

**SANTEE SCHOOL DISTRICT  
SPECIAL MEETING  
OF THE BOARD OF EDUCATION  
CAPITAL IMPROVEMENT PROGRAM/MODERNIZATION WORKSHOP**

February 2, 2008

**MINUTES**

Douglas E. Giles  
Educational Resource Center  
9619 Cuyamaca Street  
Santee, California

**A. OPENING PROCEDURES**

1. Call to Order and Welcome  
President Carlisle called the meeting to order at 8:30 a.m.  
Members present:  
    Dan Bartholomew, President  
    Dianne El-Hajj, Vice President  
    Dustin Burns, Clerk  
    Barbara Ryan, Member  
    Allen Carlisle, Member  
Administration present:  
    Dr. Lisbeth Johnson, Superintendent and Secretary to the Board  
    Bill Clark, Assistant Superintendent, Business Services  
    Emily Andrade, Assistant Superintendent, Educational Services  
    John Tofflemire, Assistant Superintendent, Human Resources  
    Christina Becker, Director of Modernization  
    Linda Vail, Executive Assistant and Recording Secretary

**B. APPROVAL OF AGENDA**

It was moved and seconded to approve the agenda.

**Motion: Ryan**

**Second: El-Hajj**

**Vote: 5-0**

**C. MEETING WITH INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE (ICOC)**

Board members met with the members of the ICOC to review the purpose and role of the ICOC.

President Bartholomew opened the discussion. Eid Fakhouri, committee chair, said the committee was working well and they were grateful to Bill Clark and Christina Becker for being available to answer their many questions. A subcommittee has been developed to work on the quarterly newsletter and the committee has requested to meet monthly from January through June as modernization projects get under way. Member Ryan asked if the committee is receiving all of the information needed and what direction they were working toward. Gina Jackson said the tours of campuses have been very helpful to committee members and made the priority items very clear. Eid Fakhouri said it really provided a lot of information about costs and details and the costs are astounding.

Member Carlisle said he hears that the expectations of the community are that we have money for all the modernization projects. It is important that the public know the priorities as funding becomes available.

Member Carlisle asked if the committee preferred to have an outside agency provide the Financial Performance Assessment. Committee members said they were comfortable using the District's agency's services and the committee will provide them with the scope of their services that are needed. Gina Jackson said it would be wasteful to have two different auditors who would need to duplicate services.

President Bartholomew suggested developing a subcommittee to draft the ICOC Annual Report. The ICOC and Board members are interested in providing adequate communication and a process to retrieve and respond to questions.

Karen Fleck said communication needs to be proactive and routine, especially if problems arise. Dianne El-Hajj said communication is critical. Eid Fakhouri has heard from parents that they are confused about some items, such as the 5 and/or 10 classroom buildings. He gets calls from citizens with questions and asking him to bring questions to the District. He would like to be prepared in responding and referring them to where they can easily access the information. He suggested the use of the quarterly newsletter and possibly reverse 911 calls to let parents know newsletters are coming home with students. Karen Fleck asked about the possibility of using email to notify and inform parents. Gina Jackson said there is software available to handle large group distribution lists which provides feedback on targets and completion of call.

Rick Weeks said Carlton Oaks is providing additional parent meetings and a lot of communication to parents. Stacey LoMedico asked if notes are taken during the parent and staff meetings to make certain that the information provided is consistent and to avoid miscommunication. Dr. Johnson is asking principals to provide written notes of parent coffees, staff meetings, etc., to hear all of the questions and to confirm what is being shared. Carlton Oaks and Cajon Park are already having parent meetings (coffees) and the other principals are beginning them soon.

Member Burns said if there is something the committee wishes to communicate to the Board at the end of each ICOC meeting, Christina Becker or Bill Clark could bring the information or questions to the Board. President Bartholomew said there was no mechanism in place at Grossmont until the ICOC decided to provide a summary report from each committee meeting to the Board in open session. This allowed the Board to hear about the community perceptions. Regular reporting may help to prevent any disconnect between the ICOC and the Board. Board members will also try to attend ICOC meetings as possible or make certain that a Board representative is in attendance. Member Ryan said that is an excellent idea and makes for a very transparent process.

