

The Citizens' Oversight Committee is pleased to report that construction remains on schedule for an early completion of the Building for Success program in 2009.

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**CITIZENS' OVERSIGHT COMMITTEE (COC)**

**MEMBERS:**

- Kathy Frost
- Andrew Berg
- John Sturla
- Gerald Ricks
- Tony Heinrichs
- Fred Sanford
- Roger Moyers
- John Collins (COC Secretary/Deputy Superintendent)

**CONTACT THE CITIZENS' OVERSIGHT COMMITTEE:**

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Citizens' Oversight Committee meetings are open to the public. Check the website for meeting times, agendas, and minutes.

**FOR FURTHER INFORMATION, GO TO WEBSITES:**

**Citizens' Oversight Committee:**  
[www.pusd.info/news/coc/](http://www.pusd.info/news/coc/)

**Bond program and project information:**  
[www.powayusd.com/bond](http://www.powayusd.com/bond)

**Contents:**

- Construction Update
- Program Timeline
- Current Project Status
- Accomplishments
- Budget Overview



*Building for Success Program*  
**Citizens' Oversight Committee**  
**COMMUNITY REPORT**

Winter/Spring 2005/2006

Your Proposition U Dollars at Work

Poway Unified School District

**Letter to the Community from  
Citizens' Oversight Committee Chair**

Dear Community Members:

The Citizens' Oversight Committee (COC) presents this report to the community on the progress of the *Building for Success* program, which is funded by Proposition U, the \$198 million local facilities bond measure to modernize 24 older schools in the Poway Unified School District.

The COC has continued its mission of monitoring and oversight of the program through regular meetings, site tours, and updates from the program management team and PUSD's facility staff.

Specific activities included:

- Reviewing and receiving the annual independent 2004/2005 fiscal year Performance and Financial Audits for the Program in November, 2005. No discrepancies were noted.
- Performing site visits to schools under construction, including Midland and Westwood Elementary, and, Mt. Carmel and Rancho Bernardo High Schools.
- Receiving schedule and cost updates on projects in design and under construction. These included reports from PUSD staff on their successful efforts to find additional funding for the projects and on procurement strategies to manage the increased costs of construction.
- Attending monthly Board of Education meetings.

With the completion of Westwood Elementary and the occupancy of Midland Elementary, we have seen the promised results of the *Building for Success* program become a reality. The accelerated timeline continues with six schools in construction ( **134 construction contracts valued at \$114 million**) and another ten schools in various phases of design and state approval. Lessons learned in the original four projects are being applied to current and future school renovations. The COC will continue to keep you updated on the progress of the program in future community reports.

Sincerely,

Kathy Frost

**Two new members of the Citizens Oversight Committee**

John Sturla of Poway and Gerald Ricks of Rancho Peñasquitos are the newest members of the Citizens Oversight Committee. They were chosen from a field of 25 candidates who applied for the volunteer positions. John Sturla is a principal architect and project manager at the University of California San Diego. He has been involved with the San Diego Architectural Foundation, the Orchids & Onions Community Awareness Program and the American Institute of Architects.

Gerald Ricks is a project executive for Turner Construction in San Diego and has 30 years of experience in construction management. He has three children who graduated from Mt. Carmel High School. Ricks has been a soccer coach and swim official. He also has been active with school booster clubs.

They fill the seats held by Chrissa Corday and Lee Dulgeroff, whose terms expire in March 2006. Chrissa and Lee were among the seven original members of the Citizens Oversight Committee. We thank them for all their valuable input and time. Read more about the seven members of the committee at <http://www.powayusd.com/news/coc/members.htm>

**WESTWOOD ELEMENTARY—FIRST SCHOOL COMPLETED IN *BUILDING FOR SUCCESS* PROGRAM**

Poway High's new skyline shows progress on 22-classroom building  
 Mt. Carmel campus features a new music facility and 15 modernized classrooms  
 Modernization started at Twin Peaks Middle School and Tierra Bonita Elementary School  
 First day of classes at the new Midland campus  
 Rancho Bernardo High Music Facility ground breaking

**Design Work Continues for Next Ten Schools**

*Abraxas, Chaparral, Garden Road,  
 Los Peñasquitos, Painted Rock, Sundance, Sunset Hills, Rolling Hills, Meadowbrook, Valley*

**Westwood Elementary** is the first school to be completed under the *Building For Success* program. The look and functionality of the buildings and classrooms, including expanded parking and outdoor play and recreation areas, have received rave reviews from parents, students, staff and the Westwood community. A new multipurpose building with food service and lunch shelter, a larger and modernized library, new and upgraded classrooms, and modern technology complete the work promised in the Proposition U Bond Initiative.

