

The Citizens' Oversight Committee is pleased to report that currently construction is on schedule in the Building for Success program.



*Building for Success Program*  
*Citizens' Oversight Committee*  
**COMMUNITY REPORT**  
Summer 2004

Your Proposition U Dollars at Work

Poway Unified School District

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[www.powayusd.com](http://www.powayusd.com)

**CITIZENS' OVERSIGHT COMMITTEE (COC) MEMBERS:**

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

**CONTACT THE CITIZENS' OVERSIGHT COMMITTEE:**

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

**FOR FURTHER INFORMATION GO TO 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)

**Contents:**

- Accelerated Timeline
- Program Timeline
- Current Project Status
- Accomplishments
- Budget Overview

**Letter to the Community from  
Citizens' Oversight Committee Chair, Todd Gutschow**

Dear Community Members,

Thank you for supporting education and your interest in the Proposition U bond measure, Building for Success program. Proposition U is the \$198 million local school facilities bond program to modernize 24 older schools in the Poway Unified School District. The measure passed in November 2002.

Additional good news is the passage of Proposition 55, the \$12.3 billion statewide kindergarten through university school facilities bond, in March 2004. Your support in passing this statewide school bond is making additional dollars available to the Building for Success program. Proceeds from Proposition U provide the eligibility for the District to receive its share of state school facilities funds. So far, \$23 million has been approved for our district. This is part of the state funding contained in the financial plan to support our projects.

A provision contained in the Proposition U measure required the formation of a Citizens' Oversight Committee to oversee the bond measure. The PUSD Board of Education selected seven committee members, from more than 50 applicants. The Board honored their commitment to ensure a majority of members have knowledge and experience in the fields of construction, architecture design, public financing, contract law, and/or building program management.

I am pleased to report that the Citizens' Oversight Committee is actively carrying out its mission of monitoring and overseeing the Proposition U Building for Success program. The Committee meets regularly and receives project and program updates from Poway Unified District facility staff and their program management team. The staff provides briefings on district design standards, the process by which applications for State funds are submitted and approved, and the current status of the design development for the first four schools in the program. The Committee has reviewed the project plans and the management processes and found them to be consistent with the provisions of the bond measure. The Committee is also satisfied that the revenues generated by the bond measure are being spent wisely. The review and oversight process also includes examination of project-planning documents and audit reports to verify that the school district is using your tax dollars responsibly and effectively.

To date, the majority of the Proposition U program effort is directed at the planning and design processes for the first four schools in the master plan. These four schools are some of the oldest and largest in the District, and represent 40% of the entire bond program budget. During this summer and fall, construction will begin at Midland Elementary School, Westwood Elementary School, Mt. Carmel High School, and Poway High School. This transition from design to construction is exciting and will be highly visible as the much needed improvements to these schools are started. Thank you in advance for your understanding and patience as the construction work begins. A high priority is to keep the community informed, and the inconveniences to a minimum.

In summary, the Building for Success program is being managed as intended by the voters in the Poway Unified School District. The community will have even more to be proud of in coming years as its older schools are modernized to today's high standards. These new and improved facilities will complement the excellence of Poway Unified School District's academic achievements.

If you have any comments or questions, please send them to: [propuinfo@powayusd.com](mailto:propuinfo@powayusd.com) or call (858) 679-2622.

Sincerely,

Todd Gutschow  
Citizens' Oversight Committee Chair

## ACCELERATING THE TIMELINE

### **Bridge Financing Provides Construction and Financial Benefits**

The Poway Unified School District Board of Education approved a plan in May 2004 to accelerate the completion of the Building for Success program from 2015 to a date as early as 2009. This plan provides an interim financing program that will be paid back from the final Proposition U Bond sales scheduled for 2009 and 2013. This interim financing program will “bridge” the gap between the Bond sale dates and the accelerated construction program. The acceleration of the program will provide several benefits, including:

- completing upgraded facilities ahead of schedule
- reducing the impact of construction inflation
- increasing the opportunity for State matching funds
- reducing total program fixed overhead costs

The total impact of these benefits is estimated to provide \$8-\$18 million of additional improvements from the original Bond authorization of \$198 million.

## BUILDING FOR SUCCESS PROGRAM TIMELINE

The following estimated timeline has been modified to reflect the bridge financing program. 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>Projected Start</u>	<u>Projected Completion</u>	<u>Change Under Bridge Financing</u>
Midland Elementary School	Summer 2004	Fall/Winter 2005	no change
Westwood Elementary School	Summer 2004	Winter 2005/2006	no change
Mt. Carmel High School	Spring 2004	Fall 2006	early start
Poway High School	Summer 2004	Winter 2006/2007	no change
Twin Peaks Middle School	Winter 2005/2006	Winter 2006/2007	no change
Tierra Bonita Elementary School	Spring 2006	Summer 2007	16 months early
Garden Road Elementary School	Winter 2005/2006	Summer 2007	no change
Chaparral Elementary School	Spring 2006	Fall 2007	no change
Painted Rock Elementary School	Spring 2006	Fall 2007	early start
Black Mountain Middle School	Fall 2006	Winter 2007/2008	6 months early
Sunset Hills Elementary School	Fall 2006	Winter 2007/2008	24 months early
Abraxas High School	Fall 2006	Winter 2007/2008	18 months early
Meadowbrook Middle School	Winter 2007/2008	Summer 2008	6 months early
Pomerado Elementary School	Summer 2007	Fall 2008	6 months early
Rolling Hills Elementary School	Summer 2007	Fall 2008	18 months early
Los Peñasquitos Elem. School	Fall 2007	Winter 2008/2009	early start
Valley Elementary School	Winter 2007/2008	Winter 2008/2009	no change
Deer Canyon Elementary School	Winter 2007/2008	Spring 2009	18 months early
Sundance Elementary School	Winter 2007/2008	Spring 2009	14 months early
Canyon View Elementary School	Spring 2008	Summer 2009	9 months early
Rancho Bernardo High School	Spring 2008	Summer 2009	30 months early
Morning Creek Elementary School	Summer 2008	Fall 2009	14 months early
Turtleback Elementary School	Summer 2008	Fall 2009	18 months early
Bernardo Heights Middle School	Summer 2008	Fall 2009	18 months early

