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## SAN DIEGO UNIFIED SCHOOL DISTRICT

Physical Plant Operations Center

4860 Ruffner Street, San Diego, CA 92111

Training Room A

WEB POSTINGS: <http://www.sandi.net/props/icoc/#2>

Proposition S School Bond

Independent Citizens' Oversight Committee

**Construction and Implementation Subcommittee**

September 3, 2009, 4:00 pm – 5:30 pm

**MINUTES**

Subcommittee Members: Cantor, Frager, Hillegas, Moreno, Pinson

AGENDA ITEMS	ASSIGNMENTS/UNDERSTANDINGS
Meeting Called to Order: (Pinson)	Meeting called to order at 4:14 p.m.
Roll Call: (Hoff) (Action)	<p><b>Members in attendance:</b> Gregg Cantor, Jim Frager (arrived at 4:20; left at 5:25), Glenn Hillegas, Leonard Pinson</p> <p><b>Members absent:</b> Ray Moreno</p> <p><b>Non-subcommittee members in attendance:</b> Gil Johnson</p> <p><b>Others in attendance:</b> Alma Bañuelos, Lee Dulgeroff, George Harris, Darryl LaGace, Larry Goshorn, Stu Markey, Jim Watts, Karen Williams</p>
<p><b>Public Testimony</b> [No action or discussion may occur regarding public comment on matters not on the agenda. Items may be referred to staff for placement on a future agenda. Public testimony is limited to 3 minutes per person.]</p> <p><b>Public Testimony requests are to be given to the ICOC Secretary prior to the start of the meeting.</b></p>	None given.
1. Approval of Construction Subcommittee meeting minutes of August 6, 2009 (Pinson) ( <b>Exhibit</b> ) (Action)	<b>Motion:</b> Mr. Cantor moved to approve the minutes. Mr. Pinson seconded the motion. The motion passed unanimously.
2. Report on Mission Bay HS Site Visit and i-21 Site Visit and Demonstration (Pinson) (Information Only) (Action)	Mr. Goshorn updated the committee on the site visits to Mission Bay High School and the i21 project at CPMA. At Mission Bay, a career technical business education curriculum class offers a café style store which the students run as a business. Mr. Goshorn presented two field report handouts from the site visits. The participating members reviewed a summary of the project which gave the proposed contract cost worth and a printout of the bond language to verify what the bond language says to compare with the work on site. Most of the work done is an interior rehab with some exterior work. The architect walked the group through

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	<p>some goals from an architectural design standpoint. The background of the educational program was outlined: the plan is that the students actually manage the store completely. They develop the product line, what they are going to sell, the price menus, the advertising campaign, and they literally run it as a business. There is a classroom in the back that connects to the café but there was no renovation on that. A lot of portable equipment has been provided which allows reconfiguration of the space. It will be a nicely finished facility with stainless steel and professional surfaces. There was also some ADA upgrade work done which is part of DSA approval to assure the path of travel through the facility and to accessible restrooms. This part is accomplished with State matching funds (50/50). At CPMA, interactive white boards in 31 different classrooms were being installed. A total of 1300 classrooms are scheduled to be done this year and it is part of the 5 year program to put these facilities into all classrooms. There are multiple phases; the first phase is the interactive white boards; a second phase will put in some wireless audio amplification systems. There will also be some Wi-Fi networking put in and eventually small Netbooks will be equipped in each classroom for all the students. This project was in the final stages and was an equipment installation type of project. There is a DSA element to this project because of the mounting of the white board against the wall. The screen is light but the arm that holds the projector is heavy and that presents structural support concerns. The school district has come up with drawings on how to install them in different situations and has gotten additional approval so that is how they are proceeding with the installation. Actual approval of DSA certification will be based on each individual installation.</p> <p><b>Motion:</b> Mr. Pinson moved that the field reports be forwarded to the full ICOC for information only. Mr. Cantor seconded the motion. The motion passed unanimously.</p> <p><i>Action Item: A follow-up site visit to see the Mission Bay project again after the first of the year.</i></p> <p><i>Action Item: The field reports of the site visits to the full ICOC as information only.</i></p>

