

**SAN JUAN UNIFIED SCHOOL DISTRICT  
CITIZENS' OVERSIGHT COMMITTEE (COC)**

Churchill Middle School – Library/Media Room

March 18, 2014

6:00 pm



**SJUSD COC MEETING MINUTES**

Committee Member	Present	Absent	SJUSD Staff	Present	Absent
Michelle Adams - PTA		X	Saul Hernandez – Board Member	X	
Eric Bakke – Chairperson -Parent	X		Kent Kern – Interim Superintendent		X
Dick Cowan - Senior Citizen		X	Brett Mitchell – Bond Program Manager	X	
Kimberley Johnson - Tax Assoc.	X		Tom Fante – Construction Manager	X	
Brian LaPask – At-Large Community Member	X		Tony Oddo – Mod Coordinator	X	
James Ray - At-Large Community Member	X		Maureen Harris – Secretary	X	
Kimberley Sarkovich - Parent		X	Cherie Chenoweth – Acct. Analyst	X	
Kip Skidmore - Business Rep	X		Mike Hall – Planner	X	
Jeff Slowey	X				

**1. Tour of site and viewing of architectural drawings and plans for new wing.**

Architect Michael Goldsworthy of ATI Architects and Engineers, provided an overview of the work to be performed at the site and provided a tour of the site highlighting where the work would be performed.

**2. Call to Order, Roll Call and Quorum Count and Welcome Visitors:**

**3. Approval of the Minutes from 1/21/14**

It was moved by Mr. La Pask that the minutes of the January 21, 2014 meeting be approved. The motion was seconded by Mr. Skidmore. The motion carried unanimously.

#### **4. Announcements – Mr. Bakke**

- ❖ Quarterly Report to the Board Update. Mr. Bakke recapped the presentation he took to the February 11, 2014 Board Meeting.
  - Reported out the closure of two outstanding items – tech service costs and debt-service repayment.
  - The COC concerns regarding the organizational structure and staffing.
  - The COC requested direction from the Board regarding the Board’s resolution requiring separate auditors to perform Prop 39 audits and district financial audits. Mr. Bakke shared with the Board that the district has not followed through with the resolution and the district was utilizing a single auditor to perform both functions. Mr. Bakke wants to ensure the COC is fulfilling its obligations under the resolution, but required direction from the Board to determine if the Board has a different intention or if the Board needs to provide direction to district staff.
  
- ❖ Second Quarter Expenditure Report is now available on the District website (hit Ctrl + Click to follow the link). [http://www.sanjuan.edu/files/filesystem/Quarterly%20Report%20FY\\_13\\_14\\_Q2%20FINAL.pdf](http://www.sanjuan.edu/files/filesystem/Quarterly%20Report%20FY_13_14_Q2%20FINAL.pdf)

Ms. Chenoweth suggests looking at pages 1 and 24 for information. If there are more questions, go to the detail of the reports for more answers.

#### **5. Staff announcements - Mr. Mitchell**

- ❖ Facilities Master Plan (FMP) Site Assessments are now available on the District website (hit Ctrl + Click to follow the link). <http://www.sanjuan.edu/about.cfm?subpage=189159> . If you find there are any issues with the reports, please report them to Maureen Harris ([maureen.harris@sanjuan.edu](mailto:maureen.harris@sanjuan.edu) or 916-971-5780).

Mr. Bakke commented that he feels the reports are well done and the updated website looks very good. It was acknowledged that the web team at SJUSD Tech Services did a great job on website.

- ❖ Bond Sales – SJUSD CFO Kent Stephens has reported to Mr. Mitchell that a bond sale for \$20 Million on Measure J and \$100 Million on Measure N will take place on May 27, 2014. Once the FMP is finished, Mr. Mitchell will create a three year plan for those Bond Funds. The first year will be spent planning and designing projects to be constructed the following two years.

Mr. Skidmore expressed concern regarding the timing of the sale and asked if it could be pushed back by a month. Mr. Skidmore is concerned that the time line

is too short between the Board approval of the FMP and the three year plan that Mr. Mitchell is supposed to make. He noted that there will be a lot of money to spend without a plan and that is what he feels has gotten the bond programs into trouble in the past. The sale of Measure J bonds is fine as there is a plan already in place.

