

Regular Board Meeting of May 23, 2007

May 16, 2007

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

OCEAN AIR SCHOOL

Progress on Ocean Air School continues at a remarkable pace. Our construction manager estimates that the project is at 80% completion. The parking lot has been paved, work has begun on the connection to water service to meet fire suppression requirements, carpet has arrived at the site, vinyl flooring is being installed in the classroom building, exterior painting is nearing completion, stone veneers are being applied to exterior surfaces, and exterior concrete walkways are being formed. Posts for the garden area have been set. The installation of casework in the administration, kindergarten, and multi-purpose buildings is being completed. The playground area is being prepared for the installation of asphalt. The playground play structure is under construction.

The project remains on schedule for opening in August.

TORREY HILLS WINDOWS

There have been no additional developments this month relative to recovery of the repair costs for construction defects at Torrey Hills School.

Ocean Air School Construction Expenditures

A. SITE	Budget	Revised Budget	Expenditures as of 5/10/2007
Purchase Price of Property			
Purchase Price 6.25 acres	\$ 3,695,000	3,695,000	3,695,000
District's construction contribution for joint use fields	1,560,000	1,675,173	0
Escrow Costs			
Escrow & Title Fees	4,000	4,000	9,236
Legal Fees	5,000	5,000	2,936
Appraisal Fees			
Cost of original & updated appraisals	10,250	13,750	13,750
Surveying Costs			
Land Surveys, Topos	30,000	55,565	55,565
Site Support Costs			
Environmental Consultant (EIR)	37,000	40,664	40,664
Phase 1 / DTSC (school site & joint use site)	10,200	22,106	22,106
Geotechnical Soils report/Geocon site	10,000	15,563	15,563
Other Site Costs (permits, address)		1,206	406
B. PLANNING			
Architect/Engineering Fees			
Architect Fees (Based on 25 Mil Contracts)	1,437,500	1,437,500	1,225,609
Architect Reimbursable			
DSA Plan Check Fees			
DSA Fees	137,000	131,482	131,482
CDE Plan Check Fees			
CDE Fees	14,000	14,000	0
Other Planning Costs			
Bid Advertisements	2,000	473	473
Printing	50,000	59,797	59,797
C. CONSTRUCTION			
Site Development			
Utility Services (water, gas, electric)	150,000	150,000	6,948
New Construction			
Contractor Trade Packages	24,849,000	24,849,000	18,253,886
Construction Management - Barnhart Construction			
Pre Construction	51,000	51,000	41,423
CM Fees 4.50%	1,118,205	1,118,205	706,165
General Conditions	1,200,000	1,200,000	624,022
CM Reimbursable	150,000	132,844	48,031
Other Construction Costs			
LCP Program	90,000	60,000	17,606
Storm Water Compliance	25,675	25,675	18,694
Shade structure hex (lunch shelter)	34,000	34,000	0
Other Construction (carpet, Network system, ins.appl)	620,000	620,000	248,458
Contingency	1,200,000	1,200,000	
D. TESTING			
Testing Special Material	100,000	100,000	104,513
Geotechnics Testing	120,000	100,000	49,820
E. INSPECTION			
Inspection			
Inspector of Record	200,000	213,000	103,827
F. FURNITURE & EQUIPMENT			
Furniture & Equipment	700,000	700,000	0
TOTAL COST ESTIMATE			
Construction Costs Without Land	\$ 32,350,830	\$ 32,350,830	\$ 21,791,744
Construction Costs With Land	\$ 37,609,830	\$ 37,725,003	\$ 25,495,980

Remaining Project Costs to Expend as of 5/10/07
 \$12,229,023

May 15, 2007

To: Board Members

From: Trish Snider

Through: Tom Bishop

Subject: Enrollment

The most recent enrollment information will be presented in written form just prior to the Board Meeting. The Administrative Assistants will be meeting with Trish Snider on May 21, 2007 to review each school site. Accurate numbers to date will be available after that meeting.

