



BUILDING ON SUCCESS - SCHOOLS FOR THE NEXT GENERATION
MEASURE K BOND PROGRAM

Measure K Bond Program Update

December 1, 2009
Board of Education Workshop

Three-Month Update August - November 2009

- I. Implementation Update
- II. Current Major Projects Update
- III. Project Development Update
- IV. Master Program Budget Update
- V. Master Program Schedule Update
- VI. Facility Master Plan Review
- VII. Program Successes

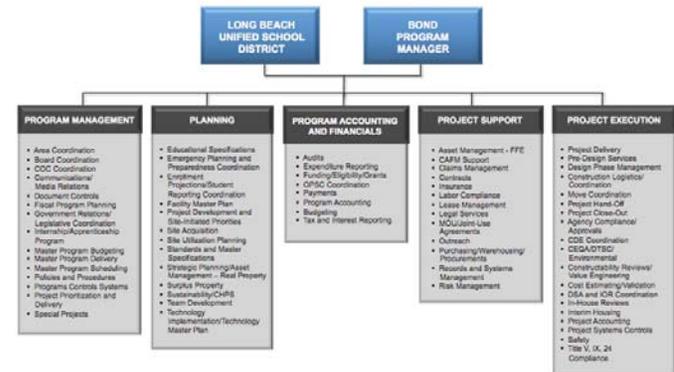
Key Legend



Significant Effort

Cost Savings Measure

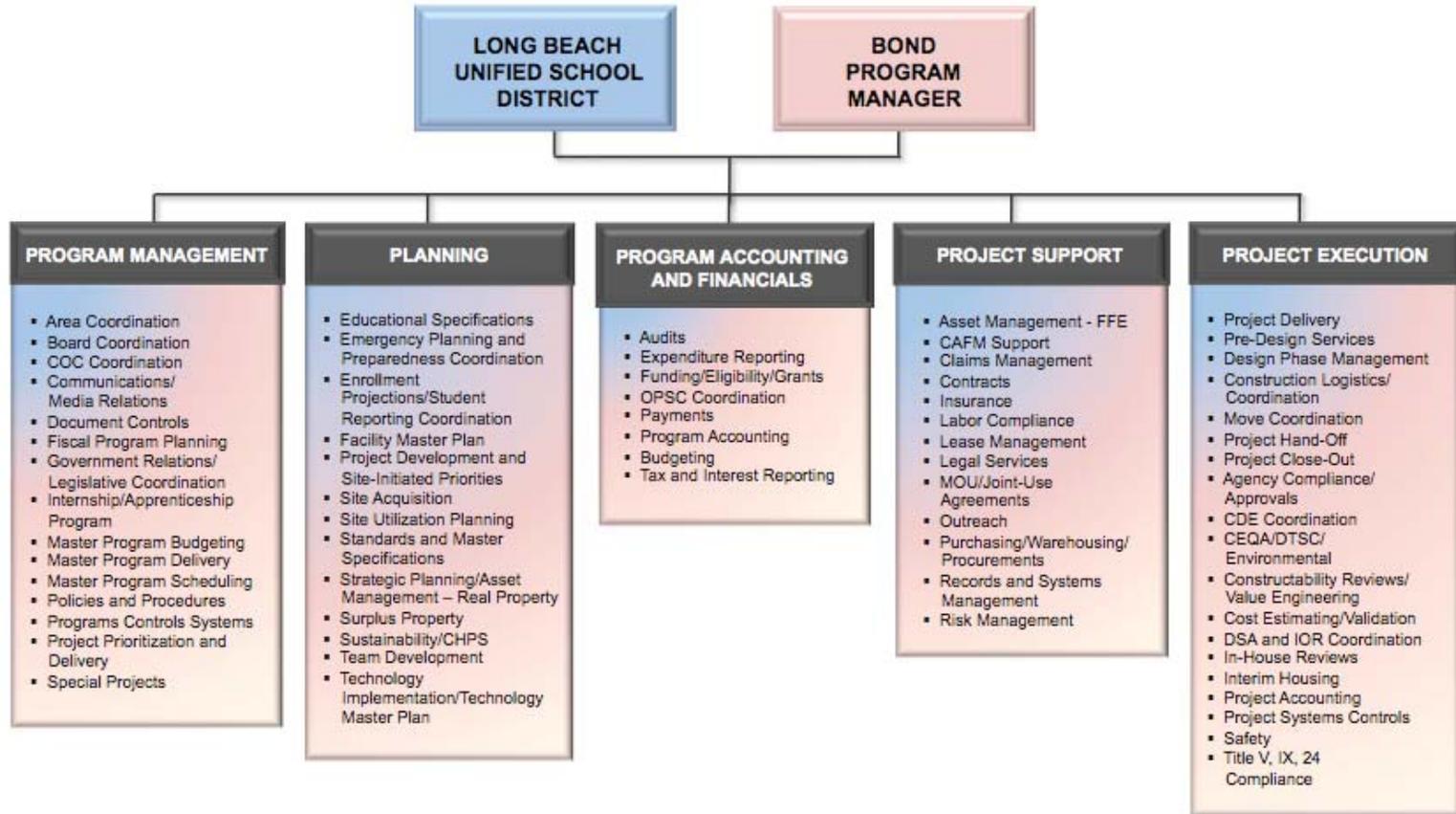
I. Implementation Update



- Program Management
- Planning
- Program Accounting and Financials
- Project Support
- Project Execution

I. Implementation Update

Program Management – Program Management Structure



Integrated Team



I. Implementation Update

Program Management

Citizens' Oversight Committee (COC)