- ❖ There will be a large software purchase for Autodesk in the amount of \$300,000 on the next quarterly report. This charge includes a three year contract, 150 licenses (including BIM and CAD) and training for all users. Autodesk ConstructWare is the program management software used to run the Bond programs.
- ❖ El Camino High School and Del Campo High School track and field projects update. The last Total Base Rent (TBR) was based on 90% of the documents.

Arden Middle School Multi-Purpose Room will go to the Board on April 8, 2014 and, if approved, construction can start as soon as April 9, 2014. There will be a ground breaking ceremony sometime after construction begins. "Dashboard" software will be on the site's webpage soon to monitor progress.

The local contractor participation requirement of 20% was exceeded for the Arden. (See attachment).

Mr. Skidmore wants to make sure that the contractor's contingency fee of 3 percent for Arden is owned by the District. Mr. Mitchell says yes but will confirm to be sure.

Mr. Mitchell reported "short answers" on questions regarding the Request for Qualifications from the previous COC Meeting on January 21, 2014. The answers were provided by the District's attorney, Eileen Diepenbrock of Diepenbrock Elkin, LLP.

Q #1. Is the District bound by procedures generally applicable to local entities or by the procedures applicable to the State, when contracts are funded, at least in part, by State funds?

A #1. The District need not follow State procedures in awarding Construction Management firm ("CM") contracts, even when the contract will be funded, at least in part, with State funds

Q #2. Is the District required to consider the fees to be charged in selecting a construction project manager ("CM") for a specific project?

A #2. The District need not consider fees to be charged in selecting its contractor.

Q #3. After the District has qualified a "pool" of potential "CMs", must the District conduct a competition in selecting the contractor for any given project?

A #3. The District need not conduct a competitive process for each project.

Q #4. May the District award a contract to a “CM” firm which is not in its pool of pre qualified candidates?

A #4. The District may award to a “CM” firm that is not within a pool of firms maintained by the District.

Q #5. How long is a “CM” firm’s qualification valid?

A #5. “Professional qualifications” must be assessed as of the time of contracting

**6. Project Construction Update – Mr. Oddo (See Attachment 1)**

Additionally, Ronny Kagstrom of KMM and Dan O’Halloran of SJUSD Tech Services gave a brief overview of the Tech Services projects paid for by the bond measures (i.e. BestNet, E-Rate, MAP).

**7. Facilities Master Plan Update – Mr. Mitchell (See Attachment 2)**

**8. Program Staffing Update – Mr. Mitchell**

- IOR position is being reviewed for the overall need of the position by District Human Resources. The existing job description does not require a DSA 1 Certification, which is imperative.
- Contract Analyst position has been denied.
- PR position is moving forward. Mr. Mitchell is waiting on job description from Trent Allen, Sr. Director of Community Relations.
- CM position was approved by cabinet, but postponed until a decision is made on the Superintendent. Mr. Mitchell will update when he hears more. Ms. Chenoweth reported that the CM/Facilities position was eliminated in the past and will have to go back to the Board for approval and that under these circumstances; this is not a simple process.

**9. Organization Structure – Mr. Bakke**

Mr. Bakke briefly expanded on the concerns he took to the Board in February. The Committee is troubled with the current organizational structure [for the bond] as the Committee feels it is not conducive to protecting the bond and lacks the necessary controls which allow the COC to follow the bond dollars. The Chair and Vice-Chair had an opportunity to discuss these concerns with acting Superintendent Kent Kern prior to the COC meeting and it appears there is agreement to address these concerns. The COC looks forward to seeing those changes.

**10. Guest Speaker - Michael Day - President of California League of Bond Oversight Committees (CaLBOC)**

Mr. Day, a member of the Sacramento Taxpayers Association, reported that he was asked by the Board about what to do about best practices with regard to financial auditing and the bond measures when Measure N was being debated. He responded to the Board stating best practices would be to have an accounting firm that does the audit for the District be different than the auditing firm performing the bond audit. The Board then passed a resolution stating that there would be two different auditing firms.

