

January 10, 2007

To: Board Members
From: Rodger Smith
Through: Tom Bishop
Subject: Facilities Report for January

OCEAN AIR SCHOOL

The pace of construction on Ocean Air School continues at a very rapid pace. Framing continues on the classroom building; the percent of completion of framing is at approximately 70%. Rough installation of mechanical, electrical and plumbing elements has begun in the western section of the classroom building. The roof areas of the western end of the building and the library have been covered with plywood. Structural steel for one of the stairwells and the elevator is in place.

Footings for the administration building will be poured during the week of January 15 as will the slab for the administration building. Framing on the administration building should begin during the week of January 22.

Underground utilities have been completed for the kindergarten building. Excavation of footings will begin during the week of January 15. Pouring the footings and slab for this building are scheduled for the latter part of January.

According to our construction manager, the project remains on schedule and no major problems have occurred. The amount of progress on the project as each week passes remains at a remarkable level. We are very thankful for the excellent service we are receiving from all of our contractors and Douglas E. Barnhart, Inc., our construction management firm.

TORREY HILLS WINDOWS

Due to the holidays, no progress has been made on this project since the last report.

PLANNING FOR A NEW DISTRICT OFFICE

There has been no additional activity on this project since the last report to the Board.

January 10, 2007

To: Board Members
From: Rodger Smith
Through: Tom Bishop
Subject: Board Approval of Change Orders in the Construction of the Ocean Air School in the Amount of \$110,333.00.

Change order approval is needed at this time for items not anticipated or changes in the construction of Ocean Air school. Change order detail is attached for the following trade contractors.

Able Heating & Air	\$ <8,943.00>
Conundrum Construction, Inc.	28,423.00
Peltzer Plumbing, Inc.	7,004.00
Precision Electric, Inc.	<u>83,849.00</u>
Total Change Orders	\$110,333.00

FISCAL IMPACT: The Fiscal Impact of this Change Order will be Supported by the NCWJPA, Community Facility District 95-1 and State Funds.

RECOMMENDATION: The Superintendent Recommends Approval of the Change Orders in the Construction of the Ocean Air School in the Amount of \$110,333.00.

*8.2

CONTRACT CHANGE ORDER # 01

CONTRACT FOR:
Ocean Air School
11444 Canter Heights Drive
San Diego, CA.

CONTRACT CHANGE ORDER **NO. 01**
INITIATION DATE: 22-Dec-06

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

Bid Package #3 Peltzer Plumbing, Inc. Items A thru D:	ADD/DEDUCT: \$ 7,004.00
Item A: Storm Drain Structure and Sewer Slope Changes.	Add \$ 2,167
Item B: T&M to Extend Strom Drain POC 10' Further West.	Add \$ 1,002
Item C: Lowering of Manhole in Parking Lot	Add \$ 961
Item D: Added 2" Water Line Across Driveway	Add \$ 2,874

Bid Package #4 Conundrum Construction, Inc. Item A thru C:	ADD/DEDUCT: \$ 28,423.00
Item A: Delete Reinforcement in Curbs and Gutters	Credit <\$ 2,333>
Item B: Added Reinforcing in Retaining Wall per DSA Approved Drawing Changes in Bulletin #2.	Add \$ 20,757
Item C: Add Termite Control Spec. Section 02281	Add \$ 9,999

Bid Package #15 Able Heating & AC. Item A :	ADD/DEDUCT: <\$ 8,943.00>
Item A: Delete Conduits for Control Wire, use Plenum	Credit <\$8,943>

Bid Package #16 Precision Electric, Inc. Items A thru B:	ADD/DEDUCT: \$ 83,849.00
Item A: Add Conduits Between Buildings Where Shown on Sketches 7-2, 7-3, 7-4, 7-5, & 7-6	Add \$ 91,849
Item B: Delete 3,000 PSI Concrete & Use Sand & Slurry	Credit <\$ 8,000>

