



## AGENDA

**Citizens' Bond Oversight Committee (Measure V)**  
**La Mesa-Spring Valley School District Education Center**  
**4750 Date Avenue, La Mesa CA. 91942**  
**November 3, 2021, 5:30pm-7:30pm**

1. Opening Procedures
  - a. Call to Order
  - b. Establishment of Quorum
2. Approval of Agenda – November 3, 2021 **ACTION**
3. Approval of Minutes – August 4, 2021 **ACTION**
4. Public Comments **PROCEDURAL**
5. Report: Measure V Bond Program **INFORMATION**
6. CBOC Communications **INFORMATION**
  - a. Future Annual Reports
7. District Communications **INFORMATION**
8. Change to Future Meeting Date **ACTION**
9. Adjournment

**As a reminder, unvaccinated persons continue to be required to wear masks in all indoor public settings per the California Department of Public Health guidelines**

In compliance with the Americans with Disabilities Act, if you need special assistance, disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in the public meetings of the CBOC, please contact the office of the Assistant Superintendent, Business Services at 619-668-5700. Notification 72 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accommodation and accessibility to this meeting. Upon request, the District shall also make available this agenda and all other public records associated with this meeting in appropriate alternative formats for persons with a disability. CBOC agendas and minutes are, by law, public documents. CBOC agendas, minutes, and related documents may be found on the Measure V page of the District's Website.



# Measure V

# Bond Program Update

La Mesa – Spring Valley Schools

Presentation to the Board of Education

November 2, 2021

**DRAFT – not for distribution**

Jennifer Nerat, Assistant Superintendent, Business Services

Sarah Garrett, Group Garrett Inc

Jason Brust, Director, Maintenance and Operations

**DRAFT version 24 Oct 2021**

La Mesa-Spring Valley Schools



# Program Update Overview

**Process**            *where we are, what has been done, what comes next*

**Program Goals**   *what priorities guide us in forming projects*

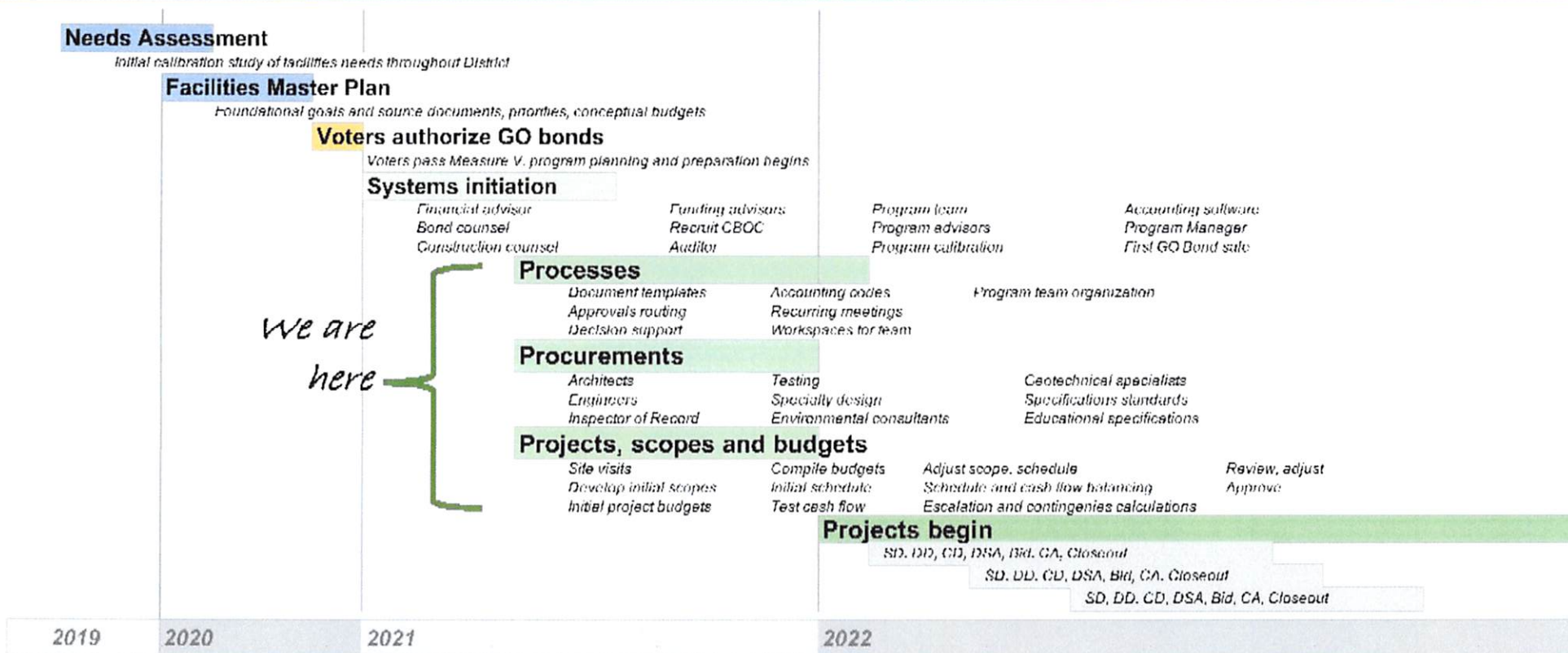
**Projects List**        *project groupings and sequence*