To date, the resolution has not been adopted in practice. Mr. Day says there are two ways to fix the issue; either with the District coming into compliance with the resolution or go back and change the resolution. The second option is deeply troubling to the Sacramento Taxpayers Association. Mr. Day contends it will come down to, how the District keeps the faith of the public, not just for this bond but for the next, if they do things like change resolutions after a bond has passed. Mr. Bakke stated that this COC agrees with Sacramento Taxpayers Association and CaLBOC on this auditor issue and is seeking guidance from the Board.

**11. Committee Interests – Mr. Bakke**

Mr. Bakke would like to develop a process that would enable the COC to review contracts prior to Board approval to evaluate if a contract, which will be paid with bond funds, is a bond eligible project. The proposal would not allow the COC the authority to deny or approve any contracts, but rather, assess if the work to be performed would be deemed bond eligible.

Mr. Bakke stressed that he does not want to slow down the process, but rather ensure the COC is a proactive participant instead of a reactionary participant. Ms. Chenoweth suggests that what the Committee needs to review are the Project Scope Statements (PSS), not the contracts. She suggested several ways for the Committee to review the PSS's and that doing so would not slow down the process. Ms. Chenoweth will bring examples of a preliminary and a full project PSS to the next COC meeting. Mr. Mitchell will include an example of a PSS in the Friday Memo this week.

Mr. Kagstrom points out the three year plan that Mr. Mitchell is to develop after the Facilities Master Plan is complete should help with being proactive. Mr. Bakke agreed. Mr. Mitchell points out that the Deferred Maintenance draw down (per schedule) will also help in making sure projects are bond eligible.

## **12. Committee Membership – Mr. Bakke**

Mr. Bakke reports that this meeting is the final meeting and concludes the two-year term for those COC members willing to vacate their position on the Committee. The following members have notified Mr. Bakke of their desire to vacate their seats: Kim Johnson, Kim Sarkovich, and Dick Cowan. James Ray volunteers to vacate his seat if Mr. Bakke can find a qualified additional member, which will leave four vacancies total. Mr. Bakke thanked these members for their service and expertise.

Mr. Bakke will notify staff to advertise the vacancies and will evaluate the applications to ensure the applicants fulfill the membership requirements of those persons vacating their seats.

Guest Bronwyn Bateman, applying as a new COC Member, introduced herself.

**Next Meeting:** May 20, 2014 at Arden Middle School, 6:00 p.m. start time for tour of the new Multi-Purpose Room that will be under construction.

The meeting was adjourned at 8:18 p.m.

School	Projects	Progress
<b>Del Campo High School (ICS)</b>	Restroom Renovation  Infrastructure/Irrigation	Locker room, snack bar, and JROTC restrooms completed during summer 2013; one set (girls and boys) completed on both north and south end of campus fall 2013; one set (girls and boys) now under construction on both north and south end of campus, due for completion this spring.  3/18/14 – Final phase nearly complete, should be ready for occupancy April 2014.  Infrastructure projects complete.
<b>La Vista Center/ John Holst (Vanir)</b>	Restroom Renovation	Demolition/abatement of one girls and one boys restroom began during winter break (December 2013); two more phases of restroom work to continue through summer 2014; path-of-travel hardscape work to be completed summer 2014.  3/18/14 – Phase 1 punch walk completed, restrooms turned over 3/17; phase 2 to begin soon.
<b>Starr King K-8 (Vanir)</b>	Restroom Renovation	Demolition/abatement of locker room restrooms and one girls and one boys restroom began during winter break (December 2013); two more phases of restroom work to continue through summer 2014; path-of-travel hardscape work to be completed summer 2014.  3/18/14 – Phase 1: Flooring completed; fixtures and partitions being installed.
<b>Encina High School (ICS)</b>	Restroom Renovation	Demolition/abatement of one girls and one boy's restroom began January 15; additional sets of restrooms (girls and boys) will be phased through the spring, summer and fall. Locker room restrooms will be completed during the summer of 2014. Path-of-travel hardscape work will be completed during the summer of 2014.  3/18/14 – Phase 1: drywall being installed, prep for paint and then tile next two weeks.
<b>Orangevale Open/ Roberts (ICS)</b>	Restroom Renovation	Demolition/abatement of one girls and one boy's restroom began January 15; additional sets of restrooms (girls and boys) will be phased through the spring, summer and fall. Path-of-travel hardscape work will be completed during the summer of 2014.  3/18/14 – Phase 1: Drywall being completed, prep for paint and tile, floors by end of month.

