

The Citizens' Oversight Committee is pleased to report that currently the Building for Success Program is on budget and on schedule.



*"Building for Success Program"*

# Citizens' Oversight Committee COMMUNITY REPORT

Winter 2003-2004

Your Proposition U Dollars at Work

Poway Unified School District

## CITIZENS' OVERSIGHT COMMITTEE (COC) MEMBERS:

- Fred Sanford (Chair)
- Todd Gutschow (Vice Chair)
- Andrew Berg
- Chrissa Corday
- Lee Dulgeroff
- Kathy Frost
- Tony Heinrichs
- John Collins (COC Secretary/Deputy Superintendent)

## CONTACT THE CITIZENS' OVERSIGHT COMMITTEE:

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Citizens' Oversight Committee meetings are open to the public. Check the website for meeting times, minutes, and agendas:

## WEBSITES:

**Citizens' Oversight Committee:**  
[www.pusd.info/news/coc/](http://www.pusd.info/news/coc/)

**Bond program and project information:**  
[www.powayusd.com/bond](http://www.powayusd.com/bond)

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## Letter to the Community from Citizens' Oversight Committee Chair, Fred Sanford

Dear Community Members,

Thanks to the generous support of the community, Proposition U, the \$198 million bond measure, passed in November 2002. With its passage, funding was made available to make facilities improvements and renovations to the 24 older schools in the Poway Unified School District during the next 10 years.

As a provision under the passage of Proposition U, a citizens' committee was formed to oversee the bond measure. The PUSD Board of Education selected seven committee members, from more than 50 applicants, honoring its commitment to ensure that a majority of the members have knowledge and experience in the fields of construction, architecture design, public financing, contract law, and/or building program management.

The Citizens' Oversight Committee is actively carrying out its mission of monitoring and oversight of the Proposition U, Building for Success, program. The District staff and consultants have provided briefings on district design standards, the process by which State funds are applied for and brought to the program, and the current status of the design development for the first four schools in the program. The Committee has reviewed the plans and processes and found them to be consistent with the provisions of the bond measure, and found that revenues generated by the bond measure are being spent wisely.

The Citizens' Oversight Committee is pleased to provide this program update. Work on the bond program began in earnest following the passage of Proposition U in November 2002. We are pleased to report:

- Design and construction preparation is on schedule for the Group One Schools - Poway High School, Mt. Carmel High School, Westwood Elementary School, and Midland Elementary School.
- This design and construction planning process, which includes the complete re-building of Midland Elementary School, is tracking towards a Summer 2004 start.
- More than \$4 million was authorized by the bond, and the work immediately began on approved communication upgrades at all 24 of the schools in the program except Midland, which is being completely re-built. Phone systems and technology infrastructure are now in place, as well as upgraded fire alarms and intercoms at the sites that needed them.
- Air conditioning upgrades valued at \$853,000 were completed at Mt. Carmel High School prior to the start of 2003/2004 academic year.
- Title IX (equity in opportunity in athletics) upgrades to the women's softball field at Mt. Carmel were completed in September.

While our Building for Success program will face major challenges during the next 10 years, there is clear commitment ensuring that each of the 24 schools receive their fair share of work authorized under Proposition U. There are, however, continuing upward pressures on projected costs in the construction market and additional costs related to new state agency programs. Project managers are focusing on cost control strategies maximizing all sources of revenue and integrating program controls before the start of major construction.

The summer of 2004 will see the start of the major construction effort, which will continue in earnest until 2012. These are exciting times for the community schools and the Poway Unified School District.

Sincerely,

Fred Sanford  
Citizens' Oversight Committee Chair

## GROUP ONE PROJECT STATUS

### Midland Elementary School

**Construction Start:** Summer 2004  
**Estimated Completion:** Winter 2005/2006



Midland is the oldest school in the district. It will be completely demolished and re-built. A preliminary environmental assessment was performed as required by State law for new school construction sites. Project managers are assessing the impact and will provide a recommendation to PUSD once the extent of the soil removal action is known. The demolition of the school site is scheduled for the summer of 2004. Midland's new campus will include five classroom buildings, an administration center, and an enhanced playground area. The architecture of the school was designed to coordinate with the plans for the Old Poway Park area on Midland Road.