Stacey LoMedico said the newsletter is great. The committee would like a Parent phone message provided to notify the parents that students are bringing home the newsletter. Karen Fleck asked if email communication could be used more for communication. Dr. Johnson said a letter is going home next week asking parents for email addresses. Maybe School Messenger could provide a group email distribution for these type of communication. We may need to use other means for some schools where all parents may not have access to the Internet or email. Rick Weeks said there may be a need to look at specific software to provide emails to a very large distribution list that would also monitor the results.

Mr. Weeks said the number one communication is from teachers at the school and asked if there is a process where teachers can get the information. President Bartholomew said the Board is working to make teachers aware of the scope of the modernization. He would be concerned about making them the point of contact for modernization. Dr. Johnson agreed that teachers should not be asked to provide information about modernization. Member Burns suggested administration provide teachers with resources to send parents for the information.

Eid Fakhouri said each school will also have a separate set of issues. He suggested providing in bold an area in the newsletter directing people with questions to a phone number and computer links. Teachers could also provide parents with a contact number they can call if they have any questions. Karen Fleck suggested having a link for each school on the website. Member Carlisle asked if a list of questions or information from the ICOC meetings could be posted at schools. Eid Fakhouri said maybe not the internal questions but public questions could be posted.

Member Burns asked about consideration of holding the ICOC meeting at school sites which would give parents more opportunities to see the process. Eid Fakhouri liked the idea and believes it would provide the parents a feeling of modernization impacting their schools.

Rick Weeks said the committee could also use the PTA's to assist in communication and to help to make sure the message is consistent at all levels. Member El-Hajj believes it is important to have a schedule in place to prevent frustration. The committee will discuss the idea of holding meetings at schools sites at their next meeting.

President Bartholomew said the ICOC and Board share an interest in ongoing dialogue. Eid Fakhouri assured the Board that if there are any concerns from the ICOC, the Board would be the first to know. Member Carlisle thanked the ICOC for their work and said this modernization will have a great impact on the community. Board members concurred in their appreciation for the ownership the ICOC takes in their task. This process will make or break the opportunity to ever do this again.

#### **D. CLOSED SESSION**

President Bartholomew announced that the Board would meet in closed session for:

1. Conference with Real Property Negotiators (Govt. Code §54956.8)

*Location: All Santee School District Schools: Cajon Park, Carlton Hills, Carlton Oaks, Chet F. Harritt, Hill Creek, Pepper Drive, Prospect Avenue, Rio Seco, Sycamore Canyon*

*Agency Negotiators:*

*Lis Johnson, Superintendent*

*Bill Clark, Assistant Superintendent, Business*

*Services*

*Christina Becker, Director of*

*Modernization*

*Negotiating Party: Barnhart Construction*

The Board entered closed session at 9:08 a.m.

#### **E. RECONVENE TO OPEN SESSION**

The Board reconvened to public session at 10:40 a.m. No action was reported.

#### **F. PUBLIC COMMUNICATION**

President Bartholomew invited members of the audience to address the Board about any item on the agenda. Allwyn Gazi shared that the junior high at Cajon Park is getting a San Diego State student teacher and for the first time in a long time student teachers are desiring to work in junior high.

#### **G. DISCUSSION AND/OR ACTION**

President Bartholomew invited comments from the public on any item listed under Discussion and/or Action. He shared that the audience would have an opportunity to provide comments prior to each item before the Board begins deliberation.

Dr. Johnson opened the discussion and said it was an exciting day for administration to present the final design plans for beginning construction at schools. Barnhart and Sprotte-Watson staff were in attendance to present construction details and answer questions. Bill Clark shared that in 2006 the Santee community passed Prop R with confidence that we could put together a modernization plan for this school district. He presented the Bond priority 1 projects. Each school will receive new playground equipment, upgraded or enhanced athletic fields, and new classroom door hardware with safety locks. These upgrades will occur at the Phase 2 schools first. Each school will also receive a library and technology facility and selected schools will receive new junior high facilities. In addition, as funding allows, priorities 2 and 3 will focus on the classroom and instructional environment. Mr. Clark introduced Patty Sprotte and Russell Watson, from Sprotte Watson and Glenna Hoekstra and Anton Greenville, from Barnhart Construction, to present the designs they believe fulfill the desires of the Board and Priority 1 and 2 bond priorities.