**Project Scopes**   *facilities standards and project descriptions*

**Next Steps**            *typical project schedules and rolling project starts*



# The Program Process



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La Mesa-Spring Valley Schools



# Program Goals and Priorities

- Safety and security
- Critical infrastructure and major repairs
- Arrival safety, efficiency, and school entry experience
  - Accessibility
  - Compliance
  - Facilities Standards



# Facilities Standards

## Facilities standards applied to each school

- Central, single, controlled entry points
- Adequate, standardized fencing
- Welcoming, clearly visible entry
- Useful, clear signage and wayfinding
- Functioning main sewer and drain lines
- Healthy entry landscaping
- Drop-off safety and efficiency
- Accessibility updates in affected areas
- Shade structures



# Facilities Standards

## Facilities equity examples:

School A most fencing is not adequate, multiple entry points  
sewer lines all functioning  
entry hidden by trees, minimal signage, narrow walkway  
drop-off needs significant improvement

School B minimal new fencing needed  
failing main sewer line  
minimal entry improvements needed  
minor drop-off improvements needed

➔ *Both schools brought up to same standards*



# Facilities Standards

*Facilities standards must also consider construction schedule.  
Identical projects will have different costs depending on schedule and escalation rate.*

## Facilities Standards and Escalation

Projects	Cost Now	Program Years					
		1	2	3	4	5	6
Site 1, Project A	10,000,000	10,000,000					
Site 2, Project A	10,000,000		10,500,000				
Site 3, Project A	10,000,000			11,025,000			
Site 4, Project A	10,000,000				11,576,250		
Site 5, Project A	10,000,000					12,155,063	
Site 6, Project A	10,000,000						12,762,816
<b>Escalated Totals</b>		10,000,000	10,500,000	11,025,000	11,576,250	12,155,063	12,762,816
<i>Escalation Assumptions</i>	5%	<i>per year, compounded annually</i>					





# Project List

Guidelines for project list, sequence and groupings:

- *Follow our program goals*
- Effect as many students, staff and families as we can
- Begin in areas of highest need
- Address priority needs for major repairs
- Make efficient use of program funding
  - Bundle projects into groups for economy of scale
  - Bundle projects for geographic efficiency
  - Plan for escalation and contingencies
- Repeat project groupings to learn from earlier projects



# Project Groupings and Sequence

## 1 Middle School Entry Improvements

La Mesa Arts Academy Entry Improvements  
Parkway Middle School Entry Improvements  
Spring Valley Academy Entry Improvements  
STEAM Academy Entry Improvements

## 2 STEAM Slope Stabilization

## 3 Area 3

Area 3 - Casa de Oro Site Improvements  
Area 3 - Highlands Elementary Site Improvements  
Area 3 - Loma Elementary Site Improvements  
Area 3 - Murdock Site Improvements  
Area 3 - Sweetwater Springs Site Improvements

