

# San Dieguito

Union High School  
District

710 Encinitas Blvd.  
Encinitas, CA 92024-3357  
(760) 753-6491  
www.sduhsd.net

**Board of Trustees:**

Joyce Dalessandro  
Linda Friedman  
Barbara Groth  
Beth Hergesheimer  
Deanna Rich

**Superintendent:**

Peggy Lynch, Ed.D.  
(760) 943-3501 FAX

Canyon Crest Academy  
Carmel Valley MS  
Diegueno MS  
Earl Warren MS  
La Costa Canyon HS  
North Coast Alternative HS  
Oak Crest MS  
San Dieguito Adult Education  
San Dieguito HS Academy  
Sunset HS  
Torrey Pines HS

## SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

### BOARD OF TRUSTEES FACILITIES WORKSHOP

#### AGENDA

**THURSDAY, NOVEMBER 8, 2007  
4:30 PM**

**DISTRICT OFFICE BOARD ROOM 101  
710 ENCINITAS BLVD., ENCINITAS, CA. 92024**

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A Facilities Workshop of the Governing Board of the San Dieguito Union High School District has been scheduled for Thursday, November 8, 2007.

#### **INFORMATION ITEMS**

1. Call to Order
2. Capital Facilities Funds
3. Modernization Eligibility
4. Proposed 2008 Summer Projects
5. San Dieguito Academy Masterplan
6. La Costa Canyon Athletic Facilities
7. Recommended Construction Delivery Method
8. Adjournment

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# San Dieguito Union High School District

## INFORMATION FOR BOARD OF TRUSTEES

**TO:** BOARD OF TRUSTEES

**DATE OF REPORT:** November 1, 2007

**BOARD MEETING DATE:** **November 8, 2007**

**PREPARED BY:** Stephen G. Ma  
Associate Superintendent, Business

**SUBMITTED BY:** Peggy Lynch, Ed.D.  
Superintendent

**SUBJECT:** **Board Facilities Workshop**

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The following will be presented at the November 8, 2007 Board Facilities Workshop.  
Staff will review in greater detail at that time.

jr  
Enclosure

# San Dieguito Union High School District Facilities Workshop

Facilities Planning  
Business Services Division

November 8, 2007

# Agenda

- Capital Facilities Funds
- Modernization Eligibility
- Proposed Projects – Summer 2008
  - o Earl Warren Modernization
  - o Sunset Modernization
  - o San Dieguito Academy Masterplan
    - o Move Relocatables
    - o Replace Hardcourts
    - o Plan South-East Corner
  - o La Costa Canyon Athletic Facility
- Recommended Construction Delivery Method

# Capital Facilities Funds

## Mello Roos Funds

Approved Projects	Balance as of 10/30/07	Qualified 94-2	Non CFD 94-2
	\$11,171,275	\$4,077,707	\$7,093,568
SDA PAC		(\$2,334,000)	
LCC Small Projects		(\$50,000)	
DNO Hardcourts		(\$93,700)	
Sunset Beautification		(\$173,500)	
Sunset Modernization		(\$436,547)	
EW Modernization			(\$1,240,406)
Available	\$ 6,843,122	\$989,960	\$5,853,162

## Other Capital Facilities Funds

Fund 25-18	\$ 628,135
Fund 25-19	\$ 2,221,980
Fund 21-09	\$ 353,329

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**Total Available**      **\$10,046,566**

# Capital Facilities Funds

## Availability of Funds Moving Forward

<b>Total Available (from slide 3)</b>	<b>\$10,046,566</b>
<b>SDA Masterplan</b>	
<b>(Est.) Items 1, 3, &amp; 4</b>	<b>(\$750,000)</b>
<b>LCC Athletic Facility (Est.)</b>	<b>(\$810,000)</b>
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<b>Remaining Available</b>	<b>\$8,486,566</b>

# Modernization Eligibility

Modernization				
Site	Eligible Grants	60% State Share	40% District Match	100% Funding
Earl Warren MS	508	\$1,860,608	\$1,240,406	\$3,101,014
Sunset HS	145	\$654,820	\$436,547	\$1,091,367

as of May 3, 2007

# Earl Warren Middle School Modernization

## 1 PATH OF TRAVEL IMPROVEMENTS

1A REPLACE STEEP RAMPS WITH STAIRS

1B INSTALL NEW ADA-COMPLIANT SIDEWALKS & RAMPS FROM LEVEL TO LEVEL

1C INSTALL NEW SIDEWALKS ALONG SOUTH SIDE OF CLASSROOM BUILDINGS. MOVE CLASSROOM ENTRANCES TO SOUTH SIDE OF CLASSROOMS.  
NOTE: ENTRIES ARE PROTECTED BY EXISTING ROOF OVERHANGS.