- COC Workshop - August 27, 2009 
(Update on Measure K Bond Program Board Workshop, Review of Quarterly Report Format, Acronym List)
- COC Meeting - September 24, 2009 
(Regular Meeting – Minutes Approval, Communications, Staff and Bond Consultant Reports, Quarterly Financial Update, Sample Annual COC Reports)
- Upcoming Meetings (2009-2010 Calendar)
 - December 17, 2009
 - March 25, 2010
 - June 24, 2010
 - Annual Report to Board (date to be determined)

I. Implementation Update

Program Management

Communications

- Communications Planning
 - Communications Advisory Team
 - Overall Strategic Planning
 - ◆ Keeping Community and Stakeholders Informed
 - ◆ Communications Protocols
 - ◆ Measure K Website Objectives and Criteria
 - Day-to-Day Coordination
 - ◆ Communications Coordinator
 - Publications
- New 6-8 Middle School #1 (at GTE Site) **Project Fact Sheet**
- New High School #1 – Early College and Academic Technical School (ECATS) **Project Fact Sheet**

I. Implementation Update

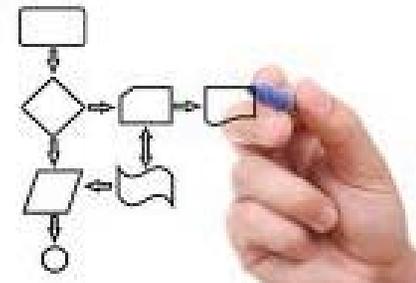
Program Management

Policies and Procedures Development



Over 70 Identified with 10 Currently in Development

- Program and Project Management
- Budget and Accounting
- Technology



Planning

- Standards
 - Educational Specifications
 - Design Standards
 - Construction and Material Specifications
 - Technology/Low Voltage Standards 
- Site Utilization Planning
 - Enrollment
 - Capacity
 - Use
- Sustainability/Collaborative for High Performance Schools (CHPS)
 - Identification of Pilot Projects
- Due Diligence Activities
 - Title V Review

Program Accounting and Financials

Program and Project Accounting



- Backbone Development and Implementation
 - Chart of Accounts
 - Budget Development
 - Project and Program Funding and Internal Work Flow Processes
 - Report Format Development (i.e. COC Reports)
- Systems Integration
 - District (FinSys) - *Fiscal*
 - Colbi Technologies (Account-Ability) - *Facilities*

Program Accounting and Financials

Program and Project Accounting (cont.)

- Project Accounting – System Start-Up
 - Data Input and Verification
 - Reconciliation
- Staff and Project Management Training
 - Two Days
 - ◆ Chart of Accounts
 - ◆ Budget Development
 - ◆ Contracts
 - ◆ Expenditures
 - Additional Training to be Scheduled

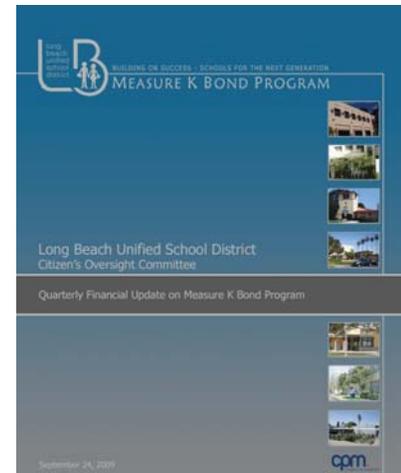


I. Implementation Update

Program Accounting and Financials

Expenditure Reporting and 2008/2009 Measure K Audits

- **COC Report** 
- Cash Flow Reports Updated
- 2008/2009 Measure K Audit
- Performance and Financial
 - Auditors – Vicenti, Lloyd & Stutzman, LLP
 - First Annual Audit Report to Board



I. Implementation Update

Consultant Qualifications Screenings



- ✓ Architectural Pre-Qualified Pool
- ✓ Auditor – 2008/2009
- ✓ Surveying Pre-Qualified Pool
- ✓ California Environmental Quality Act (CEQA) Pre-Qualified Pool
- ✓ Geotechnical Pre-Qualified Pool
- ✓ Traffic Pre-Qualified Pool
- ✓ Cost Estimators Pre-Qualified Pool
- ✓ Division of the State Architect (DSA) Inspectors Pre-Qualified Pool

Pending

Environmental
Testing and Inspection
Hazardous Materials
Auditor – 2009/2010
Access Compliance
Construction Management and Builders
Project Management
Communications Coordinator
Move Coordinator

Project Support

Asset Management Planning

Boilerplate Contract Development



Lease-Lease Back

Professional Services
(i.e. design, environmental)

II. Current Major Projects Update



New 6-8 Middle School #1
(former GTE Site)

New High School #1
Early College and Academic
Technical School
(ECATS)