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<p>3. Project Stabilization Agreement Update:            AGC lawsuit and project schedules (Markey)            (Information Only)</p>	<p>Mr.Harris said the Project Stabilization Agreement (PSA) was adopted by the Board on July 28, 2009 and is due to become effective beginning October 27. Effective means that all Prop. S projects of value of \$1 million or more which are advertised for bid after October 27 will be subject to the PSA. The AGC filed a lawsuit and were asking for an injunctive release, which means that the PSA be prevented from being implemented. The school district filed an answer and a court date has been scheduled for September 18. Meanwhile preparation to implement the PSA is going forward. Workshops for contractors are being held on the third Tuesday of each month and the next one is scheduled for September 15, one at PPO in the afternoon and one in the evening at Lincoln High School. In these educational workshops, contractors are instructed on how the PSA affects them in terms of hiring employees, paying out benefits, compensation to their employees and the outreach efforts that are part of the PSA. If the project is over \$1 million, it is subject to the PSA and that affects not just general contractors but also subcontractors. Efforts have been made to pull in the contractors who might have an interest in working with the school district. Advertisements have been placed in several publications: Daily Transcript, Voice and Viewpoint, Union/Tribune, La Prensa and an Asian newspaper which has not been determined.</p>
<p>4. Monthly Project and Construction Management Reports (Dulgeroff/John Brown) <b>(Exhibit)</b> (Action)            4.1 Project Management Report            4.2 Construction Management Report</p>	<p>Mr. Dulgeroff presented the Project Management Report and said so far this year eleven projects were awarded totaling \$45.9 million. The San Diego High project is a combination of three projects, the culinary arts program, business management and a new classroom building, which had a combined budget of \$12.7 million and the bid came in at \$9.7 with eleven bidders on it and the top two bidders were only \$13,000 apart. It has just been DSA approved. The 2010 projects, seven of those projects have already been submitted to DSA for review and there is good progress in design on next year's work. An additional report was handed out (Handout 4.1) which shows a project cost summary for the Food Services Cart Project. It breaks down the WSM for specific schools with the actual cost per site to date. An additional report was handed out (Handout 4.1) which shows a project cost summary for the Food Services Cart Project. It breaks down the WSM for specific schools</p>

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	<p>with the actual cost per site to date. The project is complete and is ready for the start of school. Mr. Markey suggested that after school starts this would be a good opportunity for ICOC members to have lunch at one of the food carts and see firsthand how it operates. The idea is to increase student participation, provide healthier food with more access to different varieties of food, and give students more time to eat. The food carts allow students to spread out instead of a centralized lunch distribution. Mr. Pinson recommended Serra High as the school for this site visit. Mr. Dulgeroff said that school provides a good example of the ability to spread out around the campus. <b>Motion:</b> Mr. Pinson moved to discuss the possibility with the full ICOC to have staff arrange a site visit to have lunch at Serra High School to review the food cart project. Mr. Hillegas seconded the motion. The motion passed unanimously.</p> <p>Mr. Dugeroff presented the Construction Management Report. The Mission Bay HS Café-Student Store should be complete on August 21. Three synthetic turf field replacements at Mira Mesa HS, Morse HS and San Diego HS are complete and he remaining projects under construction are on schedule. The next award is the Madison HS Automotive Program which will be awarded on September 8. Mr. Pinson asked to have this report only brought forward to the full ICOC.</p> <p><i>Action Item: Discuss the Food Cart site visit and lunch at Serra High with the full ICOC.</i></p> <p><i>Action Item: The Construction Management Report to the full ICOC as information only.</i></p>
<p>5. Facilities Planning &amp; Construction Organization Chart (Dulgeroff) (<b>Exhibit</b>) (Information Only)            5.1 Current Organization            5.2 Strong Project Manager</p>	<p>Mr. Dulgeroff presented two organizational charts, the 5.1 handout shows how the organization is laid out currently. Stuart Markey is the head of the division as executive director. Under him are Chuck Brown, Lee Dulgeroff, Jim Watts and George Harris. For Prop. S, the whole organization has 98.05 Full Time Equivalencies (FTE) at this current time. Other funding sources, mostly State School Facilities Funds, are 27.05 FTE. The fractions reflect split budgets. The movement is to switch from a construction manager organization and moving into a strong project manager organization. This is based on the project load for the next five years and resource loaded it and each project or activity received a certain amount of</p>