### Westwood Elementary School

**Construction Start:** Summer 2004  
**Estimated Completion:** Winter 2005/2006



Westwood was built in 1962. School staff met with architects and project managers to review renovation and modernization plans. The design development process is now complete, and architects and engineers are completing the construction documents. Classrooms and resource areas will be added to accommodate class size reduction and replace existing portable buildings. There will be expansions to the library, multipurpose room, and food service areas and improvements to the playground. There will also be utility upgrades and efficiency improvements. Safety improvements and code compliances are priorities as this work begins.

### Mt. Carmel High School

**Construction Start:** Summer 2004  
**Estimated Completion:** Fall 2006



Mt. Carmel High School was built in 1975. School staff met with architects and project managers to review renovation and modernization plans. The design process is now complete, and the architects and engineers are completing the construction documents. Upgrades to the Women's Softball facilities have been completed.

Staff are meeting with project managers to decide the sequencing of the construction work. The mutual goal is that this work will begin immediately after school ends in June 2004. Classrooms will be provided for approximately 2400 students. Mt. Carmel's new campus will feature expanded science laboratories, library, and technology/vocational facilities. Upgrades to all utilities and infrastructure on this 28-year old site will also be completed.



## ACCOMPLISHMENTS DURING 2003

The first 12 months since the passage of Proposition U have been filled with activities directed at organizing the program and project management teams, establishing cost control systems, implementing project schedules from the voter-approved master plan, and initiating design development for the first four schools. Specific accomplishments include:

### **The Citizens' Oversight Committee (COC)**

The PUSD Board of Education established the Proposition U Citizens' Oversight Committee and appointed seven (7) members. Members of the committee were selected within 60 days of certification of election results, through a process open to the public. The Board, at its discretion, may increase the number of members of the committee at any time, provided that the committee will always have an odd number of members. The Board complied with the California Education Code and has appointed at least one member of the committee representing each of the following categories: business representative, senior citizen, taxpayer organization member, PUSD parent, and a parent active in the PTA.

### **First Bond Issuance**

The first bond sale in June 2003 resulted in \$75 million from the \$198 million authorized under Proposition U. Standard & Poor's assigned an excellent underlying rating of A-plus to the District. These local bond monies are independent of the estimated \$63 million in eligible funds from the state. Proposition U funds are not subject to the current State budget crisis. Additionally, school bond money from Proposition U will not be used to build schools funded with Mello Roos taxes.

### **Completed Projects**

Communication and data upgrades, including telephones and intercoms, have been installed at all of the schools in the program except Midland, which is being completely rebuilt. High efficiency air mixing systems were installed at Mt. Carmel High School to maximize system efficiencies and reduce current energy costs. Title IX improvements (equity in opportunity in athletics) have been made to the women's softball facility at Mt. Carmel High.

### **Educator and Community Involvement in Project Design**

Architectural design teams held numerous meetings with principals and school faculty members for Poway and Mt. Carmel high schools and Midland and Westwood elementary schools. The Midland meetings were expanded to include the interested local community and city leaders in a two-day design symposium. The design and construction planning process is proceeding toward a Summer 2004 start for the major construction projects of these four schools.

### **Public Communications and Public Outreach**

The Proposition U Bond program is also titled "Building for Success." The new program Web page contains information about project schedules, type of work that will be performed, and information for the business community seeking opportunities to participate in the construction and modernization program. The Citizens' Oversight Committee maintains a separate Web page which contains meeting dates, agendas, meeting minutes, annual reports, and audit findings.



## BUILDING FOR SUCCESS PROGRAM TIMELINE

The following estimated timeline has been established to guide program progress. The timeline for the 24 Poway Unified schools in the program will continue to be updated as the program continues.