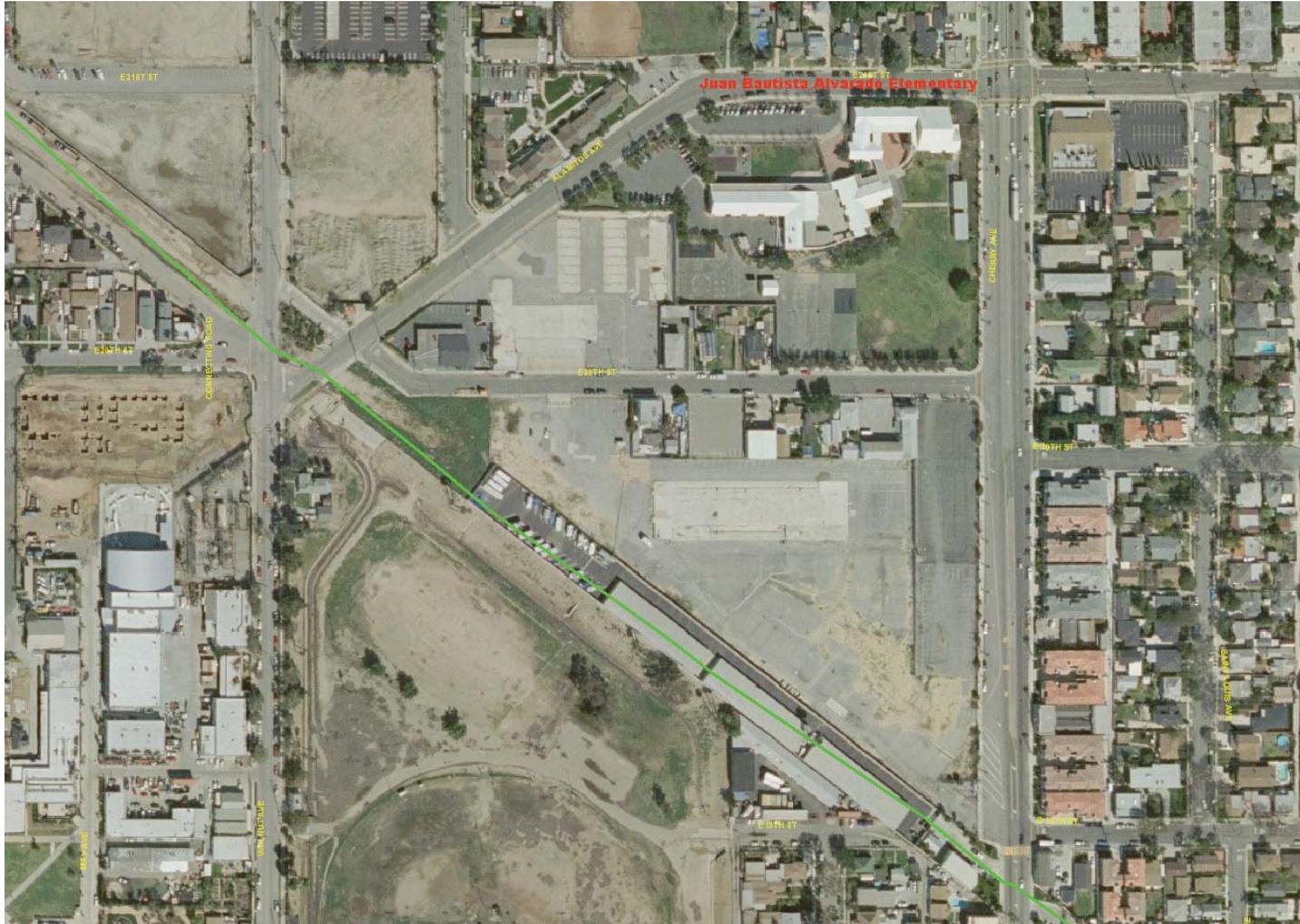
II. Current Major Projects Update

New 6-8 Middle School #1

- 6-8 Middle School in the Poly Planning Area
- Site Located at E. 20th Street/Cherry Avenue (8+ acres) – Former GTE Site
- 800 Students (840 capacity)
- 31 Classrooms (89,288 square feet)
- Library/Media Center, Gymnasium, Multipurpose Room, Other Support Facilities including a Soccer Field and Hard Court Areas

II. Current Projects Update

New 6-8 Middle School #1 – Site Location



II. Current Major Projects Update

New 6-8 Middle School #1

Budget and Schedule

Budget

- Construction Budget: GMP - \$38.3 M
- State Funding Set Aside of \$12.9 M Under Critically Overcrowded Schools (COS) Program

Schedule

- Construction Contract Awarded July 7, 2009
- Notice to Proceed Issued on July 30, 2009
- Anticipated Construction Duration – 22 months
- Anticipated School Opening – September 6, 2011

II. Current Projects Update

New 6-8 Middle School #1 – Unforeseen Underground Conditions

Found To Date

- Hydraulic Lift
- Clarifier
- Pipe Containing Oil By-products
- Sub-surface Sumps
- Lead- and Asbestos-Containing Building Materials and Transite Pipe
- Concrete Stem Walls and Unknown Previous Building Foundations



II. Current Projects Update

New 6-8 Middle School #1 – Soil Remediation

- Soil Remediation Began on September 1, 2009
- 99% Complete
- Remedial Action Goals Have Been Met
- Department of Toxic Substances Control (DTSC) Oversight and Concurrence Throughout Remediation Activities



Tonnage of Soil Removed from Site 

+ 15,000 tons

II. Current Projects Update

New 6-8 Middle School #1 – Grading and Compaction

- Over Excavation, Re-Compaction and Grading for Building Pad Complete
- Foundation Work Has Begun