School	Projects	Progress
<b>Dyer Kelly Elementary (ICS)</b>	Restroom Renovation	Two sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – bid walk completed
<b>Green Oaks Elementary (ICS)</b>	Restroom Renovation	Two sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – Bid walk completed; bid opening today.
<b>Kingswood K-8 (ICS)</b>	Restroom Renovation	Two sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/13 – Pre bid walk today.
	Infrastructure/ Irrigation	Central courtyards will have updated irrigation and landscape upgrades; street side perimeter of the school will also receive automated irrigation and landscape upgrades, including district-standard wrought-iron fencing. 3/18/14 – Pre bid walk 3/20/14.
	Paving upgrade and parking addition	Planned for summer 2015 – addition of parking spaces to the front of the school; improved access to back of school site and addition of new parking area behind school blacktop.
<b>Laurel Ruff Center (ICS)</b>	Restroom Renovation	Demolition/abatement of two unisex restrooms began January 15; two more unisex will be phased this spring; one additional restroom will receive updated flooring; path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – Phase 1: epoxy flooring completed, fixtures and partitions underway.
<b>Ralph Richardson Center (Vanir)</b>	Restroom Renovation	Multiple sets of student restrooms will be upgraded in phases beginning summer 2014; path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – DSA exceptions letter sent by architect 3/18/14.

School	Projects	Progress
<b>Schweitzer Elementary (Vanir)</b>	Restroom Renovation	One set of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – Pre bid walk held 3/14; bids due 3/26.
<b>Skycrest Elementary (ICS)</b>	Restroom Renovation	Two sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – Bid opening 3/20; DSA legacy issue still in review with KMM, ICS, and DSA.
<b>Thomas Kelly Elementary (Vanir)</b>	Restroom Renovation	Two sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 – Pre bid walk held; bids due 3/27.
<b>Pasteur Middle (ICS)</b>	Infrastructure/ Irrigation	Phase II of Landscape and irrigation upgrades. Completion of an outdoor amphitheater/learning space, path-of-travel upgrades, and outdoor learning spaces. Bid process will begin in February; Construction summer 2014. 3/18/14 - 8 bids received - Broward Brothers apparent low bidder with bids and budget under review.
<b>Arden Middle (Vanir)</b>	MP Room	Plans at DSA, due with comments soon. Final TBR and Board approval due February 2014. Construction anticipated beginning April 2014. 3/18/14 – Final TBR being completed, on budget; Construction scheduled to begin April 9, Completed December 10.
<b>Churchill (ICS and Vanir)</b>	Portable removal and classroom construction	Final design complete; architects working on schematic designs. A group comprised of teachers, administration, SJUSD, and architects working through a process to define 21 <sup>st</sup> Century classroom to assist with design. Interim housing (10 classrooms) setup to occur summer 2014. 3/18/14 - Interim housing pre bid scheduled 4/10 Bid on 4/22. SD drawing being worked on by ATI. LLB Entity XL Construction and team discussed latest design on 3/4.