## 2 INFRASTRUCTURE IMPROVEMENTS

2A REMOVE LOW OVERHANGS ON NORTH SIDE OF CLASSROOM BUILDINGS. MOVE WATER UTILITIES TO UNDERGROUND.

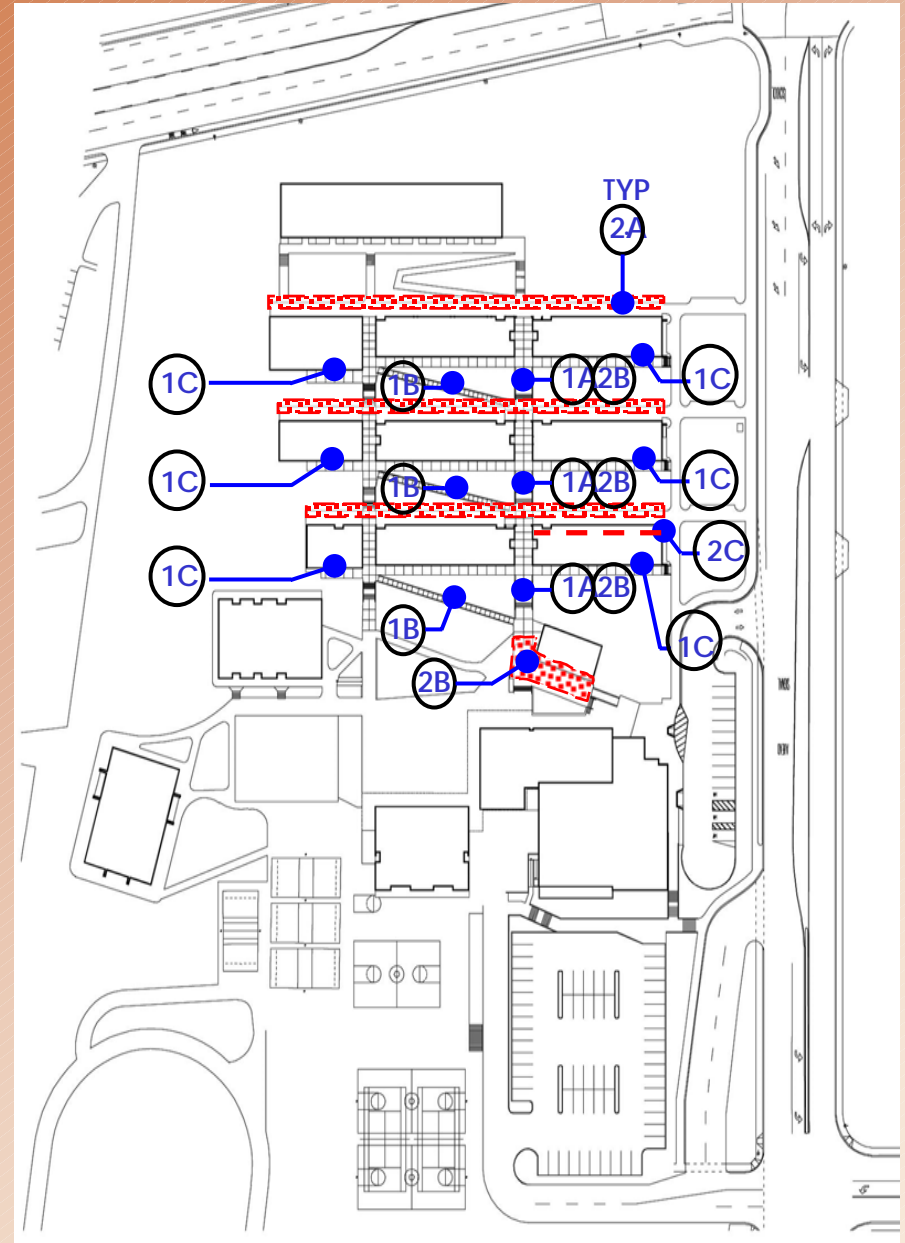
2B REMOVE COVERED WALKWAYS AT ADMINISTRATION AREA AND ABOVE EASTERLY CLASSROOM TO CLASSROOM WALKWAY.  
NOTE: WESTERLY CLASSROOM TO CLASSROOM COVERED WALKWAY WILL REMAIN.