II. Current Major Projects Update

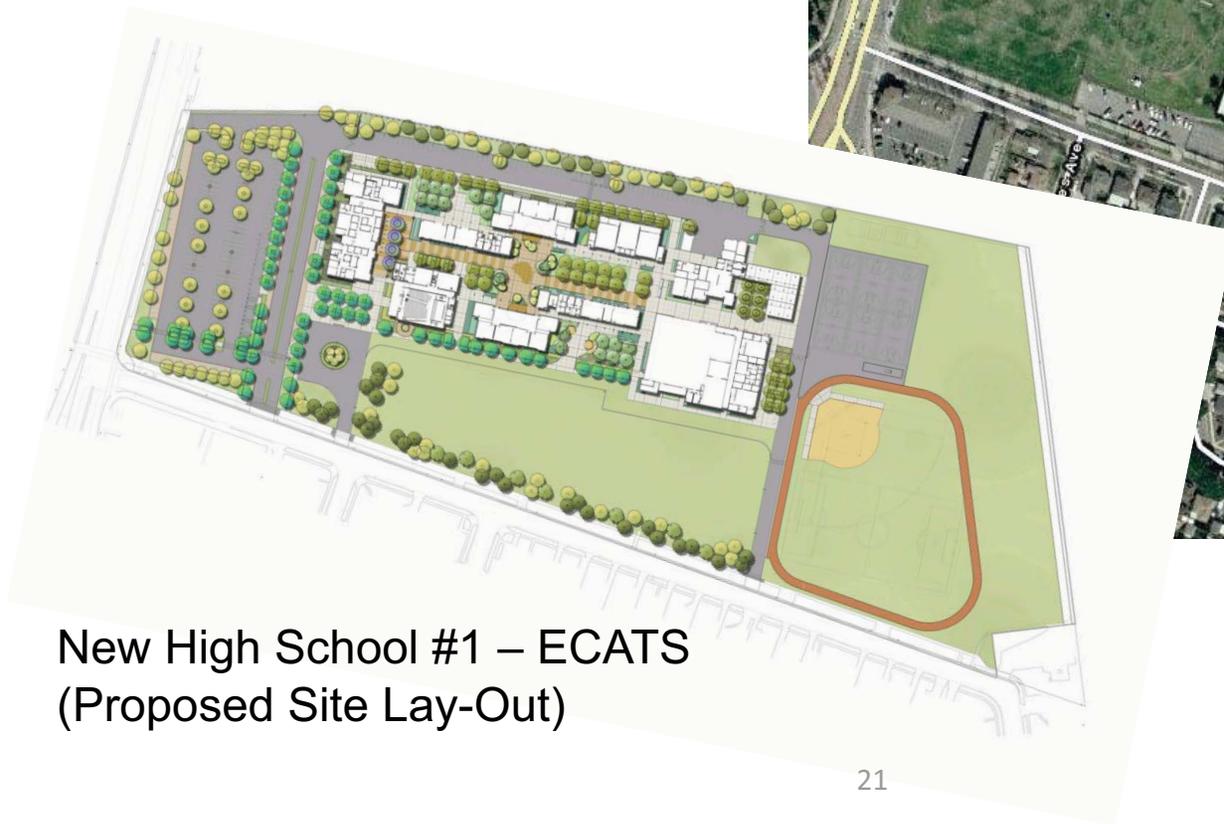
New High School #1 – Early College and Academic Technical School (ECATS)

- Proposed Conversion of DeMille Middle School into New High School
- 1080 Students in Grades 9th – 12th
- 7 New Buildings (Administration, North Academy, Science, Food Service, Gym, South Academy, Lecture Hall)
- 43 Total Classrooms
- Self-Contained Athletics/Extra-Curricular Programs

II. Current Projects Update

New High School #1 – ECATS – Site Conversion

DeMille Middle School
(Current Site Lay-Out)



New High School #1 – ECATS
(Proposed Site Lay-Out)

II. Current Major Projects Update

New High School #1 – ECATS

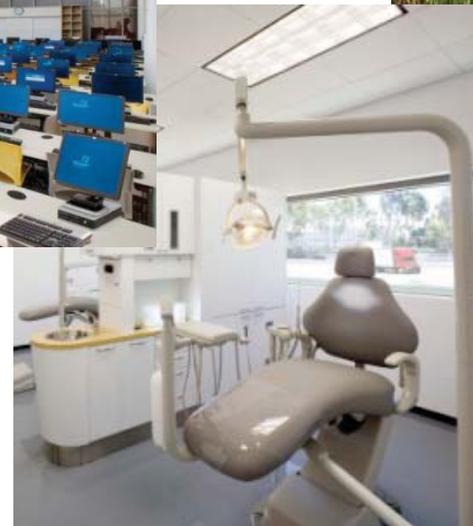
Grant Applications

- Submitted on September 18, 2009 to California Department of Education (CDE) for Career Technical Education (CTE) Facilities Program
- Three Separate Grant Applications Requesting State Matching Funds 
 - \$1.5 M for Health/Medical
 - \$1.5 M for Engineering Design
 - \$3.0 M for Legal/Law Enforcement/Forensics

II. Current Major Projects Update

New High School #1 – ECATS Design

- Drawings and Specifications to DSA
- Constructability Reviews Underway by Third Party



II. Current Major Projects Update

New High School #1 – ECATS

Regulatory Approvals

- DSA – Drawings and Specifications Submitted on August 24, 2009
- CDE – Final Plan Approval
- DTSC – Revisions to Phase I and Phase II Reports Currently Being Completed

II. Current Major Projects Update

New High School #1 – ECATS

Budget

- Facility Master Plan Estimated Cost:
\$72.8 M - \$103.3 M
- Current Estimated Construction Cost:
\$81 M
- Current Estimated Total Project Budget:
\$100.3 M



II. Current Major Projects Update

New High School #1 – ECATS

Anticipated Schedule

- Architectural Design Submitted to DSA 8/24/09
- CEQA Comment Period Closed 11/23/09
- Board Consideration of Project * 12/15/09
- DSA Approval (8 months) * 8/24/09 – 4/24/10
- Construction Contract Approval 4/24/10 – 6/30/10
- Construction (25 months) * 7/1/10 – 7/30/12
- Target School Opening Date * 9/4/12

* Tentative

Agency Approvals Pending (DSA, CDE, DTSC)

II. Current Major Projects Update

New High School #1 – ECATS

Schedule Considerations

- DTSC’s Timely Review of Phase I and Phase II Reports and Their Response for “No Further Action”
- DSA’s Approval of Construction Drawings and Specifications