School	Projects	Progress
<b>Pershing (ICS)</b>	Restroom Renovation	Three sets of student restrooms and path-of-travel hardscape will be completed during the summer of 2014. 3/18/14 - Bid walk held; bid opening 03/18.
<b>Del Campo High School (ICS)</b>	Fire loop	Addition of new fire line will be added to the rear of the school and connected to the existing fire lines at the front of the school. Anticipated for summer 2014, but awaiting approval from Fire Marshall before submittal to DSA can occur. 3/18/14 - Submitted to DSA late February, awaiting approval. Construction schedule tentative end of Summer, early Fall.
<b>Cottage Elementary (Vanir)</b>	Restroom Renovation	Original contractor in default; insurance bonding company completing contracts with new contractor. 3/18/14 – Replacement Contractor (Star Construction) began work on 2/17/14 on last set of restrooms for completion. Epoxy floors completed and during; fixtures and partitions to follow.
<b>Peck Elementary (ICS)</b>	Restroom Renovation	Original contractor in default; insurance bonding company completing contracts with new contractor. 3/18/14 - Kiz Construction replacement contractor.
<b>Mira Loma High School Phase II (Vanir)</b>	Infrastructure  Irrigation  Landscape	Water, storm water drainage, and sanitation lines have been replaced and/or repaired throughout the main quad area. Energy efficient lighting was added to the quad area. Electrical and data conduit lines have been uncovered and replaced/repared as needed. Non-ADA compliant travel paths are being repaired, which improves the overall climate through beautification.  The irrigation system has been upgraded and automated to reduce water usage and manpower requirements.  Invasive trees were replaced with outdoor learning areas landscaped with plants. The site will be ready for registration activities in early August and completely ready for staff and student use at the start of school.  3/18/14 - Punch list signed off. Closeout items pending Redline drawings at consultants. Phase 2 drawings completed, met with site to review 3/11/14.

School	Projects	Progress
<b>Del Campo and El Camino High Schools (Vanir)</b>	Track and Field improvements	<p>90% set drawing at DSA for review; district is reviewing plans for constructability review; construction start anticipated April 2014 for August 2014 completion.</p> <p>3/18/14 – Plans DSA approved; currently in design for leased restroom at Del Campo which will be added to TBR; TBR due 3/24 to district for review. Construction schedule to start in May.</p>
<b>Mesa Verde High School (Vanir)</b>	Classroom & cafeteria construction	Conceptual designs submitted to district for review.
<b>Various Sites</b>	Low Voltage Upgrades	<p>ECHS (201-9585-13A   T-Mobile-SC06716A):  Add microwave antenna for backhaul. Structural engineer reviewing, antenna at 95', not as originally specified at 90' AND 8 new antenna at 65' to replace 7 old being removed, new wiring harness for fiber and lines to new antennas, one new cabinet.  2014-02-20: DSA Appl #02-113247 at DSA for approval. KMM gathering info for Legacies.</p> <p>BVHS (206-9585-x3A   AT&amp;T co-located on SBA tower; CNU1581) Add slab, add 3 cabinets, relocate 3 UMTS and 3 GSM units, add 3 new antennas and 1 new GPS:  2014-03-06: Carrier check rec'd &amp; deposited. KMM to coordinate for start of construction.</p> <p>CRHS (209-9585-11D/12A   AT&amp;T CNU1894):  Install 3 new antennas, 3 new cabinets, slab extension, relocate AT&amp;T antennas, 1 new GPS, fiber and other eqpt.  2014-01-23: ON HOLD</p>