For Information Only

8.2

May 16, 2007

To: Board Members
From: Randy Wheaton
Through: Tom Bishop
Subject: Board Consideration and Approval of Deferred Maintenance Five-Year Plan

The State of California, Office of Public School Construction monitors the State's Deferred Maintenance Program that provides funds for deferred maintenance. In order to qualify for these categorical funds, the District must prepare and the Board approve the Deferred Maintenance Five-Year Plan, Form 40-20. The State Allocation Board does not fund the projects from the five-year plan but rather approves the five-year plan as being eligible for the District to expend funds from its "District Deferred Maintenance Fund". If a project is not on this five-year plan, deferred maintenance funds cannot be used for the project.

The attached Five-Year Deferred Maintenance Plan was developed with the maximum amount of flexibility for the Maintenance Department to determine the priority in which the projects should be completed.

It is recommended that the Board of Trustees approve the five-year Deferred Maintenance Plan.

FISCAL IMPACT: To Be Determined.

RECOMMENDED: The Superintendent Recommends Approval of the Deferred Maintenance Five-Year Plan.

8.3

GENERAL INFORMATION

This Form is a summary of proposed deferred maintenance projects the applicant district plans on completing annually over the next five fiscal years using the Basic Grant, pursuant to Education Code Section 17591. The fiscal year the plan commences is determined by the fiscal year in which it was filed. New and revised plans are accepted on a continuous basis for the current fiscal year up to the last working day in June. Revisions are not accepted for prior fiscal years.

SPECIFIC INSTRUCTIONS

Part I—Authorized District Representative

Complete to designate or change the authorized district representative. Enter the name of the district employee that can act on behalf of the district. A consultant who is on contract with the district to communicate with the OPSC on behalf of the district's board may be listed.

Part II—Estimated Fiscal Year Data

ITEM	DESCRIPTION	INSTRUCTIONS
1	Number of Projects	List the number of eligible projects in each of the project categories shown (refer to Regulation Section 1866.4.1).
2-6	Current and subsequent fiscal years	Enter the total estimated costs in each project category for each fiscal year identified for the projects reported in column 1.
7	Total Estimated Cost	For each project category enter the totals of columns 2-6.
8	Grand Total	Total all columns.
9	Remarks	Include any additional information for each category. If the district is applying for extreme hardship grants for any of the projects listed on the plan, identify those projects in this space. If additional space is needed, you may attach a separate sheet with your remarks to this form.
10	School Information	List the facilities where deferred maintenance projects are planned as reported in column 1 on this Five Year Plan (refer to Regulation Section 1866.4.1). If additional space is needed, you may attach a separate sheet.
11	Certification	Review and complete (refer to Regulation Section 1866.4 and EC Section 17584.1).

When completed mail this form to:

Office of Public School Construction
 Attn: Deferred Maintenance Program
 1130 K Street, Suite 400
 Sacramento, CA 95814

NOTE: Any Five Year Plan, SAB 40-20, not conforming to State Allocation Board (SAB) guidelines will be returned to the district. If you need assistance in completing this form, please contact the Office of Public School Construction, at 916.445.3160.

STATE OF CALIFORNIA
FIVE YEAR PLAN
 DEFERRED MAINTENANCE PROGRAM
 SAB 40-20 (REV 01/05)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT Del Mar Union School District	FIVE-DIGIT DISTRICT CODE NUMBER (SEE CALIFORNIA PUBLIC SCHOOL DIRECTORY) 68056
COUNTY San Diego	CURRENT FISCAL YEAR 2006/2007

The district:

- has not previously submitted a Five Year Plan.
- is submitting this updated/revised Five Year Plan which supersedes the plan currently on file with SAB.

Part I—Authorized District Representative

The following individual has been designated as a district representative by the school board minutes:

DISTRICT REPRESENTATIVE Thomas Bishop	TITLE Superintendent
BUSINESS ADDRESS 225 Ninth Street, Del Mar, CA 92014	TELEPHONE NUMBER 858-755-9301
E-MAIL ADDRESS tbishop@dmusd.org	FAX NUMBER 858-755-4361