2C UPGRADE CAMPUS POWER FEED

2D REPLACE EXISTING SITE WATER, SEWER AND GAS PIPING.

2E INSTALL NEW LOW-VOLTAGE PATHWAYS.

EST. CONSTRUCTION COST: \$2,500,000





# Earl Warren Middle School Modernization

Relocate entries and sidewalks  
to south side.



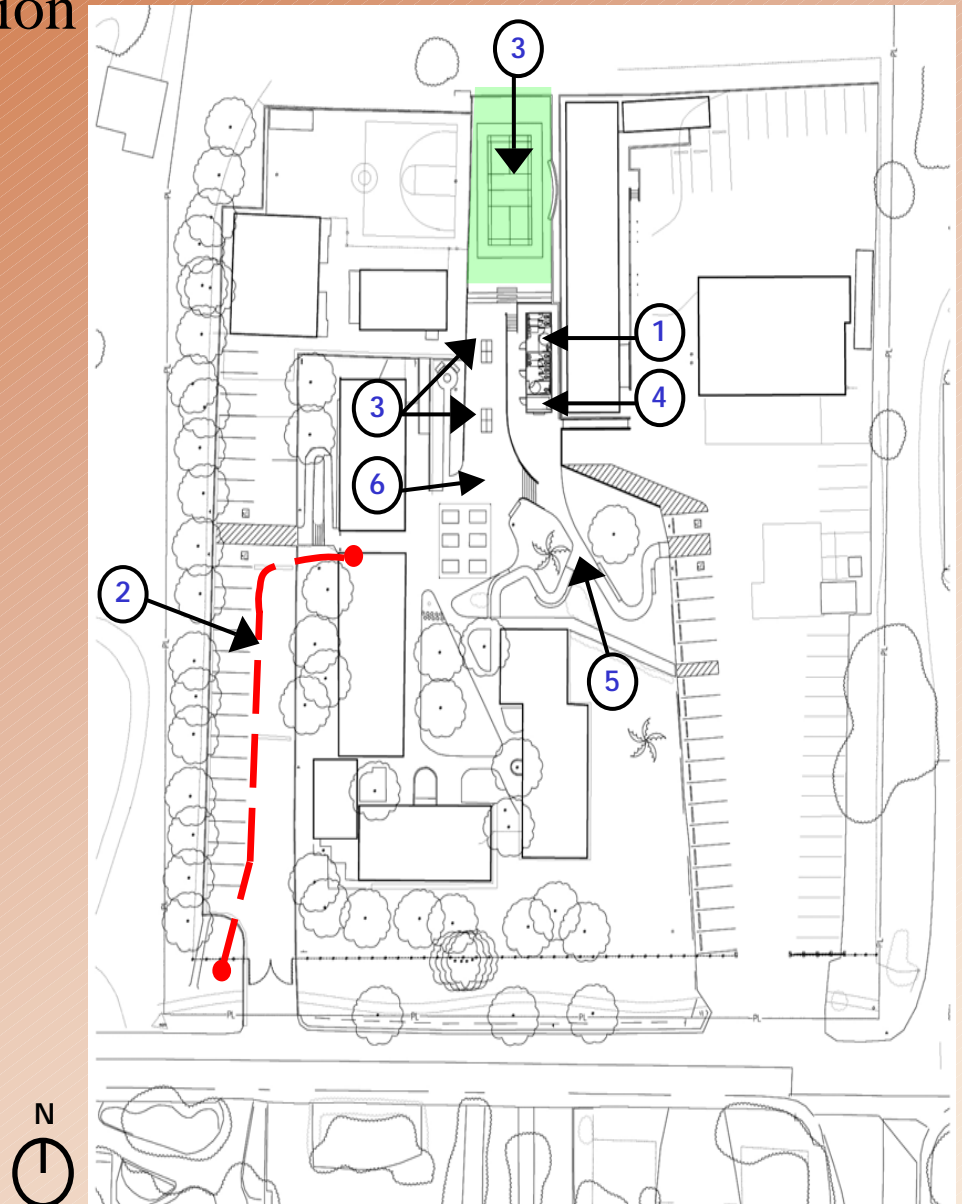
Remove overhangs on  
north side.