		<p>DCHS (207-9585-XX4   T-Mobile CA5222):  Upgrade to tower and move antennas.  2014-03-06: No change in status.  2014-02-20: No change in status.  2014-01-23: KMM is working on 4 Legacies at DCHS. DSA submittal to be determined.</p> <p>Del Campo HS (XXX-9585-X4A   Sprint-FN04XXC049):  Pull fiber to Sprint's lease area.  2014-03-06: No change in status.  2014-02-20: No change in status.  2014-01-23: KMM is working on 4 open Legacies and coordinating w/carrier for project info.</p> <p>El Camino HS (XXX-9585-X4X   Sprint-880495):  TBD based on info due from carrer  2014-03-06: No change in status. No further documentation submitted from carrier for new project.  2014-01-23: KMM is working on 4 open Legacies at ECHS and coordinating for old project info from the carrier and architect.</p> <p>San Juan HS (XXX-9585-X4X   Sprint-877164):  Replacing 3 (E) antennas w/3 (N) antennas, ancillary eqpt, replace cabinets within lease area.  2014-03-06: Current project ON HOLD pending Legacies.  2014-01-23: Original pole installed 2001 is now a Legacy being addressed with the carrier. Old project info has been requested and file is being reviewed.</p> <p>Bella Vista HS (206-9585-XXX   T-Mobile SC15323)  Replace 3 antennae w/new at 63', new wiring harness for fiber, 1 cabinet replacement  2014-03-06: PTN emailed to carrier for DSA submittal.  2014-02-20: Carrier to submit to DSA; PTN requested. Legacies being addressed with DSA.</p> <p>M&amp;O (Verizon - 117303)  Replace 3 antennas, replace cabling, add coax cable, add new conduits  2014-03-06: Wtg on carrier pmt for current project.  2014-02-20: New project submitted to KMM &amp; reviewed. No badged oversight necessary. Carrier invoiced.</p>
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		<p>San Juan HS (Verizon - 117559)  Replace 3 antennas, add surge protectors and cabling  2014-03-06: Final structural report being reviewed by KMM. PTN sent for DSA submittal.</p> <p>PLANNING:  Fair Oaks Campus site wide upgrade (117-9285-3A):  2014-01-09: Pre-design review and scoping. Design not started yet.  b. Palisades ES site wide upgrade (140-9285-2A):  2014-01-09: Pre-design review and scoping. Design not started yet.</p> <p>DESIGN:  a. Cameron Ranch ES site wide upgrade (166-9285-1A):  2014-03-06: DSA is closing legacy and has stated that it will approve the site wide project as soon as it receives the documents from KMM. To be sent to DSA 2014-03-10.</p> <p>Holst-La Vista site wide upgrade (122-9285-1A):  2014-03-06: Bids received 2/27: 10 contractors walked the job. Construction budget \$175,000. 3 bids received, AEI-\$134,221, Citadel-\$140,177, Perkins-\$151,320. To board 4/8, construction to follow.</p> <p>Mesa Verde HS PAC PA/Sound/Light/Sound panel upgrade project:  2014-03-06: Brett waiting to hear back from DSA-Chester Widon for direction.  2014-02-20: Brett and Kirk B. to meet with DSA to discuss path of travel exemption. Once confirmed, projects will be resubmitted for DSA approval and bid.</p> <p>Starr King MS-ES site wide upgrade (147-9285-1A)  2014-01-23: DSA approved 2014-01-15. Bid fall 2014.</p> <p>Ralph Richardson Campus site wide upgrade (148-9285-1A)  2014-01-23: 2 ea. Legacy portables on site. DSA has not provided listing of missing information yet. Likely delay due to large workload at DSA.</p>
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		<p>Colman ES site wide low voltage upgrade: 2014-02-20: Initial DSA submittal February 26, 2014.</p> <p>BID: Littlejohn (128-9285-3A) 2014-03-06: Scheduled for bid 4/10 pending DSA approval by 3/19.</p> <p>CONSTRUCTION: Del Campo HS site wide upgrade (207-9285-2A) - Perkins Electric: 2014-03-06: CCTV system installed, to be fine-tuned. All other systems being wrapped up. FA testing end of March.</p> <p>Pasteur site wide upgrade - Incr. 2 (065-9285-2A) - Citadel Electric: 2014-02-20: Closeout docs delivered to archives. CCTV lighting under review.</p> <p>Twin Lakes ES site wide upgrade (151-9285-2A)-Alessandro Electric: 2014-03-06: Contractor placing container and gathering materials. Mobilize of construction week 3/17.</p> <p>Billy Mitchell - Choices Charter site wide upgrade (134-9285-2A)-VandenBos Electric: 2014-03-06: FA system being programmed, CCTV to be installed week 3/10. Intercom-Bogen to be delivered 3/12.</p> <p>Kenneth Ave. campus site wide upgrade (125-9285-1A): 2014-03-06: FA system tested. Duct-Smoke detectors being worked on. Intercom-clocks being tested.</p> <p>Creekside site wide upgrade (110-9285-3A):2014-03-06: Submit for board approval March 11, 2014, construction to follow.</p>
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# San Juan Unified School District



## Facilities Master Plan (FMP) Priorities Developed by FMP Subcommittee

**WINTER 2014**

Prepared by: Brett Mitchell, Bond Program Manager; Maureen Harris,  
Construction Secretary

# Purpose of this Presentation



- To share the results of the FMP subcommittee in terms of prioritizing future projects.
- To share details related to the process and data that was used to develop the list of priorities.
- To get your feedback.

