

Christina Becker shared the news on construction at Cajon Park. They are in the second phase of construction having poured the slab and are beginning to build walls. There have been minimal cost impacts. She was proud to announce that the project is at this time, on time and within budget.

F. DISCUSSION AND/OR ACTION ITEMS

President Bartholomew asked if there was anyone in the audience that wished to speak to Board about any discussion/action item on the agenda.

1. PHASE ONE – FIVE SCHOOL MODERNIZATION BID SUMMARY **Classroom modernization**

- A.** DSA Revisions
- B.** Bid Summary
- C.** Review and Discuss Project Value Engineering Phase One Schools – Sycamore Canyon, Carlton Oaks, Rio Seco, Cajon Park, and Carlton Hills

Christina Becker shared the typical modernization for classrooms which will include new heating/air conditioning, electrical upgrades, lighting, new carpet and paint, daylighting, tackable walls and a teaching wall. Old cabinetry will be removed and all classrooms will receive new safety door hardware. Member Ryan asked if anything was being done to modernize the restrooms at schools. Mrs. Becker said administration wanted to totally redo all restrooms but budget constraints prevented it. DSA requires student restrooms to have one upgraded and accessible male and female restroom. These requirements will be met, mostly in the new junior high buildings. Minor adjustments will be made to large restrooms to bring to code. Ted Doughty will be replacing the urinals. Christina Becker said if the space is not touched then you do not have to bring to code by DSA requirements. Member Ryan would like to add the upgrading of the remaining restrooms to the “**innovative solution**” list because she believes the student restrooms are in great need of modification. Mr. Clark said that this could possibly be done when we reach our target of \$156 M. The cost would be about \$ 2 M per school to totally redo the restrooms, including the underground, electrical, and exhaust fans. Member Carlisle asked about the cost of upgrading staff restrooms. Mrs. Becker said it would cost about \$50,000 per school.

Mrs. Becker reported that following extensive plan review by the Division of State Architect (DSA) there were some unanticipated requirements that had not been budgeted in the scope of work. These requirements included:

- Fire sprinkling in the round schools’ multi-purpose expansions at a cost of \$35,000 to \$45,000 per school,
- Emergency back-up exterior walkway lighting at a cost of \$50,000 per school, and
- Ramp slope and access compliance requirements for disabled access at a cost of \$100,000.

Administration is seeking Board approval to appeal the emergency back-up lighting.

Mrs. Becker shared the bid summary. Bids were opened in early May for the remaining Phase I schools, with a projection to provide bids to the Board for ratification on June 3rd. It is the intent of administration to realize all savings possible for keeping within or below project budgets but to ensure moving forward with summer construction as planned.

Mrs. Becker shared administration planned value engineering within the projects and they will be implemented to achieve the project budget. Value engineering projects will save approximately \$10 M, which can be included in the new costs and revenue assumptions. Administration reported school by school, each modernization/construction project, project value engineering, and project scope.

The value engineering projects to reduce costs that are not necessary for access code compliance or utilities at all schools include:

- Reducing new storm drains, upgraded parking areas, and expanded asphalt or playing areas;
- Combining trenches, reducing the need for trenching;
- Limiting restroom upgrades;
- Reducing plumbing, sewer lines, water, and gas lines;
- Using existing clocks, intercoms, and phone systems;
- Using existing doors, windows, and existing permanent walls;
- Limiting finishing of old locker, custodial, and air handler rooms-to be used for storage; and
- Separating the bidding for library shelving.

Value engineering at individual schools includes:

Sycamore Canyon

- Integrating a new administration building,
- Reducing need for staff restrooms,
- Using existing wiring in the computer lab, and
- Replacing doorway access with minimal concrete.

Member Burns asked about the new office location and if, when the school day begins, it will be necessary to enter through the office. Mrs. Becker said when the gates are closed, entry to the campus would be through the office. Member Carlisle asked if the minimal concrete at doors will impact ADA. Mrs. Becker said the threshold is non-compliant and staff will make sure there is no more than ½ inch at each doorway.

Carlton Oaks:

- Keeping access compliance to one zone of the parking lot (north end),
- Combining Kindergarten restrooms and workroom space,
- Providing 2 accessible restrooms near the Sp. Ed classrooms
- Providing minor work in the front office,
- Providing no demo work in old locker rooms, and
- Retaining the amphitheater.

Member Carlisle asked if the recommendation is to keep the amphitheatres at each sight because of the high cost of demolition and if they would impact the Legacy Paver Paths. Mrs. Becker said the paths will be adjusted so as to not impact the amphitheatres. There will be a small ramp to each amphitheater to provide accessibility.

Rio Seco:

- Limited work to parking access, and
- Retention of amphitheater.

Cajon Park:

- Limited accessible parking requirements, and
- Restroom needs for severe special needs class provided through classroom location changes.

Administration reported that Cajon Park has two undersized kitchens with safety issues and will lose the junior high kitchen at the satellite. There is a need to enlarge the kitchen facilities and administration is recommending this to be approved as an alternate.

Carlton Hills:

- Parking alternate,
- Administration building alternate, and
- Multi-purpose expansion.

Member Burns asked if the kindergarten classroom doors could be put on the east side of the building for security of the kindergarten students. Mrs. Becker said that was a good suggestion but the back wall is a structural wall and would not accommodate a lot of windows. She will continue to investigate this option.

Board members reviewed the Alternate List. At the last workshop the Board determined to remove the Sycamore Canyon lower level parking expansion and the Cajon Park media center expansion from the Alternate List. The Board has previously approved the access bridge at Cajon Park. Administration recommends that the Board not approve any alternates at this time other than the Cajon Park kitchen.. Mrs. Becker said as the bid openings came in, some alternates are included in order to get a hard price. Some alternates had to be issued individually to get a separate price to track joint use funding.