## 4 STEAM Academy Site Improvements

## 5 Area 2

Area 2 - La Mesa Dale Site Improvements  
Area 2 - Lemon Avenue Site Improvements  
Area 1 - Maryland Avenue Site Improvements  
Area 2 - Rolando Site Improvements

## 6 Parkway Middle School Site Improvements

## 7 Area 4

Area 4 - Avondale Site Improvements  
Area 4 - Bancroft Site Improvements  
Area 4 - Kempton Site Improvements  
Area 4 - La Presa Site Improvements  
Area 4 - Rancho Site Improvements

## 8 Spring Valley Academy Site Improvements

## 9 Operations Center Site Improvements

## 10 Area 1

Area 1 - Fletcher Hills Site Improvements  
Area 1 - Murray Manor Site Improvements  
Area 1 - Northmont Site Improvements

## 11 La Mesa Arts Academy Site Improvements

## 12 Education Center Site Improvements

## Additional Bond Projects

Infrastructure Repairs - Districtwide  
Portable Building Recovery  
Operations Center Trailer Demolition

## Program Level 'Projects'

Prop 39 Energy Efficiency Projects  
Program Administration  
Program Contingency  
Program Reserve



# Project Phases

## Construction Project Phases

### Programming

*Goals, feasibility, scope, preliminary budget*

### SD Schematic Design

*Design options, initial code study, onboard special services, engineering*

### DD Design Development

*Continue with one design, coordinate systems and aspects, confirm scope to budget*

### CD Contract Documents

*Preparation of Contract for Construction, reviews for constructability, scope to budget validation*

### DSA

*Division of State Architect, compliance with codes, permitting, required by State for all schools*

### Bid

### Bidding

*Public contracting procurement and selection process, evaluation, award and Notice to Proceed*

### CA

### Construction Administration

*Contractor(s) mobilization, construction, inspection, testing, evaluation of progress, payments*

### Closeout

*Record documents of what was built, certifications, operating manuals, Notice of Completion*