# Purpose of the FMP Subcommittee



- To develop a list of priorities to assist staff in choosing future construction projects.
- List of Priorities was developed after:
  - Reviewing sample of FMP
  - Reviewing completed projects via Measure S and J including what projects have not been completed
  - Developing matrix with all available funding sources
    - See the appendices for details related to the data that was developed and utilized.

# Facilities Master Plan Subcommittee

## Project Prioritization List



- Maximize all available funding sources and insure these are made equally important.
- Fire life and safety issues are a priority including our failing infrastructure (plumbing, electrical transformers, HVAC).

# Facilities Master Plan Subcommittee

## Project Prioritization List Continued



- Consider curriculum as it drives the scope of projects.
- Focus on each individual program need. (IE: I.B. at Churchill and Mira Loma; K-8 MS components)
- Consider the ongoing impact to the General Fund regarding the ongoing maintenance of facilities.

# Facilities Master Plan Subcommittee

## Project Prioritization List Continued



- Finish projects that were scheduled but not completed under the prior Bond measures.
- Sites previously identified for closure must be maintained to a minimum level for basic safety (i.e. grounds and structure, fire, life, safety).

# Facilities Master Plan Subcommittee

## Project Prioritization List Continued



- Maximize all available funds for each project.
- It will be important to list the amount for the “needs” and the amounts left for the “wants” and communicate the importance of the “needs” such as water line repairs, failing transformers, etc.
- Explore and pursue Joint Use Ventures with our governmental agencies.

# Appendices

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## As Follows:

- Funding Sources
- Developer Fees – Fund 25
- Reuse (Building) Fees – Fund 21
- Rebate Programs
- Tire Derived Product Grant
- Hardship Funding

# Appendices - Continued

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## As Follows:

- AB300 Seismic Guidelines
- AB300 Seismic Sites
- Measure N Posters – Three types
  - Type One
  - Type Two
  - Type Three

# Funding Sources

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- Prop 39 – Clean Energy
- Measures N and J
- Deferred Maintenance
- State Funds (60/40) modernization
- State Funds (50/50) new construction
- Hardship Funding
- Building Funds
- Developer Fees
- Rebates – water companies, HVAC, Lighting
- Tire Derived Product Grants
- Reuse Funds
- AB 300 Seismic
- Under Ground storage tank list – Government super fund

# Developer Fees – Fund 25

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- Developer Fee (DF) dollars are regulated re: appropriate use and reporting.
- DF dollars are tracked and projected.
  - **Examples of recent DF use:**
    - ✦ \$2.1 million towards Churchill portable demo and new wing – Summer 2014
    - ✦ Estimated remaining balance as of spring 2014 - \$500K.
    - ✦ Fees collected ongoing at about \$500K and \$1m per year.

# Reuse (Building) Fees – Fund 21

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- Dollars from leased facilities - \$2M/year.
- Reuse Sites:
  - Filbert, Winterstein, Creekside, La Entrada, Palisades, Coleman, LittleJohn, General Davies, and Orange Grove
- Reuse Dollars:
  - Used for reuse facilities/projects
  - Stretch Bond Dollars

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# Rebate Programs

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- Water Districts
  - Sprinklers to drip or Sprayers to Rotary heads
  - Weather based controllers or Rain sensors
- SMUD
  - Lighting retrofits, HVAC, Food services equipment and Data centers
- PG and E
  - Same as SMUD Above

Examples of recent incentives: \$1500 Mariposa Controllers.