Part II—Estimated Fiscal Year Data

PROJECT CATEGORY	1. NUMBER OF PROJECTS	2. CURRENT FISCAL YEAR	3. SECOND FISCAL YEAR	4. THIRD FISCAL YEAR	5. FOURTH FISCAL YEAR	6. FIFTH FISCAL YEAR	7. TOTAL ESTIMATE COST
Asbestos							0.00
Classroom Lighting							0.00
Electrical	4	21,000.00		25,000.00	25,000.00		71,000.00
Floor Covering	4		14,500.00	58,000.00	14,500.00	225,000.00	312,000.00
HVAC	5	10,500.00	30,000.00	25,000.00	125,000.00	25,000.00	215,500.00
Lead							0.00
Painting	5	86,000.00	75,000.00	75,000.00	55,000.00	65,000.00	356,000.00
Paving	5	21,000.00	42,000.00	45,000.00	45,000.00	25,000.00	178,000.00
Plumbing	3		10,000.00	10,500.00		55,000.00	75,500.00
Roofing	6	48,500.00		32,000.00	90,000.00	125,000.00	295,500.00
Underground Tanks							0.00
Wall Systems	4		40,000.00	15,000.00	20,000.00		75,000.00
8. Grand Total	36	187,000.00	211,500.00	285,500.00	374,500.00	520,000.00	1,578,500.00

9. Remarks

10. List the school names where deferred maintenance projects are planned in this Five Year Plan:

Del Mar Hills
Del Mar Heights
Carmel Del Mar
Ashley Falls
Sycamore Ridge
Sage Canyon
Torrey Hills

Ocean Air

11. Certifications

I certify as District Representative that:

- this work does not include ineligible items and that all work will be completed in accordance with program requirements, applicable laws and regulations. The district shall maintain proper documentation in the event of an audit; and,
- the district understands that should an audit reveal that these funds were expended for other than eligible deferred maintenance costs, the SAB will require the district to return all inappropriately expended funds; and,
- the plans and proposals for expenditures of funds as outlined in this report were discussed in a public hearing at a regularly scheduled school board meeting on May 23, 2007; and the district has complied with all the other requirements of Education Code Sections 17584.1 and 17584.2; and,
- Beginning with the 2005/2006 fiscal year, the district has complied with Education Code Section 17070.75 (e) by establishing a facilities inspection system to ensure that each of its schools is maintained in good repair; and,
- This Form is an exact duplicate (verbatim) of the form provided by the OPSC. In the event a conflict should exist, then the language in the OPSC form will prevail.
- I certify under penalty of perjury under the laws of the State of California that the statements in this application and supporting documents are true and correct.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

May 16, 2007

To: Board Members
From: Rodger Smith
Through: Tom Bishop
Subject: Board Approval of Change Order #4 in the Construction of the Ocean Air School in the Amount of \$ <32,251.00>.

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.

Abel Heating & Air	\$1,146.00
Conundrum, Inc.	13,365.00
Cuyumaca, Inc.	8,819.00
ISEC, Inc.	<8,065.00>
Peltzer Plumbing	18,852.00
Precision Electric	54,163.00
RB Sheet Metal	<101,150.00>
Sierra Pacific West	<67,000.00>
Standard Drywall	<u>47,619.00</u>
Total Change Orders	<32,251.00>

FISCAL IMPACT: The Fiscal Impact of this Change Order is a Credit to the Project Contracts.

RECOMMENDATION: The Superintendent Recommends Approval of the Change Orders in the Construction of the Ocean Air School in the Amount of \$ <32,251.00>.

*8.4

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

CONTRACT CHANGE ORDER **NO. 04**
 INITIATION DATE: 17-May-07

CM PROJECT #: 5070
 ARCHITECT PROJECT #: 4045

Bid Package #1	Sierra Pacific West, Inc.	ADD/DEDUCT:	<\$ 67,000.00>
Bid Package #3	Peltzer Plumbing, Inc.	ADD/DEDUCT:	\$ 18,852.00
Bid Package #4	Conundrum Construction Co., Inc.	ADD/DEDUCT:	\$ 13,365.00
Bid Package #6	Cuyamaca Construction	ADD/DEDUCT:	\$ 8,819.00
Bid Package #9	RB Sheet Metal, Inc.	ADD/DEDUCT:	<\$101,150.00>
Bid Package #11	Standard Drywall, Inc	ADD/DEDUCT:	\$ 47,619.00
Bid Package #12	ISEC, Inc.	ADD/DEDUCT:	< \$ 8,065.00>
Bid Package #15	Able Heating and AC, Inc.	ADD/DEDUCT:	\$ 1,146.00
Bid Package #16	Precision Electric, Inc.	ADD/DEDUCT:	\$ 54,163.00