TOTAL CONTRACT CHANGE ORDER AMOUNT: \$ 110,333.00

ONE HUUNDRED TEN THOUSAND THREE HUNDRED AND THIRTY-THREE DOLLARS & 00/100

CONTRACT SUMMARY

The original Contract Sum was:	\$ 24,849,433.00
Net change by previously authorized Change Orders:	\$ 0.00
The Contract Sum prior to this Change Order was:	\$ 24,849,433.00
The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order:	\$ 110,333.00
The new Contract Sum including this Change Order will be:	\$ 24,959,766.00
The Contract Time will be (increased) (decreased) (unchanged) :	0 DAYS

Approved by Governing Board

By: _____

Date: _____

CHANGE ORDER

CONTRACT FOR:
**OCEAN AIR SCHOOL
BID PACKAGE # 3**

CHANGE ORDER NO: 1
INITIATION DATE: 22-Dec-06

**TO: Peltzer Plumbing, Inc.
98915 Littlefield Lane
Valley Center, CA 92082**

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

You are hereby directed to provide the extra work necessary to comply with this Change Order:

Items A thru D: See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 7,004.00**

ADD: SEVEN THOUSAND AND FOUR DOLLARS & 00/100

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising from this change order. Contractor agrees to perform the above-described work in accordance with the terms herein and in compliance with the applicable sections of the contract documents. Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time. Not valid until signed by the Owner, Construction Manager and Architect.

The original Contract Sum was:	\$ 1,584,955.00
Net change by previously authorized Change Orders:	\$ 0.00
The Contract Sum prior to this Change Order was:	\$ 1,584,955.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$ 7,004.00
The new Contract Sum including this Change Order will be:	\$ 1,591,959.00
The Contract Time will be (increased)(decreased)(unchanged) :	0 DAYS
The Date of Substantial Completion as of the date of this Change Order therefore is:	_____

CONSTRUCTION MANAGER:

douglas e. barnhart, inc.
10760 Thornmint Road
San Diego, CA 92127

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street Suite 270
San Diego, CA 92110

By: _____

By: _____

Date: _____

Date: _____

TRADE CONTRACTOR:

Peltzer Plumbing, Inc.
98915 Littlefield Lane
Valley Center, CA 92082

OWNER:

Del Mar Union School District
225 Ninth Street.
Del Mar, CA 92014

By: _____

By: _____

Date: _____

Date: _____

Approved by Governing Board

Date: _____

The contract is changed as follows:

Bid Package #3:

Item A:	Description:	Storm Drain Structure and Sewer Slope Changes.	Add	\$ 2,167
	FF#:	004		
	Requested By:	Architect		
	Funding Source:	Construction Contingency		
	Reason for Change:	Revisions to increase Flow % providing better site drainage capacity.		
Item B:	Description:	T&M to Extend Strom Drain POC 10' Further West.	Add	\$ 1,002
	FF#:	005		
	Requested By:	Architect		
	Funding Source:	Construction Contingency		
	Reason for Change:	Revisions to increase Flow % providing better site drainage capacity.		
Item C:	Description:	Lowering of Manhole in Parking Lot	Add	\$ 961
	FF#:	018		
	Requested By:	Architect		
	Funding Source:	Construction Contingency		
	Reason for Change:	Manhole design elevation 2 feet to high.		
Item D:	Description:	Added 2" Water Line Across Driveway	Add	\$ 2,874
	FF#:	027		
	Requested By:	CM		
	Funding Source:	Construction Contingency		
	Reason for Change:	To provide necessary water source for grading operations..		

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 4

CHANGE ORDER NO: 1
INITIATION DATE: 22-Dec-06

TO: Conundrum Construction, Inc.
3160 Scott Street
Vista, CA 92081

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

You are hereby directed to provide the extra work necessary to comply with this Change Order:

Items A thru C: See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 28,423.00**

ADD: TWENTY EIGHT THOUSAND FOUR HUNDRED AND TWENTY-THREE DOLLARS & 00/100

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising from this change order. Contractor agrees to perform the above-described work in accordance with the terms herein and in compliance with the applicable sections of the contract documents. Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time. Not valid until signed by the Owner, Construction Manager and Architect.