## CURRENT PROJECT STATUS:

**Page 3**

Midland Elementary School, Westwood Elementary School,  
Mt. Carmel High School, Poway High School

### Midland Elementary School

**Construction Start:** Summer 2004  
**Estimated Completion:** Fall 2005



Midland, the oldest school in the district, will be completely demolished and re-built. The environmental studies are complete. Demolition and remediation work will begin in July 2004. Midland's new campus will include three classroom buildings, an administration center, library, multi-purpose room, and playground areas. The architecture of the school was designed to coordinate with the plans for the Old Poway Park. A temporary campus for the Midland students is currently under construction at Garden Road Elementary School. Midland students will be provided bus transportation to the Garden Road site.

### Westwood Elementary School

**Construction Start:** Summer 2004  
**Estimated Completion:** Fall 2005

The design for the Westwood Elementary School renovation and modernization is complete. Construction will start in July 2004. Temporary classrooms will accommodate students and staff to allow a more efficient approach to construction and a possible early completion in August 2005. Classrooms and resource areas will be added to accommodate class size reduction and replace existing portable buildings. The library will be relocated and improvements made to the play grounds. A highlight of the renovated campus will be a new multipurpose room with expanded food service and lunch shelter.



### Mt. Carmel High School

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



A groundbreaking ceremony for the first Building for Success project was held on May 14, 2004, at Mt. Carmel High School. The event coincided with the school's 30-year anniversary celebration and was well attended by the school community, members of the Citizens' Oversight Committee, and the PUSD Board of Education. Construction began two months ahead of schedule for a new eight-classroom addition that will be completed in August 2004. Mt. Carmel's new campus will feature expanded science laboratories, music facility, library, and technology/vocational facilities. Upgrades to utilities and supporting infrastructure on this 30-yr old site will also be completed.

### Poway High School

**Construction Start:** Summer 2004  
**Estimated Completion:** Winter 2006/2007

The construction of the new two-story classroom building is scheduled to start in January 2005. The total project design for Poway High School is complete and is currently under review by the Division of the State Architect (DSA). This review is expected to be complete in the fall of 2004. Approval of project plans by DSA is required prior to the start of construction. The new two-story facility includes more than 85,000 sq. ft. of new classroom space that will replace existing relocatable units. To get ready for these new facilities,



construction of a new girl's softball facility will begin in July 2004. This initial project is required to accommodate the loss of athletic field space resulting from the staging of construction material and equipment for the new two-story classroom facility.

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

**ACCOMPLISHMENTS SINCE WINTER 2003-2004 REPORT**

**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.

**Specific accomplishments include:**

- Construction work will start on schedule for the first four schools in the Building for Success Program.
- Approvals for state matching funds for the modernization portion of the projects have been received as planned.
- Additional requests for matching State funds have been submitted for eligible joint use facilities, new construction and utility upgrades.
- Proposition 55, the State School Construction Bond, passed in March 2004, making available matching funds from the state.
- A formal facilities assessment for the next seven schools in the program will begin in June/July 2004 as planned. The schools include Tierra Bonita, Garden Road, Chaparral, Painted Rock, and Sunset Hills elementary schools and Twin Peaks and Black Mountain middle schools. Information gained from these assessments will assist program planners and designers in prioritizing the work on critical facility systems such as air conditioning, water, sewer, electrical, and building environmental protection systems such as roofs, doors, windows, and walls.

**BUILDING FOR SUCCESS PROGRAM**

**FINANCIAL CHALLENGES**

- Increases in construction labor and material costs continue to challenge the construction program. Steel products have seen a 40% rise in cost since January of this year alone. The lumber commodity market is also experiencing abnormal increases in pricing. These increases, along with other inflationary pressures, will be mitigated in part by the planned acceleration of construction with the Bridge Financing Program.
- The construction market continues to grow at a fast rate in Southern California, resulting in cost increases on construction contracts. By dividing projects up into separate contracts, more contractors will have opportunities to bid on specific work projects.

**BUDGET OVERVIEW**

In November 2002, voters approved a \$198 million local facilities bond, Proposition U. The Proposition U Building for Success program revenue sources include Proposition U bond funds, state funds, and other District funding.

**REVENUES As of June 1, 2004**

Bond funds (first bond sale)	\$ 75,000,000
Interest on bond	\$ 703,976
State Funds (approvals)	\$ 23,004,899

**Total Funds Available: \$ 98,708,875**

**EXPENDITURES As of June 1, 2004**

**Total Expenditures to Date: \$ 14,771,962**

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