The new music building at **Mt. Carmel High School** was described on national television during the Band's performance at the 2005 Rose Bowl Parade. Mt. Carmel's buildings H and K, with new windows and 15 enlarged and modernized classrooms, have also been completed. Two new self-contained food kiosks provide meals while the modern and enlarged kitchen facility nears completion. Mt. Carmel Phase III construction was started on time in February, and includes work in 3 classroom buildings, the library, and the removal of the "Juniper Jungle" near the entrance, which will be replaced by a beautiful landscape.

The students and staff at **Midland Elementary School** eagerly awaited the March 22, 2006 opening date. This new school on the "old site" is a cornerstone of the Old Poway development and reflects community involvement in the design process. A public dedication ceremony will be held on April 7 at 11:00 a.m..

**Twin Peaks Middle School** received upgrades to the electrical infrastructure during the winter break and modernization work was started on 24 classrooms. **Tierra Bonita Elementary School** construction work has been awarded and started in April 2006.

**Poway High School's** new 22 classroom, 80,000 square foot, 2-story academic building is well underway and moving toward the Summer 2006 completion date. This new campus addition also features a grand Titan Plaza entrance between the new multipurpose and choir facilities.

**BUILDING FOR SUCCESS CURRENT TIMELINE**

The current timeline is listed below. This timeline for the 24 Poway Unified schools in the program will continue to be updated as the program continues.

<u>School Site</u>	<u>Construction Start</u>		<u>Construction Completion</u>		<u>Status</u>
Westwood Elementary School	Summer	2004	Jan	2006	100% Complete
Midland Elementary School	Summer	2004	Spring	2006	96% Complete
Mt. Carmel High School	Spring	2004	Spring	2007	56% Complete
Poway High School	Summer	2004	Winter	2007/2008	35% Complete
Twin Peaks Middle School	Fall	2005	Winter	2006/2007	28% Complete
Rancho Bernardo High School	December	2005	August	2008	5% Complete
Tierra Bonita Elementary School	April	2006	Winter	2006/2007	< 5% Complete
Garden Road Elementary School	April	2006	Fall	2007	< 5% Complete
Chaparral Elementary School	Summer	2006	Fall	2007	In Design
Painted Rock Elementary School	Fall	2006	Fall	2007	In Design
Abraxas High School	Winter	2006/2007	Winter	2007/2008	In Design
Los Peñasquitos Elem. School	Winter	2006/2007	Winter	2007/2008	In Design
Rolling Hills Elementary School	Spring	2007	Fall	2008	In Design
Valley Elementary School	Spring	2007	Summer	2008	In Design
Sunset Hills Elementary School	Fall	2007	Winter	2008/2009	In Design
Sundance Elementary School	Winter	2007/2008	Spring	2009	In Design
Meadowbrook Middle School	Winter	2007/2008	Winter	2008/2009	In Design
Pomerado Elementary School	Winter	2007/2008	Winter	2008/2009	No Change
Black Mountain Middle School	Winter	2007/2008	Winter	2008/2009	No Change
Deer Canyon Elementary School	Winter	2007/2008	Spring	2009	No Change
Canyon View Elementary School	Spring	2008	Summer	2009	3 month later start
Morning Creek Elementary School	Summer	2008	Fall	2009	No Change
Turtleback Elementary School	Summer	2008	Fall	2009	No Change
Bernardo Heights Middle School	Summer	2008	Fall	2009	No Change

**CURRENT PROJECT STATUS:**



**Midland Elementary School**

**Construction Start:** October 2004  
**Completion:** March 2006



Opening day for students at their new school was March 22, 2006. The community-approved design compliments houses and buildings near Old Poway Park. Mature trees were preserved. The trees provide a link from the old and familiar campus to the new and modern school. The classroom interior

work is 100% complete, with the majority of the remaining work focused on sidewalks, play areas and landscape. The entire school includes the new two-story classroom buildings, modern library, joint-use multipurpose room, and student support areas as well as parking lots and play areas. A dedication ceremony and open house for the community will be held on April 7, 2006.