The original Contract Sum was:	\$	3,321,545.00
Net change by previously authorized Change Orders:	\$	0.00
The Contract Sum prior to this Change Order was:	\$	3,321,545.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	28,423.00
The new Contract Sum including this Change Order will be:	\$	3,349,968.00
The Contract Time will be (increased)(decreased)(unchanged) :		0 DAYS
The Date of Substantial Completion as of the date of this Change Order therefore is:		_____

CONSTRUCTION MANAGER:

douglas e. barnhart, inc.
10760 Thornmint Road
San Diego, CA. 92127

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street Suite 270
San Diego, CA. 92110

By: _____

By: _____

Date: _____

Date: _____

TRADE CONTRACTOR:

Conundrum Construction, Inc.
3160 Scott Street
Vista, CA. 92081

OWNER:

Del Mar Union School District
225 Ninth Street.
Del Mar, CA. 92014

By: _____

By: _____

Date: _____

Date: _____

Approved by Governing Board

Date: _____

The contract is changed as follows:

Bid Package #4:

Item A:	Description:	Delete Reinforcement in Curbs and Gutters	Credit	<\$ 2,333>
	FF#:	003		
	Requested By:	CM/District		
	Funding Source:	District Contingency		
	Reason for Change:	SD Standards do not require this reinforcing.		
Item B:	Description:	Added Reinforcing in Retaining Wall per DSA Approved Drawing Changes in Bulletin #2	Add	\$ 20,757
	FF#:	008		
	Requested By:	Architect/Engineer		
	Funding Source:	District Contingency		
	Reason for Change:	Added DSA revisions/requirements.		
Item C:	Description:	Add Termite Control Spec. Section 02281	Add	\$ 9,999
	FF#:	012		
	Requested By:	Architect/District		
	Funding Source:	District Contingency		
	Reason for Change:	Termite protection needed, but not included in original project scope of work.		

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 15

CHANGE ORDER NO: 1
INITIATION DATE: 22-Dec-06

TO: Able Heating & AC, Inc.
1020 Colorado Avenue
Chula Vista, CA 91911

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

You are hereby directed to provide the extra work necessary to comply with this Change Order:

Item A : See Attached for Change Order Description/Breakdown. -ADD/DEDUCT: \$ 8,943.00

DEDUCT: EIGHT THOUSAND NINE HUNDRED AND FORTY-THREE DOLLARS & 00/100

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising from this change order. Contractor agrees to perform the above-described work in accordance with the terms herein and in compliance with the applicable sections of the contract documents. Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time. Not valid until signed by the Owner, Construction Manager and Architect.

The original Contract Sum was:	\$	1,966,064.00
Net change by previously authorized Change Orders:	\$	0.00
The Contract Sum prior to this Change Order was:	\$	1,966,064.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	<8,943.00>
The new Contract Sum including this Change Order will be:	\$	1,957,121.00
The Contract Time will be (increased)(decreased)(unchanged):		0 DAYS
The Date of Substantial Completion as of the date of this Change Order therefore is:		_____

CONSTRUCTION MANAGER:

douglas e. barnhart, inc.
10760 Thornmint Road
San Diego, CA 92127

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street Suite 270
San Diego, CA 92110

By: _____

By: _____

Date: _____

Date: _____

TRADE CONTRACTOR:

Able Heating & AC, Inc.
1020 Colorado Avenue
Chula Vista, CA 91911

OWNER:

Del Mar Union School District
225 Ninth Street.
Del Mar, CA 92014

By: _____

By: _____

Date: _____

Date: _____

Approved by Governing Board

Date: _____

The contract is changed as follows:

Bid Package #15:

Item A:	Description:	Delete Conduits for Control Wire, use Plenum Rated Wire.	Credit	<\$ 8,943>
	FF#:	024		
	Requested By:	District		
	Funding Source:	District Contingency		
	Reason for Change:	Owner requested.		

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 16

CHANGE ORDER NO: 1
INITIATION DATE: 22-Dec-06

TO: Precision Electric, Inc.
9834 River Street
Lakeside, CA 92040

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

You are hereby directed to provide the extra work necessary to comply with this Change Order:

Items A thru B: See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 83,849.00**

ADD: EIGHTY THREE THOUSAND EIGHT HUNDRED AND FORTY-NINE DOLLARS & 00/100

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising from this change order. Contractor agrees to perform the above-described work in accordance with the terms herein and in compliance with the applicable sections of the contract documents. Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time. Not valid until signed by the Owner, Construction Manager and Architect.