**G.1. Review and Discuss Projects for Bid for Phase I Schools:  
Cajon Park, Carlton Hills, Carlton Oaks, Rio Seco, and Sycamore Canyon**

**CAJON PARK:** At Cajon Park the round building will become the library and technology building with a 50 station technology lab, offices, and meeting rooms. Skylights are being tested at Hill Creek School and will be added if there is enough funding. An entry canopy will be constructed at the main entry to the round building.

A two-story 18 classroom building for upper grades will be constructed with two science labs on the lower level, two PE locker rooms, a 6<sup>th</sup> grade science lab on upper level, and pull out rooms of 150-200 square feet. There will be lots of day lighting and the exterior design is two-toned stucco.

Member Burns asked if it is possible to use the locker rooms for a PE classroom on a rainy day. Russell Watson said there is an open space about the same as a typical classroom but it is not large enough for 60-70 students. The building will have 3 to 4 small pull-out rooms, and one upstairs classroom with an adjoining restroom for any needed special use.

Cajon Park will also receive modernized classrooms and a kindergarten corner using existing relocatables and the District is moving in two more relocatables with bathrooms and upgrades. These buildings will be modernized to house up to 6 classrooms for preschool and kindergarten.

Member Ryan asked if the kindergarten playground equipment will be the same as at other schools. Mrs. Becker said that all the schools will receive Kindergarten, primary, and upper grade playground equipment.

A "Path of Knowledge" will consist of a concrete path with enhanced landscape planting, with bench seating at the front of school. The landscape architect will add stone and other accents. The accents can be expanded depending on the budget. The architects are working with the Foundation to provide "legacy pavers" for the Paths of Knowledge. Dr. Johnson said the pavers may change from the paver brought to show the Board, depending on working with the Board, architect, contractor, and the vendor.

Member El-Hajj asked about the clock on the elevation drawing. Russell Watson said the clock is optional. Member El-Hajj said she prefers not to have a clock because of the problems that occur if it doesn't work. Mr. Watson said it could be substituted with an artistic representation and he will be happy to look at options.

A new HVAC (air conditioning/heating system) will be installed with individual classroom controls and new locking systems installed on all doors.

Classrooms will be modernized which includes a teaching wall (The teaching wall has a sliding marker board with storage behind it, a storage cupboard below, and larger and deeper storage cabinets or drawers on each side. It has been determined to remove existing cabinetry and reinstalling new because it is not cost effective to refurbish what is currently there. Storage capacity will be equivalent or more to what teachers currently have, and will be more usable. Science and kindergarten will have a little more storage. Window walls that are boarded up will have the windows reinstated. Skylights will be installed in the round building. They are currently experimenting at Hill Creek to evaluate using skylights or Solar tubes. Sinks will be in place in classrooms where plumbing and sinks currently exist. They will not install plumbing where it does not currently exist. Member Burns asked administration to provide principals with a list of the classrooms that will have sinks in them to assist in teacher/classroom placement. Two tackable wall surfaces will be installed, typically opposite the teaching wall and window wall. Member Ryan asked about the durability of the tack walls. Mr. Watson said they have had very good success. They are easily washed and very durable. Mrs. Andrade said in her experience teachers were very happy with these types of walls. Modernized classrooms will receive new ceilings, lighting, carpet, and paint. Classrooms will be updated with technology hookups and recently installed technology packages will be reinstalled.

Patty Sprotte said the architects met with the special education director and met with special education teachers for a discussion on specific special education needs. They also visited many special education teachers at their school to make sure that every special education teacher had the opportunity to express the needs for their students

Teachers are somewhat apprehensive and are very interested to see what a modernized classroom will look like. Christina Becker will arrange to schedule a time for teachers to see a modernized classroom or have a prototype teaching wall constructed as soon as possible.

Dr. Johnson suggested having a display board at each school for parents to see what is being completed at the schools.

**Cajon Park Phasing Schedule:**

Glenna Hoekstra with Barnhart shared the phasing schedule and said construction will occur with the least amount of interruption possible. Bids will go out immediately and construction will begin in mid-March. The phasing schedule for Cajon will be as follows:

- Two-Story Building construction: Begin in mid-March and be completed by winter break. Teachers will move into building after the break.
- Relocatables: Begin in summer and be completed in August for move in when school begins.
- Electrical Upgrade: June through August
- Modernization of the Administration (E) and buildings A, D, & G: Begin in June and complete before school begins.
- Modernization of building B: Begin in September with completions scheduled for winter break.
- Library/Technology Center and modernization of building C: Begin in January 2009 and complete in April 2009.