**Westwood Elementary School**

**Construction Start:** Summer 2004  
**Completion:** Completed January 2006



Westwood was the first school to be completed under the *Building for Success* program. All program goals as specified in the Proposition U bond were accomplished. Three new classroom buildings, kindergarten rooms, modernized classrooms, play areas, a new and expanded parking lot, a new multipurpose room with kitchen, and lunch shelter facilities are

now fully operational. The old multipurpose room was converted into a modern library and the old library into a computer and multimedia area. Playground areas were completely upgraded and new landscape installed at the campus frontage and recreation fields. The re-dedication ceremony was held on March 3, 2006 and a well-received community open house on March 4.



**Mt. Carmel High School**

**Construction Start:** Spring 2004  
**Estimated Completion:** Spring 2007



Mt. Carmel's new facilities will feature expanded science laboratories, new food service areas, new music facility, and improved library and technology/vocational facilities. The new music building was completed in time for band practice and was

mentioned by national commentators as the Marching Sundevil Band performed in the Rose Bowl Parade. Fifteen enlarged and modernized classrooms with new windows were completed on schedule and occupied during the 2005 Winter break. The six new science classrooms are nearing completion and will be delivered in April 2006. The final phase of work on the Mt. Carmel High School campus was started in February, 2006.



**Poway High School**

**Construction Start:** Summer 2004  
**Estimated Completion:** Winter 2007/2008

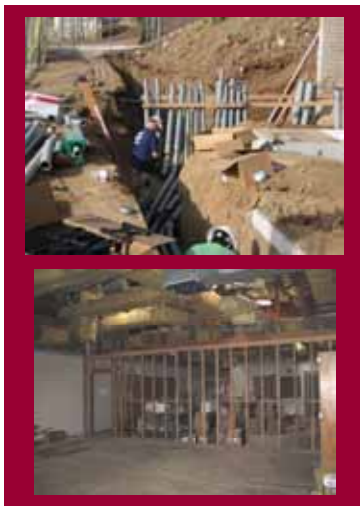


Poway High School's 80,000 sq. ft. building is taking shape on the westside of the school campus. This 22-classroom facility includes science, music, and vocational facilities. The projected completion date for the facility is Summer 2006. The classroom complex features a second

and secure entrance to the campus through the raised arches leading to the new Titan Plaza. Steel and concrete block materials in these new facilities meet the Proposition U goals of maintainability as well as creating a contemporary spirit of place for many generations of Poway students to come. Planning is complete for the final phase of construction starting in the Summer of 2006. Work includes the modernization of existing buildings and a new kitchen and lunch shelter.



**CURRENT PROJECT STATUS:**



**Twin Peaks Middle School**

**Construction Start:** Fall 2005  
**Estimated Completion:** Winter 2006/2007



Work started during the winter break when a new electrical service system and switchgear were installed as part of the Proposition U utility and infrastructure upgrades for this campus. Interim classroom buildings were moved onto the campus during the fall of 2005 and the modernization of 4 classroom buildings began in December. Twin Peaks' new campus will feature expanded and modernized science classrooms, library and computer lab expansion, food service upgrades, a new lunch shelter, upgraded restrooms, and accessibility improvements.

**Tierra Bonita Elementary School**

**Construction Start:** Spring 2006  
**Estimated Completion:** Winter 2006/2007



Construction contracts are in place and work is starting at Tierra Bonita Elementary School. Improvements include a new electrical distribution system, modernization of existing classrooms, renovation of restrooms and accessibility upgrades, food service expansion with a new lunch shelter, and renovation of the library and student support areas. The playground will receive safety and accessibility improvements.

Classroom technology upgrades include LCD projectors and the existing computer laboratory will be modernized and expanded. A new and colorful shade structure will also be installed at the school entrance. The work at Tierra Bonita and Twin Peaks will finish at approximately the same time.



**Rancho Bernardo High School Music Facility**

**Construction Start:** December 2005  
**Estimated Completion:** Fall 2006



Construction of the new music facility started during winter break. A large amount of soil was removed from around the existing performing arts center. The funding for this project is supplemented from the Rancho Bernardo High School Music Boosters. A well-attended groundbreaking ceremony was held in January which included members of the Board of Education and San Diego City dignitaries. This new facility includes music practice rooms and equipment and uniform storage facilities. When completed at the start of the 2006/2007 academic school year, the Rancho Bernardo band will have a building that is the equal of music buildings at Mt. Carmel and Poway High schools.