The original Contract Sum was:	\$	2,729,000.00
Net change by previously authorized Change Orders:	\$	0.00
The Contract Sum prior to this Change Order was:	\$	2,729,000.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	83,849.00
The new Contract Sum including this Change Order will be:	\$	2,812,849.00
The Contract Time will be (increased)(decreased)(unchanged) :		0 DAYS
The Date of Substantial Completion as of the date of this Change Order therefore is:		_____

CONSTRUCTION MANAGER:

douglas e. barnhart, inc.
10760 Thornmint Road
San Diego, CA 92127

By: _____

Date: _____

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street Suite 270
San Diego, CA 92110

By: _____

Date: _____

TRADE CONTRACTOR:

Precision Electric, Inc.
9834 River Street
Lakeside, CA 92040

By: _____

Date: _____

OWNER:

Del Mar Union School District
225 Ninth Street.
Del Mar, CA 92014

By: _____

Date: _____

Approved by Governing Board

Date: _____

The contract is changed as follows:

Bid Package #16:

Item A:	Description:	Add Conduits Between Buildings Where Shown on Sketches 7-2, 7-3, 7-4, 7-5, & 7-6	Add	\$ 91,849
	FF#:	015		
	Requested By:	Architect/Engineer		
	Funding Source:	District Contingency		
	Reason for Change:	Added Conduits required to complete design, but not included in original project scope of work.		
Item B:	Description:	Delete 3,000 PSI Concrete & Use Sand & Slurry for On-Site Conduit Trenches	Credit	<\$ 8,000>
	FF#:	021		
	Requested By:	District		
	Funding Source:	District Contingency		
	Reason for Change:	SD Standards do not require. Architect/Owner decision to revise.		

January 10, 2007

To: Board Members

From: Rodger Smith

Through: Tom Bishop

Subject: Board Approval of Contract between the Del Mar Union School District and Dave Bang Assoc., Inc for the Purchase and Installation of Play Equipment with a Pour-In-Place Rubberized Surfacing at Ashley Falls School.

In June of 2006, the Ashley Falls School PTA and Ashley Falls principal, Shelley Petersen, contacted the District with a request to purchase and install play equipment on the north east side of the hard court area for the older students. Research was done on the different types of play equipment and applicable configurations; it was decided that the Playworld Structure from Dave Bang Assoc., Inc. fit within their budget, met the desired activities for such a structure and the space requirements at the site.

Due to the proximity of the desired play structure location to the joint use playfields that are shared with the City of San Diego, Rodger Smith attended a Recreation Advisory Council meeting on October 3, 2006 to inform the San Diego Parks and Recreation Department of the district's interest in checking into the possibility of installing this equipment. The Recreation Advisory Council supported the installation of the equipment.

The quote for the play structure, including installation, is \$35,692.50; the PTA has already issued a check to the district for this project. This cost includes a play structure for 5 thru 12 year olds placed on 1,017 sq. ft. of poured-in-place rubber protective surfacing. The district's contribution will be to mark underground utilities, provide utility usage for construction and security fencing for the project. Since the cost for this project exceeds the statutory bid threshold of \$15,000, the district will use a current piggyback bid Dave Bang Assoc., Inc. has with the Colton Joint USD. The use of the piggyback bid will save time and money. This two week project is anticipated to incorporate the noisy part of the project into the

spring break week. There is an eleven week timeline from the point in time when Dave Bang Assoc. receives a purchase order from the district to the completion of the project.

Contract is available for viewing in the Business Services Dept.

FISCAL IMPACT: Funded by the Ashley Falls PTA

RECOMMENDATION: The Superintendent Recommends Approval of the Contract between the Del Mar Union School District and Dave Bang Assoc., Inc. for the Purchase and Installation of Play Equipment with a Pour-In-Place Rubberized Surfacing at Ashley Falls School.