II. Current Projects Update

New High School #1 – ECATS – Architectural Rendering

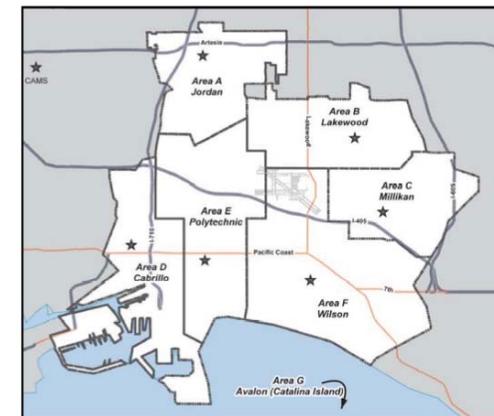


III. Project Development Update

Future Projects – Unassigned Projects (Major Projects)

- Jordan High School (*Area A*)
- Millikan High School (*Area C*)
- Hill Middle School (*Area F*)
- Roosevelt Elementary School (*Area E*)
- New High School #2 at Browning School Site (*Area E*)
- Avalon K-12 (*Area G*)
- Hamilton Middle School (*Area A*)
- Bancroft Middle School (*Area B*)
- Cabrillo High School – Pool (*Area D*)

\$578,350,000

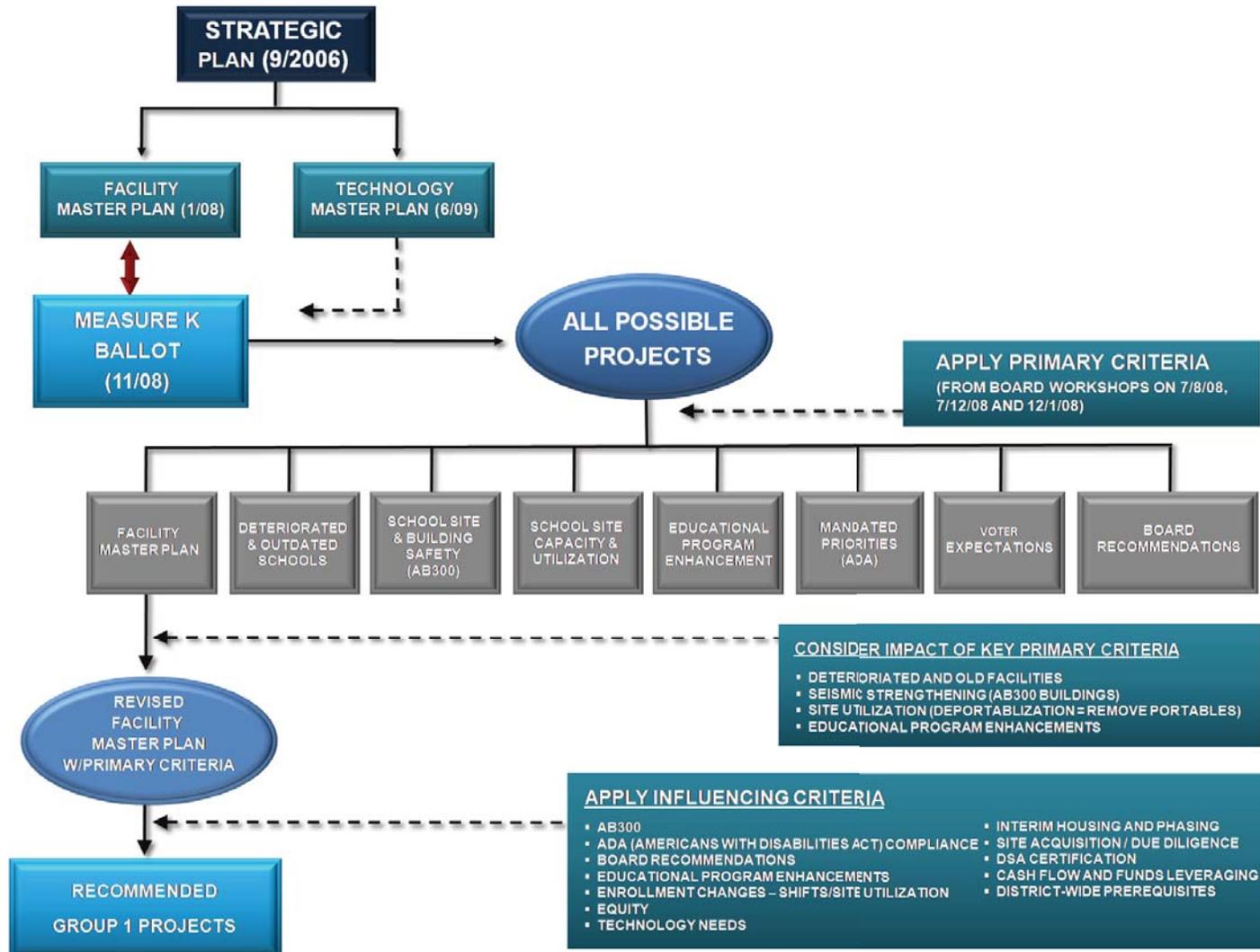


District-Wide Projects (Various Sites)

\$170,000,000

- AB 300 Buildings
- Access Compliance
- Deferred Maintenance
- Deportablization
- DSA Certification and Close-Out
- Pilot Projects
- Technology Upgrades

III. Project Development Update



III. Project Development Update

Project Strategic Planning

- A Strategic Plan Is Being Developed for All Projects
 - Plan Components
 - ◆ Goals and Objectives (Based Upon Program Guiding Principles)
 - ◆ Priorities
 - ◆ Scope
 - ◆ Schedule
 - ◆ Budget
 - ◆ Quality and Expectations
 - Process
 - ◆ Assess What Is Known
 - ◆ Work with Primary Team to Confirm and Outline Plan
 - ◆ Develop Plan
 - ◆ Identify Resources Needed
 - ◆ Implement Plan