# Sunset High School Modernization

- ① ADA COMPLIANT STUDENT RESTROOM FACILITY (MODULAR BUILDING)
- ② UPGRADE CAMPUS POWER FEED
- ③ ENLARGE PLAYGROUND AREA, INCLUDING BUILT-IN-PLACE PING PONG TABLES
- ④ ADD FOOD SERVICE AREA (IN MODULAR BUILDING)
- ⑤ IMPROVE SITE CIRCULATION
- ⑥ ENHANCE LUNCH AREA

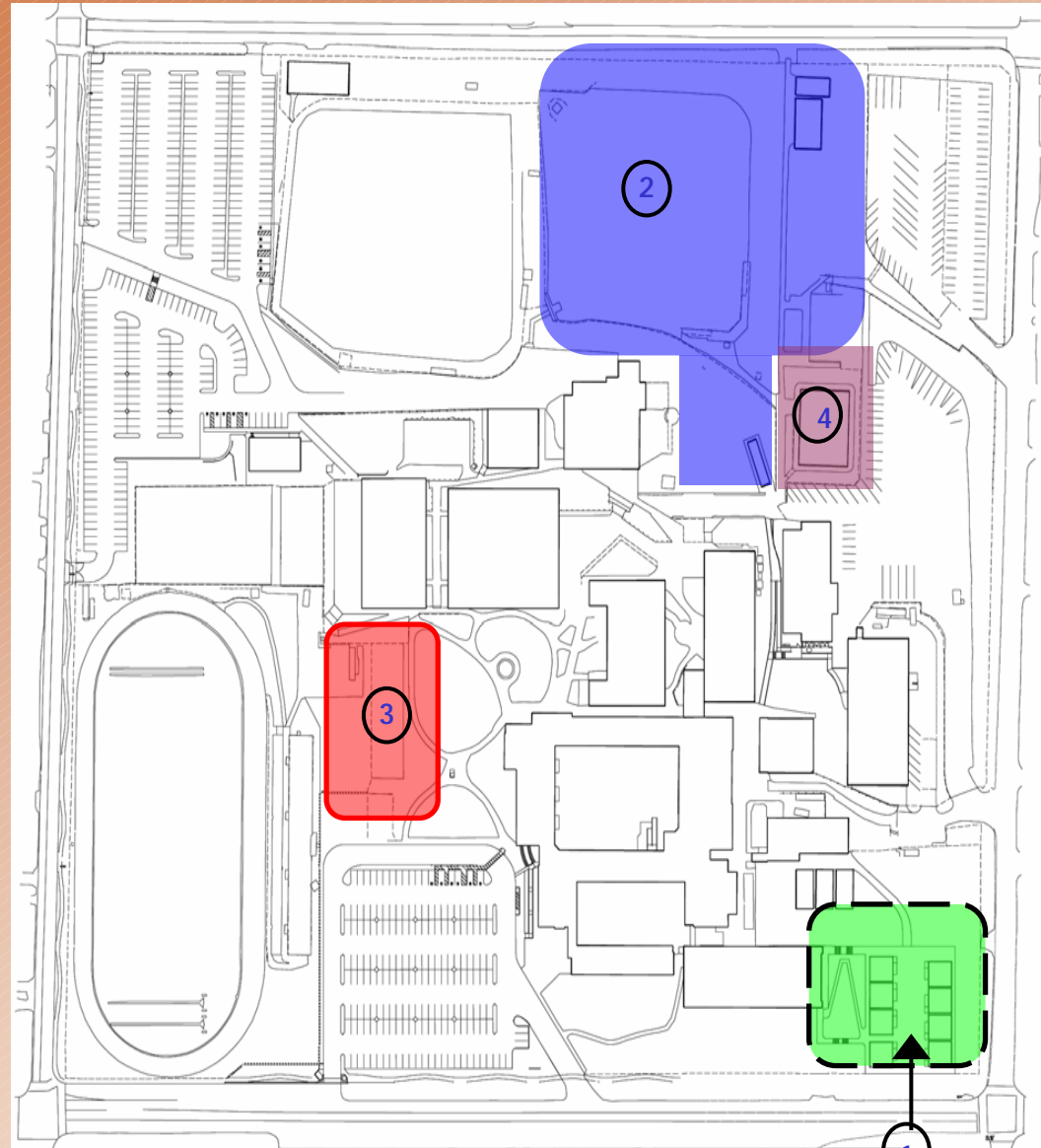
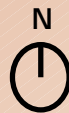
APPROXIMATE COST: \$850,000