*8.3

January 10, 2007

To: Board Members
From: Rodger Smith
Through: Tom Bishop
Subject: Contingency Options for Opening Ocean Air School

Although it is anticipated that Ocean Air School will be available for students and staff in August 2007, the Board has requested staff to develop contingency options in the event that an unexpected delay occurs in the completion of the school and thereby prohibits opening the school at the expected time. The options discussed below are intended for discussion and should not be viewed as if they are in any preferred order or that the options represent the entire array of possibilities that may be available to address this issue.

One contingency element relative to an unexpected delay has already been incorporated into the construction schedule. This contingency consists of establishing a priority for completion of the classroom and administration buildings as the highest priority and completion of the multi-purpose room and child care facility as secondary priorities. The rationale for scheduling the completion of the buildings in this order is that the school could open without a complete multi-purpose room and child care facility as long as the classroom buildings and the administration building are complete and ready for use in August.

Other options for contingencies for the opening of Ocean Air School include the following:

Option A

Option A would involve continuation of the district's current practice of housing students who reside in the Ocean Air attendance area in other schools in the district. For the 2006-2007 school year, 452 students who reside in the Ocean Air attendance area are currently attending other DMUSD schools. For 2007-2008, enrollment from the Ocean Air attendance area is projected to grow by 58 additional students. Preliminary enrollment projections for other district schools for 2007-2008 indicate that sufficient space will be available to accommodate these additional students at Sycamore Ridge, Ashley Falls, Carmel Del Mar, Del Mar Heights and Del Mar Hills.

In order to prevent substantial disruption within the district in the middle of a school year, this option would be implemented for the entire 2007-2008 school year with the opening of Ocean Air School delayed until August 2008. The positive attributes of this option include:

- Avoiding major mid-year disruptions consisting of teacher transfers and reconfiguration of students in classrooms in many of the district's schools.
- Since the City of San Diego will not complete the playfields in the joint-use area of the park that is adjacent to the school until July of 2008, the playfields would be available for school use if the school opened in August 2008.

The negative attributes of Option A include:

- Continuing crowded conditions at Torrey Hills and Sage Canyon for another year.
- Increasing the need for parents to transport students from the Ocean Air attendance area to other schools in the district thereby exacerbating difficult traffic conditions in various areas within the district.

Option B

Option B involves opening Ocean Air School during the 2007-2008 school year as soon as construction is completed. Included in this option would be grouping Ocean Air students, whenever possible, at their current school of attendance with teachers who will transfer to the new school when it opens. This option is most likely applicable only at Torrey Hills School, however, some possibilities for implementation of this option may occur at Del Mar Heights, Del Mar Hills, Sage Canyon and Sycamore Ridge. The positive attributes of this option include:

- Minimizing disruption throughout the district by moving entire classes of students with their teacher.
- Reducing the need for transportation of more than three hundred students to other schools in the district at the time that Ocean Air opens.

The negative attributes of this option include:

- A degree of disruption to affected schools due to the transfer of students and teachers during the school year.

- The likelihood that the selection of teachers for the new school will be impacted because some teachers, who may be interested in transferring to the new school, will not apply for a transfer because they don't want to change sites in the middle of the year.
- Playfields would not be available until the following school year.

Option C

This option involves opening Ocean Air upon its completion and transferring teachers and students at the same time to the new school. Implementing this option would require the reconfiguration of classes throughout the district during the school year and possibly reassigning teachers to teach a different grade in the middle of the year. This option could also cause the need for students to adjust to a new teacher in the middle of the school year. The positive attributes of this option include:

- Ocean Air School would open during the 2007-2008 school year.
- The need to transport 452 students to other sites in the district would be eliminated.
- Crowded conditions at Torrey Hills and Sage Canyon would be reduced.

The negative attributes associated with this option include:

- Significant disruption during the school year to most school sites in the district involving teachers and students.
- Imposing a difficult burden on the district's Maintenance department to move a large number of teachers' belongings in a short period of time.
- Playfields would not be available until the following school year.

District staff looks forward to the discussion of the options described above as well as consideration of other options that may emerge from this discussion.

RECOMMENDED: Not applicable: this item is for information only.