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	<p>hours. The whole system will be downsized and there will be less people working here. Lee Dulgeroff will be taking over all of the construction management responsibilities and he will have the project managers plus the construction engineers.</p>
<p>6. Cost Saving Measures (Watts)          (Information Only)</p>	<p>Mr. Watts presented and handouts with information regarding some cost saving measures. San Diego Unified was the first school district in the country to sell Qualified School Construction Bonds (QSCB) which are zero interest bonds in which bond holders receive a tax credit to offset the lack of an interest payment authorized under the federal stimulus package. The QSCB resulted in a present value benefit of over \$18 million dollars which allowed the district to issue \$170 million dollars in bonds. Without the QSCB, the district would only have been able to issue \$152 million worth of bonds. The next item is that the district was able to keep their AA rating. This credit rating has allowed the district to sell bonds with a half percent lower interest rate than if the rating had dropped to a single A. The next item is the federal E-rate program which is designed to ensure that all eligible schools and libraries have affordable access to modern telecommunications and information services. This includes installation of improved technology to classrooms throughout each campus site. The approvals won't start until sometime in October. The next item is the Prop. S State Matching Funds which is currently estimated to generate \$192.6 million in matching state grants. He pointed out two errors in this section: a typographical error in the modernization grants which is \$77 million and not \$7 million and there is \$50 million of future modernization not shown. Mr. Dulgeroff presented the supporting handouts with information on reusing plans, such as with Point Loma, San Diego, and Hoover High Schools. It saved a significant amount of time reusing plans and some money in terms of design costs. For example, the Hoover High twenty classroom building, the budget was \$11 million and it was done for \$5.4 million. The Building Information Modeling (BIM) handout explains how this results in well-coordinated construction documents that will minimize errors and omissions and reduces project costs. The last handout is a flow chart of the quality control/quality assurance process. They are reviewed by multiple disciplines in which each provides comments and those are sent back</p>

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	to the architect and engineering team via the project manager.
<p>7. Small Business Outreach Achievement and Status            (Williams) (<b>Exhibit</b>) (Information Only)</p>	<p>Ms. Williams introduced her assistant, Ms. Alma Bañuelos who prepares the reports submitted to this committee. She pointed out that this is strictly construction costs. For the \$37.5 million that has been awarded to date since January, they have 17.5 % participation. They are working on EBE recognition professional services as well, but that will take some time to include. As there will be a lot more involvement when the PSA starts, all the data will have to be provided by the union, so there will be more information regarding the demographics and zip codes. They have a preliminary draft outreach plan which is nearly complete. In the meantime, they have been doing some outreach activities. In support of the workshops George Harris mentioned, they are making personal calls. Mr. Pinson asked if they were keeping a log of the calls and requested that they be attached. They have started preliminary meetings with their stakeholders and those include the Center on Policy Initiatives, the MAAC Project, the Local Initiatives Support Corporation (LISC), Black IPO, and Paul Hernandez who they met with yesterday. They are also having banners made for several of the schools sites which basically say “Prop. S: Local Projects to Local Jobs” with her contact information. Wendall Steinley is their community liaison contact and both of their phone numbers are listed. The banners should be installed next week. Regarding the website, she wanted to assure everyone that what is on there now will be migrated over.</p> <p><i>Action Item: Mr. Pinson asked that they bring a copy of their outreach plan.</i></p> <p><i>Action Item: Mr. Pinson asked that they attach a copy of their calling log.</i></p> <p><i>Action Item: Mr. Pinson asked that they bring a breakdown of the outreach staff.</i></p>
<p>8. Adjournment (Action)</p>	<p>Meeting adjourned at 6:12 p.m.</p>