Cajon Park's overall completion is scheduled for April 2009. Board members were excited and very pleased with the time schedule.

**CARLTON HILLS:**

Carlton Hills will receive a two-story 10-classroom upper grade facility with 2 PE locker rooms and a restroom. The facility will include a science lab on the lower level and break out rooms/spaces on each end. There will be an elevator on each side. Many rooms will have windows and there will be skylights for the inside rooms. There will be a larger small-group space of about 600-700 sq ft. for the RSP classroom.

A "Path of Knowledge" will embellish the entrance to the school. The round building will become a library/technology center and classrooms will be modernized. Field enhancement has been completed with the new grass field. The parking lot will be expanded to supply additional parking for staff and parents.

**Carlton Hills Phasing Schedule:**

- Classroom Modernization: Begin buildings A, B, and C and electrical upgrade in June 2008 and complete by end of summer.
- Two-Story Building construction: Begin in September 2008 with completion scheduled for March 2009.
- Kindergarten Modernization: (Bldg. D) to begin in September and completed in December 2008.
- Multipurpose Modernization: (Bldg. E) to begin January 2009 and completed in March.
- Library/Technology Center: (Bldg. H) Construction to begin in March 2009 and completed in July 2009.

Carlton Hills' overall completion is scheduled for July 2009

**CARLTON OAKS:**

Carlton Oaks will receive the same two-story 10-classroom upper grade facility as Carlton Hills.

A "Path of Knowledge" will be at the entrance to the school and can be expanded with contributions. The round building will become a library/technology center and classrooms will be modernized. Field enhancement has been completed with the new grass field. The parking lot will be expanded for alternative parking for staff and parents.

Classrooms will be modernized and will have skylights because they have no windows.

**Carlton Oaks Phasing Schedule:**

- Modernization: Modernization of buildings A, C, D (multipurpose building), and the administration building, and electrical upgrades will begin in June, 2008 and is scheduled for completions in August, 2008, before school begins. Building B will be modernized from September through December 2008.
- Two-Story Building construction: Begin in September 2008 with completion scheduled for April 2009.
- Library/Technology Center: (Bldg. E) Construction to begin in January 2009 and completed in April 2009.

Carlton Oaks' overall completion is scheduled for the end of April 2009

**RIO SECO:**

Rio Seco will receive the same two-story 10-classroom upper grade facility as Carlton Hills. A "Path of Knowledge" with legacy bricks will be at the entrance to the school. The round building will become a library/technology center and classrooms will be modernized. Parking will be expanded by joint-use of the City's new parking lot on the east side of the school. This will provide drop off access for parents and a ramp and stairs will allow access to school grounds. There is no need for the existing relocatable and it will probably be removed from the site.

**Rio Seco Phasing Schedule:**

- Modernization: Modernization of buildings A, C, D (multipurpose building), and the administration building, and electrical upgrades will begin in June, 2008 and is scheduled for completions in August, 2008, before school begins. Building B will be modernized from September through December 2008.

- Two-Story Building construction: Begin in September 2008 with completion scheduled for April 2009.
- Library/Technology Center: (Bldg. E) Construction to begin in January 2009 and completed in April 2009.

Rio Seco's overall completion is scheduled for the end of April 2009

#### **SYCAMORE CANYON:**

Sycamore Canyon is a K-6 school and no junior high facility will be built. Classrooms will be modernized. The Administration building is being relocated to the front of school for better supervision and security. A future Library Technology Center will be constructed where the current administration building is located. The entrance ramp will be upgraded for ADA access. Some parking improvements will be made by flipping curb cuts and new accessible parking may be planned in the future for the lower level.

A "Path of Knowledge" with legacy bricks will be at the entrance. A Library will occupy 2 classrooms, with a reading nook, and an adjoining technology center for up to 50 students or teachers. It will also contain a few pull-out spaces. Classroom buildings will have skylights and/or clear windows. There are no plans to include the locker rooms on the lower field in the modernization.

#### **Sycamore Canyon Phasing Schedule:**

- Modernization: Modernization of buildings A, C, D, and the administration building, and electrical upgrades will begin in June, 2008 and is scheduled for completions in August, 2008, before school begins. Building B will be modernized from September through November 2008.
- Multi-purpose Building Modernization: Modernization will begin in June 2009 and be completed in August 2009.
- New Library/Technology Center: (Bldg. E) Construction to begin in June 2009 and completed in November 2009.