Major Projects

Currently in Planning

- Roosevelt Elementary School (Complete Re-Build)
 - Strategic Planning Kick-Off Meeting Held in November 2009
- Jordan High School (Major Renovation, AB 300 Buildings)
 - Strategic Planning Kick-Off Meeting Being Set for January 2010
- Cabrillo High School (Pool Addition)
 - Strategic Planning Kick-Off Meeting Being Set for January 2010
- New High School #2 at Browning School Site
 - Due Diligence Activities

III. Project Development Update

District-Wide Projects AB 300 Buildings

- Strategic Planning Meeting with Working Group Completed
- Reviewing Structural Engineering Information
- Assessing Scope By Site and By Building
- Considering Other Available Funding
- Office of Public School Construction (OPSC) Funding Applications
- Next Steps
 - Further Refinement of Scope of Work
 - Cost Estimating
 - Completion of Strategic Plan
 - Regulatory Changes of State Seismic Program Eligibility Criteria
- Meet with DSA as Needed

III. Project Development Update

District-Wide Projects Access Compliance

- Access Compliance Consultant Proposal in Progress
- Site Assessments and Transition Plans
- Next Steps
 - Develop Strategic Plan
 - Meet with DSA as Needed



III. Project Development Update

District-Wide Projects Deferred Maintenance

- Strategic Planning Meeting with Working Group Completed
- Scope of Work May Include Windows, Lighting, Ceiling and Boiler Replacement/Repairs
- Next Steps
 - Prioritizing List of School Sites for Work



III. Project Development Update

- Completed Initial Planning Meetings with Working Group
- Priorities
 - Remove Department of Housing (DOH) Buildings
 - Remove Oldest Bungalows
- Performing Site Investigations
- Phase 1: 15-20 Sites Identified
- Next Steps
 - Develop Scope for Demolition and Removal
 - Develop Schedule for Summer/Fall 2010 Projects

District-Wide Projects Deportablization



III. Project Development Update

District-Wide Projects

DSA Certification and Close-Out

- Strategic Planning Meeting with Working Group Completed
- Updating Site Certification Log
- Summary Status – Total of 366 Applications Identified
 - 127 Certified (Complete)
 - 33 at DSA for Certification
 - 206 Remaining
 - ◆ 13 Still Being Investigated
 - ◆ 38 Require Major Corrective Work
 - ◆ 113 Require Post Inspection Work
 - ◆ Remaining Applications Being Finalized for DSA Submission
 - 4 District Sites “Clear” – Addams E.S., Bancroft M.S., Jordan Academy and Twain E.S.
- Next Steps
 - Completion of Strategic Plan
 - Meet with DSA as Needed



III. Project Development Update

District-Wide Projects Pilot Projects

- Currently Developing List of Possible Pilot Projects and Evaluation/Reporting Criteria
- Implementing Grass and Irrigation Projects
- Next Steps
 - Completion of Strategic Plan



III. Project Development Update

District-Wide Projects Technology Upgrades



- Conducting Series of Meetings with District Staff and Project Teams
- Reviewing District Technology and Low Voltage Standards
 - Pathway and Infrastructure
 - Cabling
 - EMS (Energy Management Systems)
 - Security/Intrusion and Fire Protection/ Alarm
 - Telephone
 - Wireless Access
 - Intercom/Clock/Speaker
 - Public Address (P.A.)
 - Multimedia (Television/CATV – Community Access Television)
 - Classroom Audio Visual
 - Assistive Listening Devices
 - Point of Sale



IV. Master Program Budget Update

Fiscal Period	State School Facilities Program	Measure K General Obligation Bond	Measure K Debt Retirement	Measure A General Obligation Bond	Interest Earnings	Other
Prior Fiscal Years				4,923,150		
Fiscal Year 2008-2009		280,000,000	(51,250,000)	3,589,971	585,220	
Fiscal Year 2009-2010	19,951,160			4,185,490	1,500,000	
Fiscal Year 2010-2011					3,000,000	
Fiscal Year 2011-2012		235,000,000			2,500,000	
Fiscal Year 2012-2013					4,500,000	
Fiscal Year 2013-2014		235,000,000			2,600,000	
Fiscal Year 2014-2015					4,300,000	
Fiscal Year 2015-2016		235,000,000			2,500,000	
Fiscal Year 2016-2017					4,500,000	
Fiscal Year 2017-2018		235,000,000			3,200,000	
\$	1,210,565,000	\$ 19,951,160	\$ 1,200,500,000	\$ (51,250,000)	\$ 12,678,620	\$ 28,185,220

FUNDING BY SOURCE

- State School Facilities Program (2%)
- Measure K GO Bond (99%)
- Measure K Debt Retirement (-4%)
- Measure A GO Bond (1%)
- Interest Earnings (2%)
- Other (2%)

BUDGETS through 09/15/09 & EXPENDITURES through 08/31/09

Project	Preliminary Budget	Current Budget	Committed Contracts	Expensed To Date	Percentage Complete
Current Projects					
New 6-8 Middle School #1 (GTE Site)	53,261,715	53,261,715	47,302,202	4,959,512	9%
Thematic #1 (ECATS)	100,325,055	100,325,055	5,527,540	3,500,512	3%
Future Projects					
Unassigned Projects	578,951,230	578,951,230	-	-	0%
District Wide Projects (Various Sites)					
Unassigned Projects	170,000,000	170,000,000	-	-	0%
Project Subtotal	\$ 902,538,000	\$ 902,538,000	\$ 52,829,742	\$ 8,459,128	1%
Program Expenses	29,930,000	29,930,000	703,675	288,196	1%
Construction Cost Escalation	251,021,000	251,021,000			
Loss Reserve	27,076,000	27,076,000			
Program Expenses / Reserves	\$ 308,027,000	\$ 308,027,000			
Program Balance	\$ -	\$ -			
Program Totals	\$ 1,210,565,000	\$ 1,210,565,000	\$ 53,533,417	\$ 8,743,315	1%