Sycamore Canyon

1. Separate irrigation
2. Kitchen upgrade
3. Upper parking lot reconfiguration and upgrade of entire lot

Carlton Oaks

1. Separate irrigation
2. Kitchen Relocation and upgrades
3. Parking lot

Rio Seco

1. Kitchen Relocation and upgrade

Cajon Park

Marcia Ginn-May, Cajon Park principal, brought concerns to the Board about supervision on the bridge to the new junior high wing. Although she has not seen the design of the bridge, there is concern that students would play and could fall over the railings. She asked if there was a way to prevent kids skateboarding and getting weekend access to the bridge. Mrs. Becker reported there will be a 42" guardrail with a rounded curb inside the bridge. Board members said the bridge and light shelves have been approved and should no longer be considered alternates. Remaining alternates include:

1. Kitchen expansion @ \$240,000-\$260,000
2. Addition to multi-purpose room for a community room with a public entry

Carlton Hills

1. Kindergarten/Administration building relocations (Estimate of \$1.3 M)
2. Main parking lot expansion
3. Kitchen upgrade
4. Additional to multipurpose building

Board members asked if it will cost more to wait and update the kitchens at a later date. Bill Clark said the cost would increase due to increased cost of materials and labor in the future. Member Ryan asked if the Cajon Park kitchen expansion will improve the lunch scheduling. Marcia Ginn-May shared her plan, working with Cathy Abel, to schedule lunches with the addition of junior high students to the upper campus. Junior high would have first lunch, kindergarten next, then primary and intermediate. Member Burns asked for information about the use of a cart system for junior high. Bill will ask Cathy Abel to investigate.

Following the review of the alternate list, Board members asked administration to keep the alternative list alive and before the Board throughout the process. Board members asked to have the modernization of school restrooms added to the alternate list.

Member Burns asked administration to investigate the option of moving the doors on the kindergarten at Carlton Hills to the east side and make sure parking lot expansion is not eliminated.

Review and Discuss Modernization Classroom Cabinetry Scope of Work and Countertops

This item will return in June and a prototype will be completed.

F.2. REVIEW AND DISCUSS PROJECT CASH FLOW ANALYSIS AND LOGISTICS – PRESENTATION OF CAPITAL PUBLIC FINANCE GROUP

Terms of Financing

Jeff Small, from Capital Public Financing, presented a memorandum prepared with financial summaries. He reported issuing bonds early will not provide growth in the assessed value. In order to make it most affordable, the District will need to assess bonds for 40 years and postpone the principal payment. Cash flow shows we can issue \$18 M of bonds in July in order to meet the construction schedule. It is important to move now, as tax rates will increase in August. Capital Public would like to return to the Board on June 3rd or June 17th to approve moving forward with a bond sale.

COP Timeline and Amortization Schedule

The Board directed administration to move forward with certificates of participation (COPs) in September and Bonds in July. The municipal bond market has been turbulent but is beginning to stabilize. It would be beneficial to wait on the COPs to match the expenditure of debt service and revenue projections.

Bridge Financing

Bridge financing covers what cannot be funded through a GO Bond or COPs. It is a COP borrowed in advance of issuing GO bonds. The needed bridge financing is estimated at \$10 M and could be higher if GO bonds and COPs or construction rates increase. Every dollar that is saved is another dollar that can be spent on facilities.

Member Burns asked about moving the borrowing from 25 years to 40 years and if it costs additional dollars. Mr. Small said yes, your cost of funds weigh against the cost of inflation on construction. Member El-Hajj asked what it looks like to extend from 25 to 40 years to the district and the taxpayers. Mr. Small said most people look at the extra cost on their tax bill as a routine expense. Member Burns is concerned about extending for 40 years and the District would not be able to seek another bond because citizens would not wish to pay. Bill Clark said the Board may wish to look at other scenarios to not extend out the Bond payments. Mr. Small said interest rate is a key factor and this plan was to look to bring cash in for Phase 1. Board members would like the term options and proceeds brought to another Board meeting for review and action. Mr. Clark said the timeline is to bring options to the Board on June 3rd. Board members would like to see the details and revisit bond specifics before making a decision.

F.3. ACTION REQUESTED

A. Approval of project scope for award for the five Phase One school designs and construction schedules

Administration requested approval of project scope for award for the five Phase One school designs and construction schedules: Sycamore Canyon, Carlton Oaks, Rio Seco, Cajon Park, and Carlton Hills. Member Ryan moved to approve the project scope for award for the five Phase One school designs and construction schedules.

Motion: Ryan Second: Burns Vote: 4-0 (Carlisle, absent)

B. Approval of any project alternates and/or revisions

Administration recommended that no alternates be included except the kitchen expansion at Cajon Park School and additional restroom modernizations be added to the alternate list for future master planning. Member Burns moved to approve the Cajon Park kitchen expansion and inclusion of restroom modernization to the master planning list if funds become available.

Motion: Burns Second: El-Hajj Vote: 4-0 (Carlisle, absent)

C. Approval of program revised budget for nine schools

Member Ryan moved to approve the revised program budget for all nine schools.

Motion: Ryan Second: Burns Vote: 4-0 (Carlisle, absent)

D. Approval of bridge financing and cash flow proposal, and authorize administration to proceed as necessary

Board members requested administration to bring scenarios with bridge financing and terms with expansion from 25 year to 40 years to a future Board meeting for review and action.

G. ADJOURNMENT

The special meeting of the Board of Education on May 10, 2008 was adjourned at 5:10 p.m.