Sycamore Canyon overall completion is scheduled for the end of November 2009

Russell Watson said the lighter roof color selected previously by the Board is their recommendation. He shared the base wall and accent color options and brick and stucco colors. He said it was also a time to look at stone shades to dress up the buildings.

Member Burns would like to see interior colors matched to the school colors whenever possible. This option will be discussed and administration will seek input from the schools.

#### **G.2. Recommendations for Project Design and Scope for Phase II Schools: Prospect Avenue, Hill Creek, Chet F. Harritt, and Pepper Drive**

President Bartholomew invited members of the audience to provide any comments about this item.

Mr. Mike Hammond, a parent, spoke about the site plans for Chet F. Harritt (CFH). He recommended the Board approve the addition of a 10-classroom building to give the students the middle school feeling. He believes the 5-classroom building placement presents a security issue, would be a target for baseball damages and presents a lack of restroom facilities.

Ms. Linda Moen, a CFH parent, said she believes a 10-classroom building is needed to allow for electives for students. She also said she suggested the need for a traffic signal at Prospect and Mesa. Administration will notify the Safety Committee of her concern.

Jackie Ray, a faculty member at Chet Harritt, said when looking at the focus on student learning, it appears that a 5-classroom building would not compensate for current enrollment and would force them from a middle school format into a junior high format. She believes that this would cause families to leave CFH and that CFH would be shortchanged with a 5-classroom building.

Sprotte-Watson presented preliminary design concepts, site plans, and scope of the Phase 2 schools to the Board for consideration as follows:

#### **PROSPECT AVENUE:**

- Library/Technology Center (Rectangle building the same as Sycamore Canyon. This will require the reworking of the parking lot.
- Athletic Facilities-(A turf field was received this past summer.)
- Not designated for a junior high complex.
- Modernized Classrooms (Locker room and annex are not scheduled for modernization.)
- "Path of Knowledge" with legacy bricks. (Island) This would be offset from the entrance because of the location of the entrance/administration building.
- Playground Equipment and other Quickstarts

#### **HILL CREEK:**

- Two-Story 10-classroom junior high addition
- Library/Technology center in round building
- "Path of Knowledge" with legacy bricks

- Classrooms modernized in main buildings
- Extension to parking lot
- Kindergarten relocated to back of school
- Athletic Facilities-(A turf field was received this past summer.)
- Playground Equipment and other Quick starts

**CHET F. HARRITT:**

- A 5- or 10-classroom building addition
- Library and Technology Center- CFH has two smaller round buildings. One building could become a library for K-5 (hold 1 or 2 classrooms of students) and the other could become a library/technology center for 6-8 (hold 30-32 students).
- "Path of Knowledge" with legacy bricks
- Modernized classrooms
- Athletic Fields-League fields to be relocated and used jointly by students
- Playground Equipment and other Quickstarts

Member Burns asked about costs for a 5-classroom building, and then the cost to build another 5-classroom building in the future and the benefits of building a 10-classroom. It would cost more to build two 5-classroom buildings over time than to build the 10-classrooms building. A 5-classroom addition would not provide a PE locker facility or bathrooms for students, and would require the other restrooms to be upgraded to code. A two-story 10-classroom building would provide another RSP room, less playground area would be used, there would be one slab to pour, and the school would gain restrooms and PE lockers.

Member Burns is concerned that lower grade students would not have access to technology as promised in the bond if separate libraries are provided with no technology center for K-5. He suggested considering a technology center for junior high in bldg C with an entrance on the back side. The architects will look at other buildings to provide a library/technology lab for K-5. Patty Sprotte said the 6-8 library/technology center may be able to be relocated in a 10-classroom junior high. President Bartholomew is concerned about providing equitable library and technology resources for students at Chet F. Harritt.

Member Burns said a 10-classroom addition placement where the current Project SAFE portables are located would provide no access for students to exit toward Mesa Road. Security could also be a concern for 10-classroom building if the doors are on the back side where anyone could access the building without entering the campus. The architects said they would maintain, and maybe enhance, pedestrian access from Mesa Rd. Vehicle access was not considered because it would invite through travel through the school parking lot.