Budgets By Project

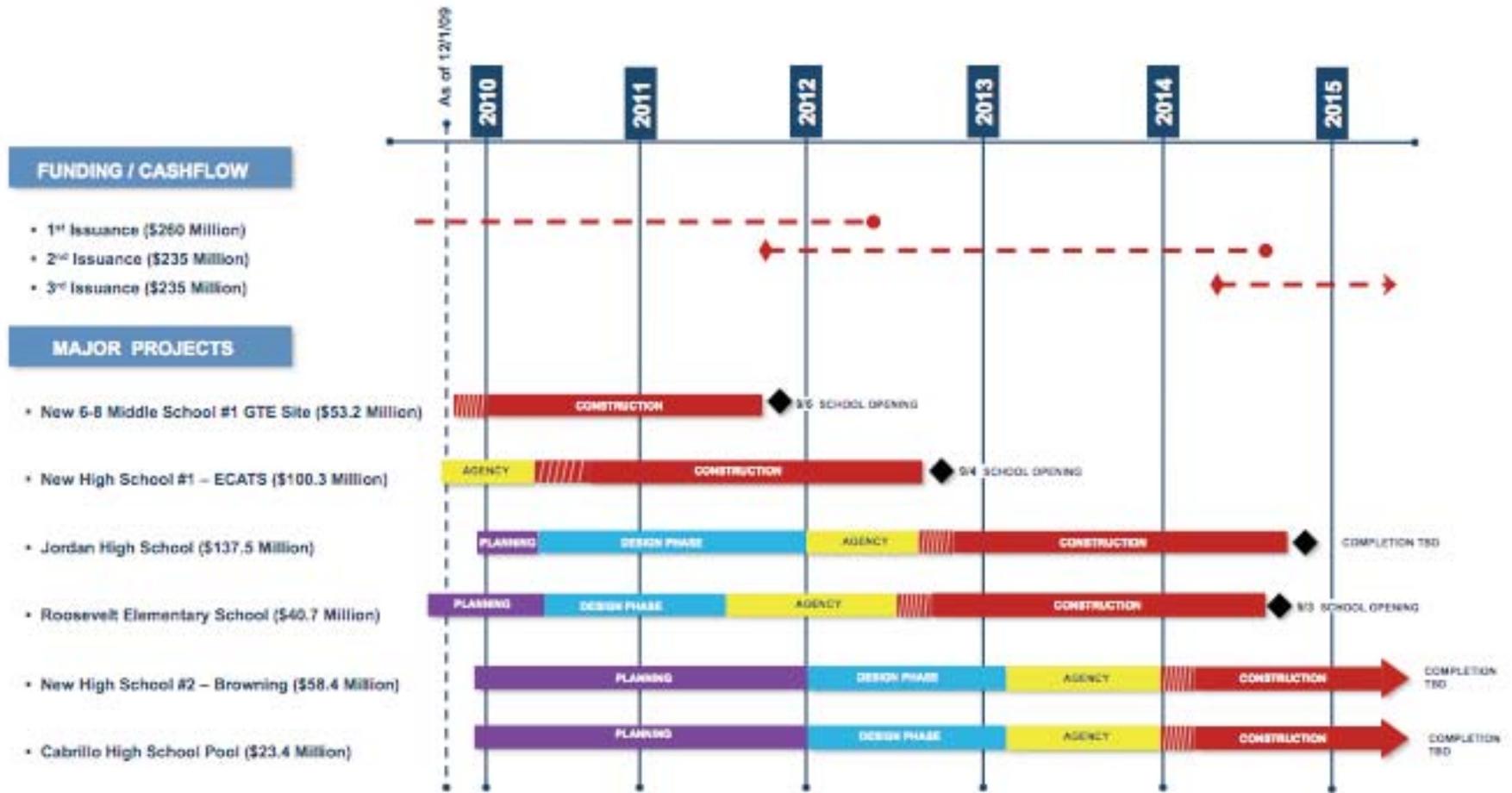
- New 6-8 Middle School #1 (GTE Site) (8%)
- Thematic #1 (ECATS) (11%)
- Future Projects (54%)
- District Wide Projects (Various Sites) (19%)

Cash Flow Analysis

- Development of Cash Flow Analysis for Recommended Group 1 and District-Wide Projects
 - Scenario #1 – No State Funding
 - Scenario #2 – With State Funding
- Impact On Cash Flow
 - Current Balance of Funds
 - Planning Dollars versus Construction Dollars
 - Anticipated Timing for Next Bond Issuance
 - Size of Project
- Other Influencing Factors
 - State Funding
 - Assessed Property Values
 - Bridge Financing Options