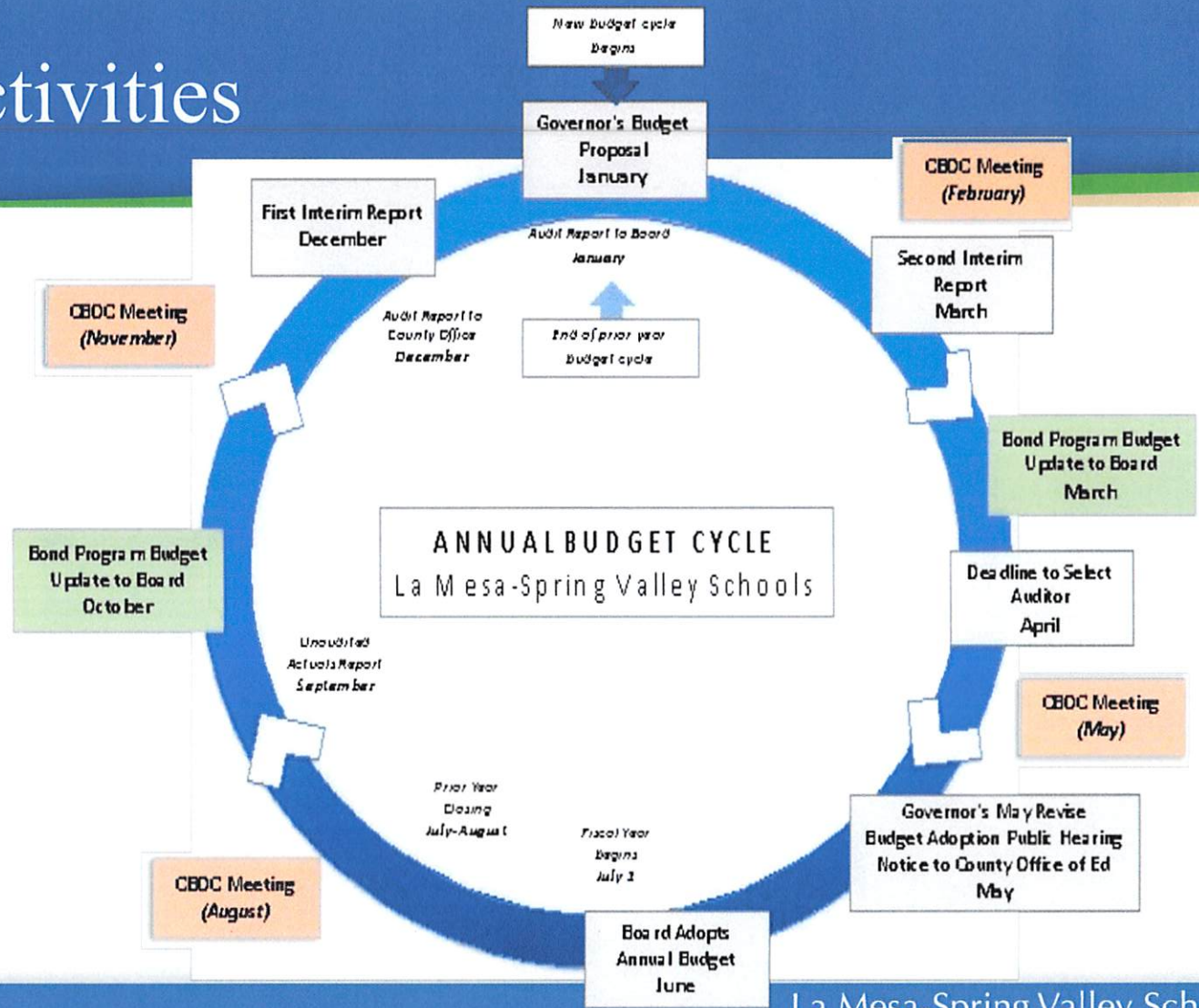


# Next Steps

- December 14: Program Update
  - Board approval of initial program and project budgets
  - Construction groupings
  - Preliminary schedule
  - Cash flow management
- November and December
  - AE pool
  - Other procurements
  - Design standards
- Early 2022
  - Approve AE contracts
  - Design begins
- Late 2022
  - Construction begins

# Recurring Activities

- Board updates
- CBOC updates
- Annual audits
  - Financial
  - Performance
- Review, adjust and forecast budgets
- Reconcile accounting





**Citizens Bond Oversight Committee  
Proposed Meeting Schedule Change**

<b>Current</b>	<b>Proposed</b>
February 2, 2022	February 16, 2022
May 4, 2022	May 18, 2022

# La Mesa Spring Valley School District Measure V Bond Program Expenditures Report

Data on 2 November 2021

	P.O.	Actual Expenditures	FY PO Encumb Bal	Status
<b>Program Costs</b>		<b>10,538,556.42</b>		
Cost of Bond Issuance		167,500.00		
Payment of 2016 Prop 39 Energy Lease		10,371,056.42		
<b>Program Services</b>	<b>1,686,328.90</b>	<b>339,583.05</b>	<b>1,343,166.95</b>	
Professional Development and Training	3,681.90	0.00	975.00	
<b>Program Management</b>				
Program Management	1,288,180.00	181,994.80	1,106,185.20	
<b>Other Program Services</b>				
Legal Counsel	116,827.00	30,796.50	86,030.50	
Funding Consultants	10,000.00	5,861.25	4,138.75	
Auditor	11,190.00	0.00	11,190.00	
Communications	10,000.00	9,128.00	-	
Architect	76,015.00	0.00	76,015.00	
Program Planning	170,435.00	111,802.50	58,632.50	
<b>Project Costs</b>	<b>55,077.80</b>	<b>1,096.80</b>	<b>53,981.00</b>	
Operations Center Hazmat and Demo	53,977.80	1,096.80	52,881.00	
Portable Building Recovery	1,100.00	0.00	1,100.00	
		Actual Expenditures	FY PO Encumb Bal	
<b>Total Program Expenditures November 2, 2021</b>		<b>10,879,236.27</b>	<b>1,397,147.95</b>	