**PEPPER DRIVE:**

Pepper Drive doesn't qualify for existing modernization funds at this time. Administration is pursuing options to access the funding, which includes an appeal to the State and legislation. The site design would include:

- Two-Story 10-classroom building with a system of ramps to provide access and maybe address some of the drainage concerns.
- Library and Technology Center- "Path of Knowledge" with legacy bricks
- Modernized classrooms
- Athletic Fields
- Playground Equipment and other Quickstarts
- Addresses concerns of staff at Pepper drive.

Bill Clark said Phase 2 schools also present a need to analyze demographics and a possible increased population which will impact preparation for new construction. A prepared analysis of housing by school site with information on change in total classroom capacity before and after modernization resulted in fewer classrooms available across the District than we currently have. Enrollment decline has decreased to about 1% with projected flattening and potential growth on the horizon.

**Change in classroom**

In 1999 the District had 290 available classrooms. The current availability is 240. The result of modernization completion and recalculating classrooms based on State standards, will be \_\_\_\_\_ available classrooms. It is important to note that availability is based on State standard-sized classrooms.

The Board recessed for lunch at 12:35 and reconvened at 1:00 p.m.

**G.3. Review Program Budget for All (9) Schools**

Bill Clark addressed the funding and costs of the modernization projects. He said the initial operating budget is based on \$128 M previously approved by the Board. At this time the District has: \$33.6 M in State funding (\$14M higher than the target), \$15 M in related funding,

\$60 M plus accrued interest from Prop R bond funding,  
\$16.9 M from mitigation in developer fee income

Administration believes from the \$165 M target, the District has already achieved \$125 M in firm funding. In addition, staff has identified target funding of \$13 M in the sale or ground lease of Santee, about \$5 M in new construction eligibility \$3.6 M in modernization funding for Pepper Drive , joint use and QZAB funding at \$2 M, Castlerock-Pardee \$1.2 M. There is a total potential to date of up to \$150 M.

Mr. Clark addressed the expenditure of the funding for construction and modernization. He said working with the design and construction management staff, the District is prepared to commit \$128.6 M to cover all the Prop R bond priorities. The administration and the design and construction teams were able to reach agreement on \$18.2 M less in ways to approach designs. They are working to bring the scope of work into an affordable operating budget. The fixed construction management costs bring a very cost effective and value savings approach to complete the project.

A two-story, 10-classroom building at Chet F. Harritt would add an additional \$3.5 M to the cost of the projects. There are \$7.5 M of value added alternative projects which are improvements at school sites, not particularly targeted to the classroom environments at the schools. The project has been budgeted around the firm base funding of \$125 M. If the Board directs pursuit of enhanced funding, additional scope can be considered.

Glenna Hoekstra shared that Barnhart would start bidding immediately to take advantage of the current bid climate. They may be able to capitalize on the strong market and favorable conditions. Although they cannot guarantee it, the sense is that if favorable savings from the bid process could potentially be added to the project scope, this would reduce the projected costs. They are always looking for ways to save on costs and bring back the savings to the District. Member Burns wants Santee kids to have as much as possible because, as a small district, this is not something that is done very often. He asked Barnhart to fight for us and capitalize on working with local sub-contractors to make certain we get the most out of this bond.

#### **G.4. Review and Discuss Project Cash Flow Analysis & Logistics**

Cathy Dominico presented information on bridge financing because timing of revenue does not always match with the timing of construction and there is a need for cash flow to cover construction costs.

There is a need for \$124.6 M in revenue, over time. Bond market rates are down a little now and with a 35 year COP the District would receive an additional \$1-\$1.5 M. in interest.

There are two types of revenue:

- Bridge revenue which is accessing dollars that we are entitled now while we are constructing in anticipation of the revenue coming later on, and
- Enhancement funding.

Timing of construction depends on the revenue coming in slower or faster because of the market. The changes in the Federal rate could help us by a \$1M. We are looking at the budget on a calendar year basis. There is carryover of about \$8M. We can negotiate the bridge (underwriter) and get \$1M for \$24M.

Total funds available are \$151 M. Member Carlisle requested that we reconcile this to Mr. Clark's budgets. Highlights of the bridge financing proposal were:

- Move forward with the COP analysis,
- Settle for \$15M in bridge financing obligations or stretch it based on revenue sources,
- Concrete structure and timeline---April or May, and
- \$15 M could gain \$1 M extra at 4.5% or \$17 million dollars if interest rates are better.