<u>School Site</u>	<u>Proposed Start</u>	<u>Proposed Completion</u>
<b>Group One</b>		
Midland Elementary School	Summer 2004	Winter 2005/2006
Westwood Elementary School	Summer 2004	Winter 2005/2006
Mt. Carmel High School	Summer 2004	Fall 2006
Poway High School	Summer 2004	Winter 2006
<b>Group Two</b>		
Twin Peaks Middle School	Winter 2005	Winter 2006
Chaparral Elementary School	Spring 2006	Fall 2006
Painted Rock Elementary School	Summer 2006	Winter 2006/2007
Garden Road	Summer 2006	Summer 2007
<b>Group Three</b>		
Black Mountain Middle School	Fall 2007	Fall 2008
Meadowbrook Middle School	Winter 2007	Winter 2008
Valley Elementary School	Winter 2007	Winter 2008
Los Peñasquitos Elem. School	Winter 2007	Winter 2008/2009
Pomerado Elementary School	Summer 2008	Spring 2009
Tierra Bonita Elementary School	Fall 2008	Fall 2009
<b>Group Four</b>		
Canyon View Elementary School	Spring 2009	Spring 2010
Rolling Hills Elementary School	Summer 2009	Summer 2010
Sundance Elementary School	Summer 2009	Summer 2010
Abraxas High School	Spring 2009	Spring 2010
<b>Group Five</b>		
Deer Canyon Elementary School	Spring 2010	Winter 2010/2011
Morning Creek Elementary School	Spring 2010	Winter 2010/2011
Sunset Hills Elementary School	Summer 2010	Spring 2011
Turtleback Elementary School	Summer 2010	Spring 2011
Bernardo Heights Middle School	Fall 2010	Summer 2011
Rancho Bernardo High School	Winter 2010	Spring 2012

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## BUILDING FOR SUCCESS PROGRAM

### OBJECTIVES

- √ Connect schools to the community.
- √ Communicate timeline, accomplishments, and challenges.
- √ Hold regularly scheduled Citizens' Oversight Committee meetings.
- √ Minimize costs while maximizing quality.
- √ Maximize open space on campuses.
- √ Minimize disruption during instructional day and impact to existing operations.
- √ Bring meaningful improvements to older schools.

## BUILDING FOR SUCCESS PROGRAM

### FINANCIAL CHALLENGES

- Rapid increases in Workers' Compensation costs are expected to increase construction labor and material costs by as much as 25% in selected trades.
- Increase in work on school bond programs has made the market for construction contracts less competitive. The re-building from the fires of October may also impact competition.
- Consolidation of selected trade companies has resulted in upward pressures on construction bids.
- Selected lumber costs have risen by 48% in less than one year.
- New Labor Compliance Program requirements are increasing costs up to 1% of the construction program.

## GROUP ONE PROJECT STATUS (Continued)

### Poway High School

**Construction Starts: Summer 2004**  
**Estimated Completion: Winter 2006**

Poway High School was built in 1962. This is the most challenging project in the first grouping of schools. More than 85,000 sq. ft. of new classroom space will be built on the area that now has relocatable units. Project managers are meeting with school staff to work out a construction sequencing plan that will minimize impacts on parking, athletic, and academic activities. Once completed, permanent classrooms will be provided to support an enrollment of 2,400. Relocatable classrooms will maximize available campus open space and provide relief to short term enrollment fluctuations. Upgrades to all utilities and infrastructure on this site will also be completed.



### 2004 PROGRAM EXPECTATIONS

During 2004, project managers are committed to:

- Starting the major construction work on the first four schools in Group One.
- Maximizing the eligibility, preparing the documentation, and managing the timely application and processing of documents for state matching funds.
- Monitoring the progress of the March 2004 State Bond. If the bond passes, we will immediately begin the planning and final design process for Twin Peaks Middle School, approximately six months earlier than shown in the current master plan.
- Re-examining the program schedule and adjusting construction plans to match a possible decrease in revenue receipts if the State Bond does not pass in March 2004.
- Conducting a formal facilities assessment for the Group Two schools at Twin Peaks Middle School, Garden Road, Painted Rock and Chaparral Elementary Schools to update the current master plan.

### BUDGET OVERVIEW

The Building For Success, Proposition U program budget revenue includes Proposition U bond funds, state funds, and other District funding sources.

<b>REVENUES</b>	<b>As of November 2003</b>
Bond funds (first bond sale)	\$ 75,000,000
Interest on bond Funds	\$ 294,250 (9/30/03) State \$ 0 *

\* First apportionment expected summer/fall 2004 and dependent on the passage of the March 2004 State Bond

Other District Funds	\$ 4,000,000
<b>Total Funds Available</b>	<b>\$79,294,250</b>

<b>EXPENDITURES</b>	
Communication/Data & Alarm Upgrades	\$ 3,400,000
Heating/air Conditioning Systems	\$ 900,000
Title IX Upgrades	\$ 200,000
Program and Project Management	\$ 1,170,320
Architectural Design	\$ 6,422,080
Planning/Environmental work	\$ 1,273,836
<b>Total Expenditures</b>	<b>\$13,366,236</b>