# San Dieguito Academy Masterplan

- ① DEVELOP NEW CAMPUS QUAD USING EIGHT RELOCATED CAMPUS CLASSROOMS
- ② RECONFIGURE AREA TO CREATE HARDCOURT PLAY AREA AND ADDITIONAL PLAY FIELD
- ③ VACATE AREA FOR NEW PERFORMANCE ARTS COMPLEX
- ④ DEVELOP NEW GROUNDS AREA RELOCATED FROM SOUTH-EAST CORNER

APPROXIMATE COST ITEMS 1, 3, & 4:  
\$750,000



①  
8

# San Dieguito Academy Masterplan



(1) Temporary Relos at future PAC site and North East corner to move to South East corner of site.



# San Dieguito Academy Masterplan



(2) Hardcourts that would be lost by the VPA project could be replaced by the addition of hardcourts at the north-east corner.



# La Costa Canyon Athletic Facility

Need adequate space to house new fitness equipment purchased with PE Grant (\$90K). Current weight room facility is overcrowded.



# La Costa Canyon Athletic Facility

Existing football locker facilities are too small and infringe on PE locker space.



# La Costa Canyon Athletic Facility

By moving the weight room to a new facility, the site will be able to capture much needed storage space.





# La Costa Canyon Athletic Facility

① REMOVE ONE SAND VOLLEYBALL COURT & ADD APPROXIMATELY 3600 sq. ft. BUILDING TO HOUSE THE FOLLOWING:

- TEAM ROOM
- FITNESS & WEIGHT ROOM
- MULTI-PURPOSE

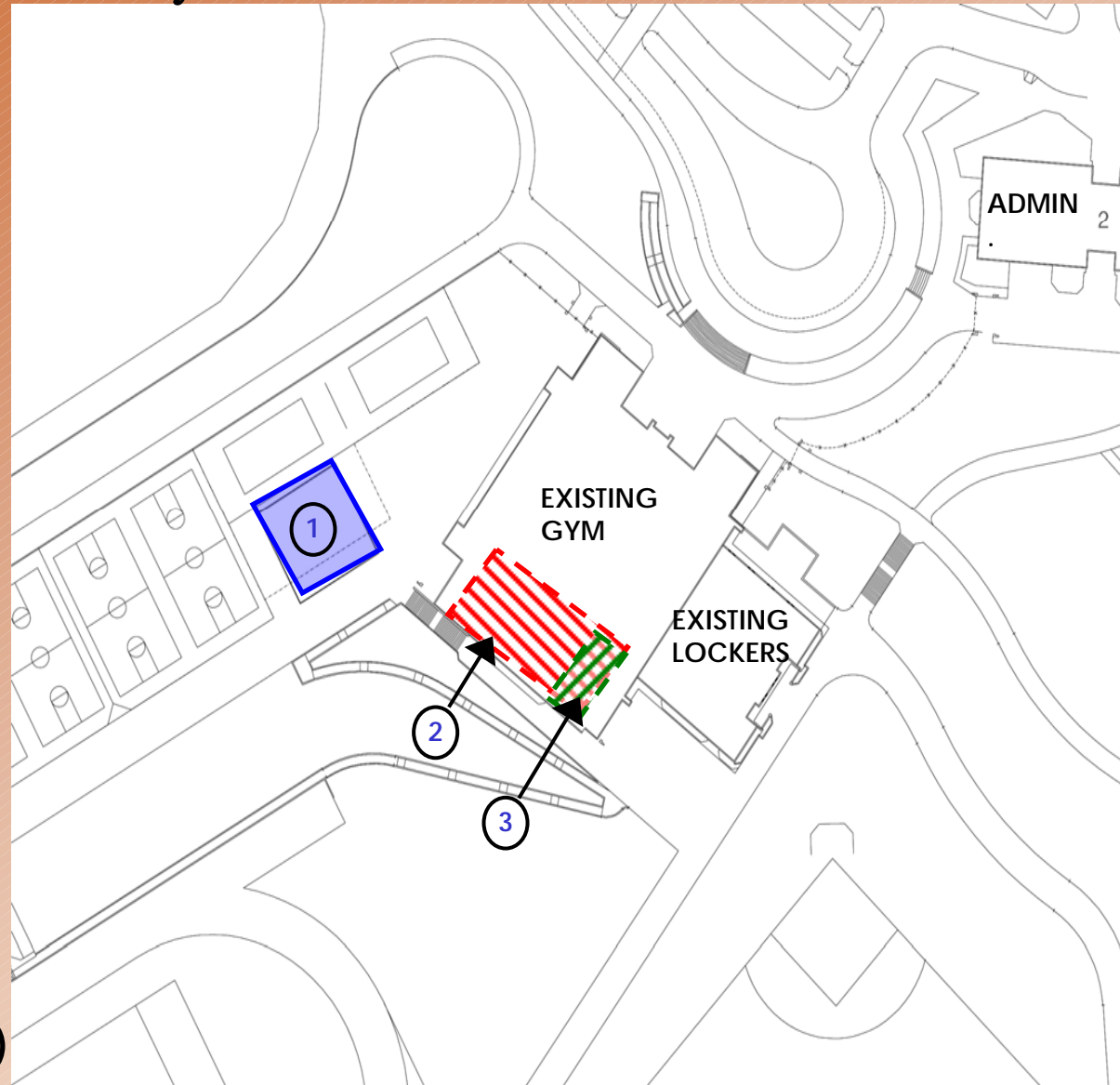
APPROXIMATE COST: \$500,000 - \$700,000

② ENLARGE DANCE ROOM TO CAPTURE SPACE FROM VACATED FITNESS ROOM (@UPPER LEVEL)

APPROXIMATE COST: \$100,000

③ CONVERT VACATED FOOTBALL TEAM ROOM TO STORAGE (@ LOWER LEVEL)

APPROXIMATE COST: \$10,000



# La Costa Canyon Athletic Facility

District to remove one sand volleyball court and add approximately 3600 sq ft building shell with furnishings to be provided by others. Building to house team room, multi-purpose room, and fitness/weight room.



# La Costa Canyon Athletic Facility

## Samples Pitched Roof Top Relocatables



## Recommended Delivery Method

### Lease/Lease-Back

- Permitted under Education Code section 17406
- Delivery method is gaining popularity in public school construction statewide
- Similar to CM “At Risk” with a few variations
  - Still negotiate fee, GCs, and shared contingency
  - Books are open – transparent process
  - Maintains team relationship between District, Architect and Contractor