TOTAL CONTRACT CHANGE ORDER AMOUNT: <\$ 32,251.00>

CREDIT: THIRTY TWO THOUSAND TWO HUNDRED AND FIFTY-ONE DOLLARS & 00/100

CONTRACT SUMMARY

The original Contract Sum was:	\$	24,849,433.00
Net change by previously authorized Change Orders:	\$	<186,167.00>
The Contract Sum prior to this Change Order was:	\$	24,663,266.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	<32,251.00>
The new Contract Sum including this Change Order will be:	\$	24,631,015.00
The Contract Time will be (increased)(decreased)(unchanged):		0 DAYS

CHANGE ORDER

8370

299

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 1

CHANGE ORDER NO: 01
INITIATION DATE: 20-April-07

TO: **Sierra Pacific West, Inc.**
2125 La Mirada
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:

Item A: See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 67,000.00**

DEDUCT: SIXTY SEVEN THOUSAND 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:	\$	842,578.00
Net change by previously authorized Change Orders:	\$	0.00
The Contract Sum prior to this Change Order was:	\$	842,578.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	<67,000.00>
The New Contract Sum including this Change Order will be:	\$	775,578.00
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: [Signature]
Date: 5/17/07

ARCHITECT:

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

By: [Signature]
Date: 5-17-07

TRADE CONTRACTOR:

Sierra Pacific West, Inc.
2125 La Mirada
Vista, CA 92081

By: [Signature]
Date: 5/11/07

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 4

CHANGE ORDER NO: 04
INITIATION DATE: 11-May-07

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:

Item A : See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 13,365.00**

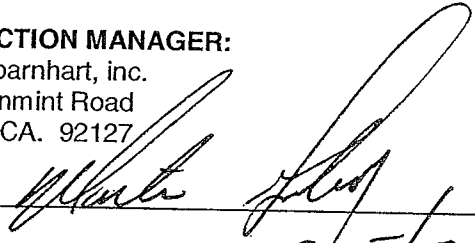
ADD: THIRTEEN THOUSAND THREE HUNDRED AND SIXTY-FIVE DOLLARS & 00/100

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:	\$	56,117.00
The Contract Sum prior to this Change Order was:	\$	3,377,662.00
The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order:	\$	13,365.00
The new Contract Sum including this Change Order will be:	\$	3,391,027.00
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:		_____

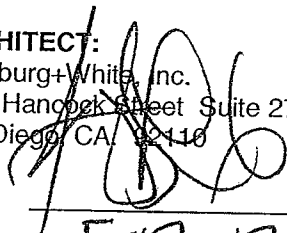
CONSTRUCTION MANAGER:

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

By: 
Date: 5/17/07

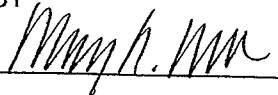
ARCHITECT:

Westburg+White, inc.
1775 Hancock Street Suite 270
San Diego, CA. 92116

By: 
Date: 5-17-07

TRADE CONTRACTOR:

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

By: 
Date: 5.16.07

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 12

CHANGE ORDER NO: 2
INITIATION DATE: 11-May-07

TO: ISEC, INC.
5735 Kearney Villa Rd. Ste. 106
San Diego, CA 92123

CM PROJECT #: 5070
ARCHITECT PROJECT #: 4045

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

Item A-B : See Attached for Change Order Description/Breakdown. -ADD/DEDUCT: \$ 8,065.00

DEDUCT: EIGHT THOUSAND and SIXTY-FIVE 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:	\$	817,141.00
Net change by previously authorized Change Orders:	\$	<150,680.00>
The Contract Sum prior to this Change Order was:	\$	666,461.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	<8,065.00>
The new Contract Sum including this Change Order will be:	\$	658,396.00
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: [Signature]
Date: 5/17/07

ARCHITECT:

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

By: [Signature]
Date: 5-17-07

TRADE CONTRACTOR:

ISEC, Inc.
5735 Kearney Villa Rd. Ste. 106
San Diego, CA 92123

By: [Signature]
Date: 5-16-07

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 3

CHANGE ORDER NO: 3
INITIATION DATE: 11-May-07

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 and E: See Attached for Change Order Description/Breakdown. **ADD/DEDUCT: \$ 18,852.00**