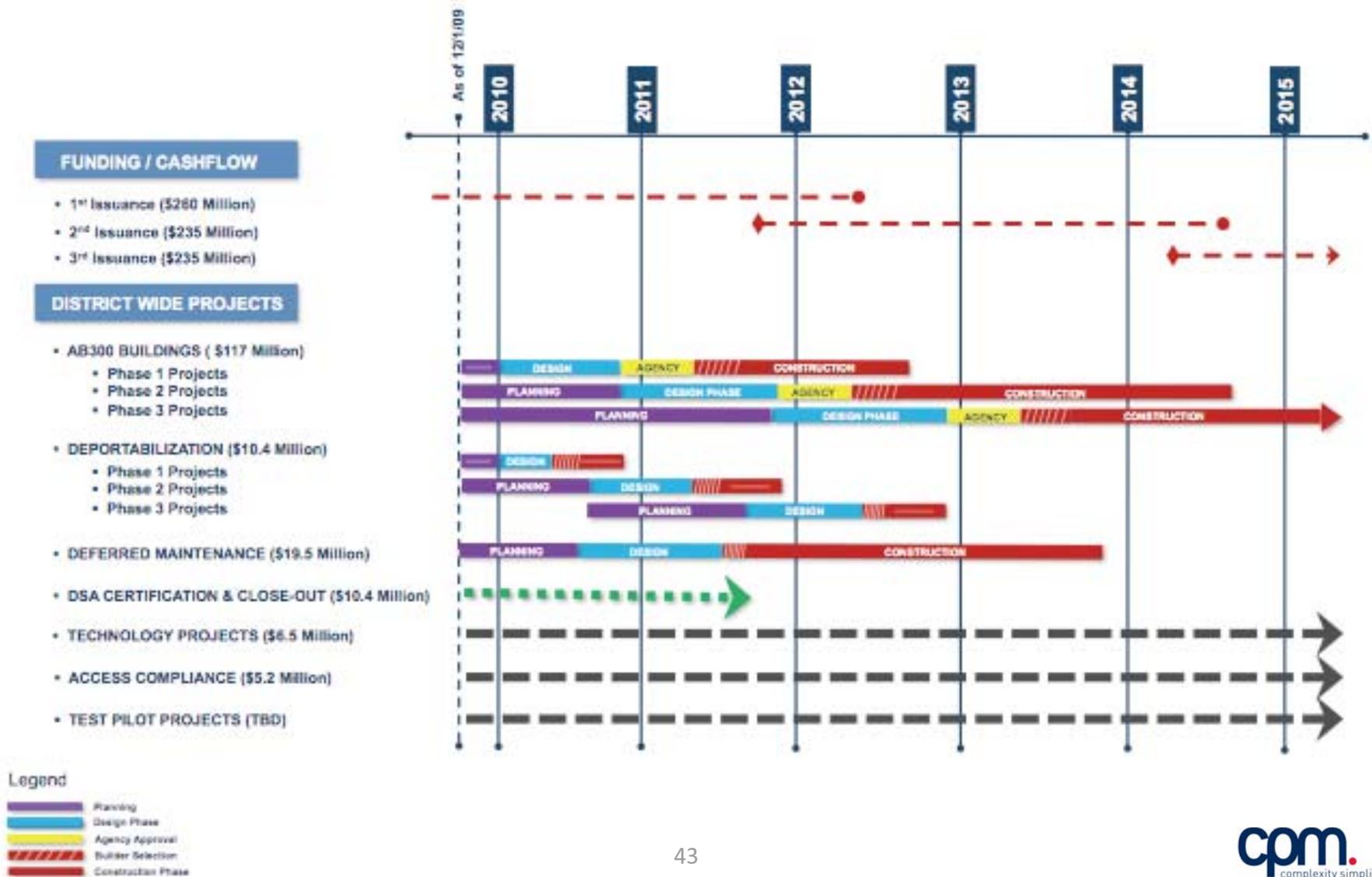
V. Master Program Schedule Update

Five-Year Look Ahead Schedule – Major Projects



V. Master Program Schedule Update

Five-Year Look Ahead Schedule – District-Wide Projects



VI. Facility Master Plan Review

- Plan Principles Review
- Community Advisory Committee Recommendations Review
- Facility Master Plan Update



Principles Review

- Creating Learning Environments to Meet Schools for the Next Generation
- Renovating and Replacing Aging Infrastructure
- Declining Enrollment and Elimination of Portables and Bungalows
- Changing the Size and Types of High Schools
- Joint Use
- School Safety and Security

Community Advisory Committee Recommendations Review

1. Adopt Facility Master Plan as a Guide to Renovate and Replace
2. Student Needs and Academic Achievement High Priority Focus
3. Projects and Priorities List *from Executive Committee*
4. Phase Projects
5. Reduce or Eliminate Portables and Bungalows
6. Reduce Number of Students at Comprehensive High Schools and Establish Smaller Thematic High Schools
7. On-going Maintenance and Component Replacement
8. Develop Interim Housing Plan
9. Follow Sustainable Design Practices

Community Advisory Committee Recommendations Review (cont.)

10. Incorporate Green Space and Landscaping
11. Accomplish Projects in Timely Manner
12. Facilities Branch Develop Internal Capacity and Authorize Professional Services to Implement Facility Master Plan
13. Continue to Adjust Attendance Boundaries to Balance Enrollments and Optimize Operational Efficiencies
14. Approve Educational Specifications and Construction Standards
15. Update Facility Master Plan Every Five Years (January 2013)
16. Continually Involve Community in Planning and Implementation of Recommendations

Facility Master Plan Update

Four-Legged Stool

- Enrollment (*Assessed Yearly – i.e. K-1 and High School Spikes*)
- Conditions (*Maintenance Strategy to Sites in Groups 3 and 4*)
- Costs (*Re-Evaluated During Project Development*)
- Educational Program (*Confirmed during Project Scoping*)



VII. Program Successes

- ★ Program and Project Accounting Systems  
- ★ Measure A Expenditure Review and Reconciliation
- ★ COC Training and Two Meetings
- ★ COC Quarterly Financial Report 
- ★ Consultant Pre-Qualified Short Lists 
- ★ DSA Certification and Close-Out Program Activities 
- ★ Facility Master Plan Review
- ★ Development and Implementation of Program Management Tools 
(such as Board Action Item Summary and 90-Day Tracker, DSA Document Log, Meeting Records Form)
- ★ Routine and Regular Staff Trainings 
- ★ Updating of Program FAQs
- ★ Development of Two Project Fact Sheets
- ★ New 6-8 Middle School #1 DTSC Site Clearance
- ★ New High School #1 – ECATS Submitted to DSA
- ★ Value Engineering on New High School #1 – ECATS Project 
- ★ Constructability Review on New High School #1 – ECATS Project 

This Presentation
(along with Board Workbook Materials)
is available at:

www.lbschools.net