move		6/04
✓ Softball field Notice to Proceed		6/04
✓ Demolition and site prep		7/04
✓ Main campus bid opening		9/04
• DSA approval dependent		
✓ Contractor Notice to Proceed		10/04
✓ Complete		12/06

- Midland Milestones
 - ✓ Constructability reviews 3/04
 - Includes value engineering
 - ✓ Temporary campus development 4/04
 - ✓ Demolition/remediation Notice to Proceed 7/04
 - ✓ Construction bid opening 6/04
 - ✓ Contractor Notice to Proceed 7/04
 - ✓ Complete 8/05
- Westwood Milestones
 - ✓ Constructability reviews 3/04
 - Includes value engineering
 - ✓ Temporary campus development 6/04
 - ✓ Demolition/remediation Notice to Proceed 6/04
 - ✓ New construction bid opening 6/04
 - ✓ Contractor Notice to Proceed 7/04
 - ✓ DTSC RAW approval 10/04
 - ✓ Complete 8/05

Gregg Blankenship reported on the sequencing plan for Westwood Elementary School and gave an update on sequencing for Mt. Carmel High School.

Hank Herschman reported on the sequencing plan for Poway High School.

9. New Business

- ✓ Mark Claussen discussed multiple prime contracts vs. general contracts
 - ✓ Distribution of COC Report to the Community
 - All school sites
 - Poway, Rancho Bernardo, and Peñasquitos public library
 - City of Poway
 - City of San Diego
 - Newspapers
 - E-Bulletin
 - ✓ Tony Heinrichs encouraged the use of a contractor outreach program
10. The March 1 COC meeting will be cancelled. The next meeting is April 5, 2004. The following items were suggested for the next agenda.
- ✓ Budget Process
 - ✓ Status Report
11. Andy Berg moved the meeting be adjourned. Lee Dulgeroff seconded the motion. The meeting adjourned at 8:25 p.m.