**Garden Road Elementary School**

**Construction Start:** Spring 2006  
**Estimated Completion:** Fall 2007



Work has begun on new kindergarten and elementary classrooms. Pre-manufactured buildings are under construction and will be delivered to Garden Road elementary in late Spring and will be ready for use when the school year starts in August 2006. These classrooms are constructed from steel and concrete, and include solid concrete floors. The Midland elementary temporary campus will be dismantled this Spring. Improvements at Garden Road Elementary include a new multipurpose room with new kitchen and covered lunch shelter, expanded library and student services areas and technology upgrades including LCD projectors.



The Citizens' Oversight Committee is pleased to report that the market challenges facing the construction program continue to be favorably addressed by the District through cost mitigation and revenue enhancement initiatives.

**ACCOMPLISHMENTS SINCE Fall 2005 REPORT**

***BUILDING FOR SUCCESS PROGRAM***

**OBJECTIVES**

- √ Connect schools to the community
- √ Communicate updated timelines, accomplishments, and current challenges
- √ Hold regularly scheduled Citizens' Oversight Committee meetings
- √ Minimize costs while maximizing quality
- √ Maximize open space on campus
- √ Minimize disruption during instructional day and impact to existing operations
- √ Bring meaningful improvements to our older schools

**FINANCIAL CHALLENGES**

Construction costs in San Diego County rose approximately 13% in 2005. Steel, wood, and concrete continue to experience more rapid increases.

Construction cost are, however, predicted to level off to a rate of 6% in 2006. Overall, project costs have risen an average of 10% per year since 2003.

Cost inflation and bidding risks are evaluated very closely before proceeding with procurement. Mitigation activities include scope reduction as required, the phasing of larger projects, and identifying additional funding sources. Alternate procurement methods such as multiple prime construction management and lease-build are recommended as needed.

**PERFORMANCE AND FINANCIAL AUDIT**

The firm of Nigro Nigro and White conducted a bond program financial and performance audit for the 2004-2005 fiscal year which ended June 30, 2005. No discrepancies were identified. The audit report was received and reviewed at the November 2005 COC meeting, and shared by the committee with the PUSD Board of Education at the December 12, 2005, Board meeting.

- Completed Westwood Elementary School expansion and modernization.
- Moved Midland students and staff from the Garden Road temporary campus to the new Midland Elementary School.
- Held first day of classes at the new Midland Elementary School campus.
- Completed the Music Facility at Mt. Carmel High School.
- Completed the modernization of two major classroom buildings with 15 modernized and enlarged classrooms at Mt. Carmel High School.
- Completed the construction of two self contained food kiosks at Mt. Carmel High School.
- Started the Phase III Modernization work in four classroom buildings at Mt. Carmel High School including the library.
- Started construction at Twin Peaks Middle School and Tierra Bonita Elementary School
- Disassembled, moved and re-assembled 15 interim classroom buildings at various sites
- Coordinated adjustments to construction schedules caused by Spring 2005 rain impacts.
- Advertised and awarded the single construction contract for the Rancho Bernardo High School Music Facility.
- Held a groundbreaking ceremony for the Rancho Bernardo High School music facility,
- Started construction of 11 new pre-manufactured classrooms and one bathroom facility for Garden Road Elementary. Delivery Spring 2006.
- Started design work on Valley Elementary School, Sunset Hills Elementary School, Sundance Elementary School, and Meadowbrook Middle School.
- Reviewed and presented the second annual independent Performance and Financial Audit for the 2004/2005 fiscal year. No discrepancies were reported.
- Seated two new members of the Citizens Oversight Committee.
- Advertised and awarded 23 construction contracts for Mt. Carmel Phase III.
- Advertised and awarded 15 construction contracts for Twin Peaks Middle School.
- Advertised and awarded 4 construction contracts for Tierra Bonita Elementary School.

**BUDGET OVERVIEW**

In November 2002, voters approved a \$198 million local facilities bond, Proposition U. The Proposition U *Building for Success* program revenue sources include Proposition U bond funds, state funds, and other District funding.

<u>REVENUES</u>	<u>As of January 30, 2006</u>
First Bond Sale	\$ 75,000,000
Bridge Financing	\$ 75,000,000
Interest on Funds	\$ 3,212,811
Additional Capital Funds	\$ 24,200,000
State Grants Received	\$ 36,598,062
<b>Total Funds Received</b>	<b>\$ 214,010,873</b>

**Commitments \$ 156,100,000**

<u>EXPENDITURES</u>	<u>As of March 1, 2006</u>
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**Total Expenditures to Date: \$ 113,158,345**

Second Bond Sale of approximately \$45 million scheduled for Summer 2006.

WESTWOOD ELEMENTARY SCHOOL

BEFORE



AFTER