# Recommended Delivery Method

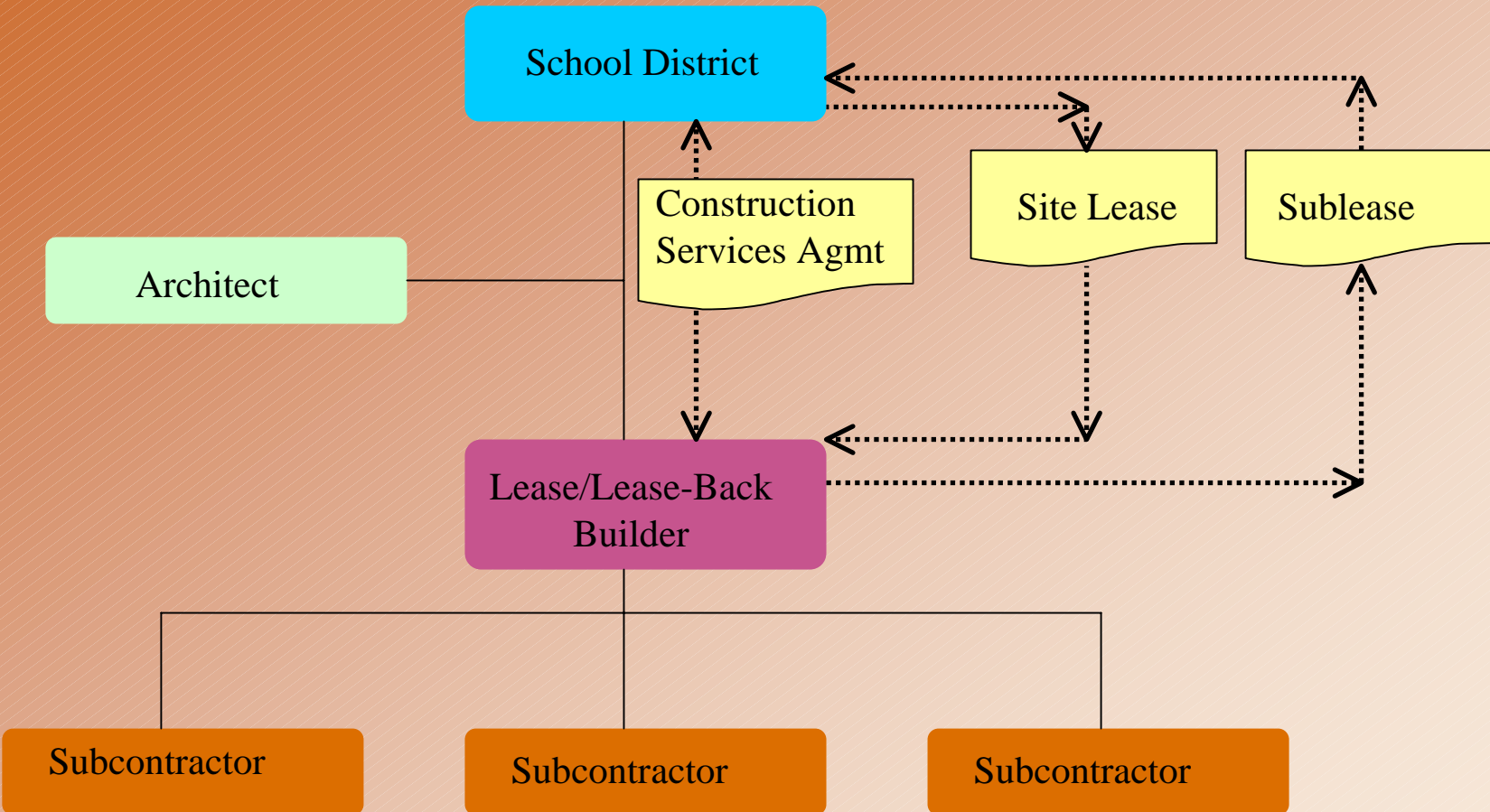
## Structure of Lease/Lease-Back

Typically, a Lease/Lease-Back contractual arrangement includes three documents:

- A Site Lease
  - The instrument that leases the School District's property to the Builder
- A Sublease
  - The instrument that leases the School District's property from the Builder back to the School District
- A Construction Services Agreement
  - Very similar to a typical construction contract

# Recommended Delivery Method

## Lease/Lease-Back



# Recommended Delivery Method

## Lease/Lease-Back

### ❖ Pros

- Qualification based selection
- Early contractor involvement
- Subcontractor trades are competitively bid
- Internal subcontractor prequalification
- Contractor can negotiate scope/price with subcontractors without having to rebid
- Contractor can self-perform work

# Proposed Delivery Methods

## Lease/Lease-Back

### ❖ Cons

- Perceived lack of competition
- Contractor may pad self performed work if not competitively bid



# Summer 2008 Projects

## Proposed Schedule

<u>Description</u>	<u>Lease-Lease Back</u>
Send out Request for Qualifications	11/12/07
Review Requests for Qualifications	11/28/07
Select Lease/Lease-Back Builder	11/30/07
Board Approves Lease/Lease-Back Contract subject to DSA Approval and Validation	12/13/07
Finalize Lease/Lease-Back Contract	12/14/07
Submit Lease/Lease Back contract to court for validation	12/17/07
DSA Approval of Plans	01/31/08
Lease/Lease-Back Builder to Start Bidding Process	02/01/08
Lease-Lease Back Contract Validated	03/17/08
Execute Contract Documents	03/17/08
Issue Notice to Proceed	03/17/08
Construction Starts	06/16/08
Completion of Project	08/15/08