Administration recommends moving forward with the process with the COP. Administration will return to the Board with revenue source options and risk factors and request approval of a bridge financing plan.

#### **G.6. Discussion of Process for Reviewing Project Alternates**

Bill Clark and Christina Becker presented the recommendations of \$7.5 M of alternative construction and or modernization options of added value to school sites into the scope of the work that are currently unfunded. The Board would like these in the queue if resources become available.

#### **Cajon Park**

- Cajon Park junior high building light enhancement to include light shelves, project lights from the windows to the interior of the classrooms.
- Pedestrian bridge to allow students to walk from the main campus to the 2<sup>nd</sup> floor of the junior high building. (Board members believe that a bridge is not an alternate item and is necessary.)
- Kitchen expansion--The current kitchen is undersized for all students when junior high joins the main campus. (State funding may be available in the future.) Dr. Johnson said this may be an important need. The Board requested administration ask CNS if they can help fund an expansion and about the possibility of using a cart system for junior high lunches.

- An addition to the multipurpose room at the front of the school to improve the façade of the building and provide a community room and storage.

#### **Carlton Oaks**

- Kitchen expansion and change of location at the round building school (same need is also at RS and HC) – Kitchens moved closer to the lunch area, using mechanical rooms, old locker rooms and restrooms.
- Live-on resident relocation and expansion of area for a staff parking lot.

#### **Rio Seco**

- Kitchen expansion and moved using old locker rooms.

#### **Sycamore Canyon**

- Parking design reconfigured to a better design.
- Parking expanded using the lower level.
- Kitchen moved to alternate location and minor upgrades to meet health department needs, cooler.

#### **Carlton Hills:**

- Administration moved to current kindergarten building. Move kindergarten and kindergarten playground behind (to existing junior high wing) to provide better security for students.
- Parking lot expanded,
- Kitchen upgrades to improve efficiency.

Dr. Johnson also mentioned the shade structures, which are part of the scope of work in the proposed budget.

#### **G.5. Review and Approval of Contracts and Other Requirements to Proceed with Work**

Following the reports on the items listed below, the Board took action as follows:

**a) Approval of Program Budget for Nine (9) Schools**

Member Burns moved to approve \$128.7 M, plus \$402,000 for the cost of the bridge at Cajon Park, for a total program budget of \$ \$129.1 M for the nine schools receiving modernization projects. The Board directed administration to find the additional \$4 M from other revenue streams.

**Motion: Burns**

**Second: Carlisle**

**Vote: 5-0**

**b) Approval of Bridge Financing Consultant Service**

Member Carlisle moved to approve the agreement for consultant services in the amount of \$2,000 and to move forward to pursue the purchase of COP bonds.

**Motion: Carlisle**

**Second: Ryan**

**Vote: 5-0**

**c) Approval of Projects for Bid-Phase I schools final design and scope and Gant schedules and colors (CP, CO, CH, RS, and SC)**

Member Burns moved to approve the projects for bid the final design, scope of work, and time schedules for Phase 1 schools with the addition of the bridge at Cajon Park.

**Motion: Burns**

**Second: Carlisle**

**Vote: 5-0**

**d) Approval of Phase II Current Design and Scope of Work for Four Schools (HC, PA, PD, and CFH) (Not finalized)**

Member Burns moved to approve the current conceptual (not final) design and scope of work for the Phase 2 schools, going forward with the plan for 10-classroom additions at Hill Creek, Pepper Drive, and Chet F. Harritt at this time, working with the additional funding plan that was presented to the Board. Member Carlisle agrees with placing a 10-classroom building at Chet F. Harritt but is concerned if the additional needed funding can be captured. If the projected revenues occur, administration should move forward. Member Ryan believes it makes good sense to place a 10-classroom building at Chet F. Harritt.  
Member El-Hajj move to approve

**Motion: Burns**

**Second: Carlisle**

**Vote: 5-0**

Member Burns expressed a concern about the planned location of the two-story addition at Hill Creek. The location is too close to the homes and students in the second story will be looking into their back yards and may be able to see into home windows. He requested administration to study the building location possibly moving closer to the main school buildings and asked for an alternate location plan to be brought to the Board for consideration.

**e) Adoption of Resolution # 0708-16 to Create a Lease/Leaseback Contract with Douglas E. Barnhart**