Note: Incentives change each calendar year.

Note: deposited into fund 21 or to offset M&O expenses for retrofits.

# Tire Derived Product Grant

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- Opens for application each Spring; next solicitation period is Spring 2014.
  - Includes: All weather tracks and playground surfaces

Note: Current TDPG Projects: DCHS and ECHS tracks. DC boosters prepared and will submit grant package.

# Hardship Funding – State/OPSC

15

- To qualify for state funding for Hardship projects must:
  - Pose an immediate health or safety threat
  - Come with a letter from another state agency verifying the threat. (IE: Sac Metro Fire or County/City or a water agency)
  - Examples of health and safety threat:
    - ✦ Broken sewer or water main
    - ✦ Inadequate fire life safety
    - ✦ Fire hazard

Note: 50/50 match in state funding. Highest priority in funding list and can prequalify.

# AB300 Seismic Guidelines

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- Requires a detailed Seismic Inspection via qualified engineer
- To qualify a state application is required with detailed drawings, specifications, geological reports and building calculations with continual inspections during construction
- AB300 excludes: building designed July 1978 or after; all retrofits before July 1978
- SAB Form 300 is required for retrofits
- State Funds (50/50) new construction

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# AB300 Seismic Sites

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- Arcade; B. Mitchell
- Coyle; Coleman
- Dewey; Dom Way
- Garfield; Holst
- Kenneth; Mariposa
- LeGette; Lichen
- Oakview; Palisades
- Pasadena; Pershing
- Starr King; Sierra Oaks
- Schweitzer; Churchill
- Rogers; Salk
- Sylvan; Bella Vista
- Del Campo; El Camino
- Encina; Mira Loma
- Rio Americano
- San Juan
- Misc. District Structures – Admin.

DRAFT

# Measure N Posters – Three Types

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## Type One

- Modernize classrooms
- Update technology for the classrooms of tomorrow
- Money saving school upgrades to increase energy efficiency

# Measure N Posters – Three Types

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## Type Two

- New multi-purpose room
- Update technology for the classrooms of tomorrow
- Money saving school upgrades to increase energy efficiency

# Measure N Posters – Three Types

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## Type Three

- New Library
- Update technology for the classrooms of tomorrow
- Money saving school upgrades to increase energy efficiency

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



### Proposed Tier 1 “A” Immediate Project Types

- Safety
  - Campus Access
  - Protect campus assets

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- Legal Compliance
  - Codes
  - ADA
- Replacement/Reduction/Deletion of high maintenance building components and systems

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- Address potential health issues/risks
  - Restrooms
  - Locker rooms
  - Kitchens
  - Floor Finishes (carpet
  - Roof leaks

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- Infrastructure repair
  - Water
  - Sewer
- Replacement of inefficient systems
  - Lighting
  - HVAC
  - Windows

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



### Proposed Tier 2 “A” Immediate/Short Term project types

- Alignment of facilities to District Strategic Plan
- Configuration of facilities for Common Core teaching standards
- Development of science classrooms to support next generation science teaching standards
- Technology to support 21<sup>st</sup> century/next generation teaching

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



The following yes/no questions need to be asked in the consideration of the level of priority of a potential proposed project:

- Will project improve campus safety?
- Will project improve/correct campus code deficiencies?
- Will project reduce maintenance?

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- Will project reduce operations (physical and programmatic) expenses?
- Will project improve campus health?
- Will project improve existing infrastructure?
- Will project protect campus assets?
- Does project provide a community benefit?

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- Does project provide a sustainability benefit?
- Does project provide for collaborative learning?
- Does project provide for outdoor learning opportunities?
- Have the long term costs associated with operation and maintenance been considered and minimized?
- Does the project have a long-term life (beyond 15 years)?

# San Juan USD Facilities Master Plan

## Prioritization of Projects

March 13, 2014



- 11 to 13 yes responses is an “A” priority.
- 9 to 10 yes responses is a “B” priority.
- 7 to 8 yes responses is a “C” priority.
- 6 and below yes responses are projects that cannot be considered.