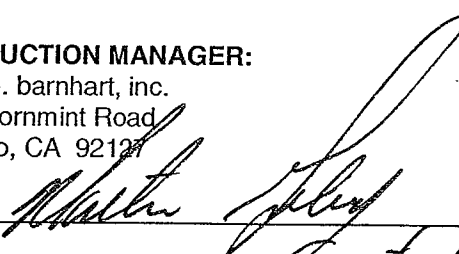
ADD: EIGHTEEN THOUSAND EIGHT HUNDRED AND FIFTY-TWO DOLLARS & 00/100

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:	\$	11,724.00
The Contract Sum prior to this Change Order was:	\$	1,596,679.00
The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order:	\$	18,852.00
The new Contract Sum including this Change Order will be:	\$	1,615,531.00
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:		

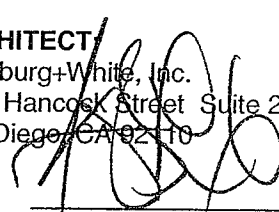
CONSTRUCTION MANAGER:

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

By: 
Date: 5/17/07

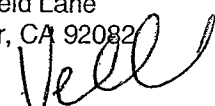
ARCHITECT:

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

By: 
Date: 5-17-07

TRADE CONTRACTOR:

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

By: 
Date: 5-16-07

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 9

CHANGE ORDER NO: 02
INITIATION DATE: 20-Feb-07

TO: **RB Sheet Metal, Inc.**
1893 Capri Ave. Unit "G"
Mentone, CA. 92359

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: \$ 101,150.00**

DEDUCT: ONE HUNDRED & ONE THOUSAND ONE HUNDRED AND FIFTY 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:	\$	1,200,000.00
Net change by previously authorized Change Orders:	\$	<114,009.00
The Contract Sum prior to this Change Order was:	\$	1,085,991.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	<101,150.00>
The new Contract Sum including this Change Order will be:	\$	984,841.00
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: [Signature]
Date: 05/17/07

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street Suite 270
San Diego, CA 92106

By: [Signature]
Date: 5-17-07

TRADE CONTRACTOR:

RB Sheet Metal, Inc.
1893 Capri Ave. Unit "G"
Mentone, CA 92359

By: [Signature]
Date: 05/15/2007

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR
OCEAN AIR SCHOOL
BID PACKAGE # 16

CHANGE ORDER NO: 04
INITIATION DATE: 11-May-07

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-E: See Attached for Change Order Description/Breakdown. ADD/DEDUCT: \$ 54,163.00

ADD: FIFTY FOUR THOUSAND ONE HUNDRED AND SIXTY-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:	\$	2,729,000.00
Net change by previously authorized Change Orders:	\$	151,221.00
The Contract Sum prior to this Change Order was:	\$	2,880,221.00
The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order:	\$	54,163.00
The new Contract Sum including this Change Order will be:	\$	2,934,384.00
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: [Signature]
Date: 5/17/07

ARCHITECT:

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

By: [Signature]
Date: 5/17/07

TRADE CONTRACTOR:

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

By: [Signature]
Date: 5-17-07

OWNER:

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

By: _____
Date: _____

CHANGE ORDER

CONTRACT FOR:
OCEAN AIR SCHOOL
BID PACKAGE # 15

CHANGE ORDER NO: 04
INITIATION DATE: 11-May-07

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: \$ 1,146.00

ADD: ONE THOUSAND ONE HUNDRED AND FORTY-SIX 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:	\$	<21,986.00>
The Contract Sum prior to this Change Order was:	\$	1,944,078.00
The Contract Sum will be (increased)(decreased)(unchanged) by this Change Order:	\$	1,146.00
The new Contract Sum including this Change Order will be:	\$	\$1,945,224.00
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: [Signature]
Date: 5/17/07

ARCHITECT:

Westburg+White, Inc.
1775 Hancock Street, Suite 270
San Diego, CA 92101

By: [Signature]
Date: 5-17-07

TRADE CONTRACTOR:

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

By: [Signature]
Date: 5/16/07

OWNER:

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

By: _____
Date: _____