

BOND REVIEW COMMITTEE REPORT TO SCHOOL BOARD

by Connie Menefee

The Bond Review Committee met on April 16, 2002 at the District Office.

The Bond Review Committee welcomed new member Darcie Newton, Parent Council representative from Sunset Ridge Elementary. New alternatives representing Parent Council on the Bond Review Committee members are Deborah LaTorre-Tarran, from Ocean Shore, and Kathy Giannecchini, from Cabrillo School.

Ralph Adams, the district's Facilities Project Manager, gave a Facilities Update. The Vallemar modernization is completely finished and a "close out" meeting has been held. The notice of completion has been filed at Sunset Ridge Elementary School. However, the district continues to withhold money from the contractor, Pacific Engineering, with respect to unfinished work at Sunset Ridge, including several punch list items. LSUSD has decided to retain the withheld sum and complete the remaining necessary work itself or subcontract it out.

As of the date of our meeting, DSA (Division of State Architect) approval of Cabrillo's modernization plans was expected by April 18th. (Update: Plans were approved.) Interest in construction of the modernization at Cabrillo is high. The bid opening has been scheduled for May 21st with the contract to be awarded in June. Work will begin on the Cabrillo site the day after school lets out. Abatement work will be combined with construction. Ortega must pack-up and store most of its classroom items in the multi-purpose room (in anticipation of the move to the new Ingrid B. Lacy campus) to allow Cabrillo to move all

of its classrooms to Ortega (Cabrillo's temporary home pending completion of its modernization).

Work on the classrooms at Ingrid B. Lacy Middle School is progressing on schedule. Work on the multipurpose room and gymnasium is slightly behind. The district is closely monitoring the contractor, West Bay Builders, and Mr. Adams is optimistic that they will ultimately finish on schedule. At its March 20, 2002 meeting, the LSUSD Board of Trustees approved a voluntary change order to allow West Bay Builders to proceed with the Phase 2 work at Ingrid B. Lacy. This approval has enabled the contractor to begin work on the music, art and industrial technology buildings, rather than have ongoing construction at the newly opened middle school while school is in session during the 2002-2003 school year. There are several advantages to acceleration of the phase 2 project: less disruption to the school schedule, safer premises, a full, uncompromised elective program at the outset of the 2002 school year, and a savings of approximately \$75,000 (since the need for portable classrooms has been obviated).

Next on the Committee's agenda, district Superintendent, Dr. Michele Garside, gave us an update regarding the sale of the Pacific Heights school site, which she characterized as "on track". Barbara Christiansen, who is handling the purchase for the Community College district, confirmed that the district will receive \$8 million (of the approximate \$16 million sale price) by June 30th, and the remaining \$8 million in Spring 2003.

Jim Lianides, our Director of Administrative Services, distributed and discussed the Revised Facilities Implementation Plan, which was adopted by the LSUSD Board on February 6, 2002. The revised facilities plan predicts a \$1.6 million balance at the conclusion of all the modernization projects, which includes the two sets of 10% “enhanced budget” increases for the last three schools to be modernized (Ortega, Ocean Shore and Linda Mar). Mr. Lianides reiterated that the higher than anticipated sales price for Pacific Heights (more than double the original Sedway estimate at the outset of modernization in 1999) makes this predicted surplus possible. The projected balance will be increased by \$4 million if the \$10 billion statewide bond measure passes in November 2002. Included in this projected ending balance is a conservative \$10 million figure which the district anticipates to receive for both the Westview and Fairmont properties, hopefully later this year. A major advantage of the Laguna Salada Asset Management Foundation is that it creates a pool of discretionary monies, with the important objective of providing ongoing maintenance of the district’s new buildings.

As a final agenda item, Mr. Lianides presented the most recent Building Fund Expenditures Report, which consists of a modernization summary and itemization of all project expenditures—every contract, purchase order and warrant—on both a district-wide and site-by-site basis. Key highlights of the Building Fund Expenditures Report: the ending balance in the Building Fund as of March 15, 2002 was \$14.45 million. An ending balance of \$10.6 million is projected for June 30, 2002. The district has thus far received \$8.13 million from the

State of California's Office of Public School Construction (OPSC). Expenditures to date—for modernization, deferred maintenance

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and structural repair projects—total \$35.58 million. To see recent photos of the exciting work-in-progress at the Ingrid B. Lacy Middle School, and to get an idea where your money is going, click on the district's website: www.lsusd.org.

The Building Fund Expenditures Report and the Revised Facilities Implementation Plan, as are all facilities modernization plans and reports, are available for review at the District office. Community concerns regarding implementation of the district's modernization program may be addressed to Jim Lianides at the District Office.

Once again, on behalf of the Bond Review Committee, I would like to encourage interested members of the public to attend our next meeting—to be held on Tuesday, June 18, 2002 at 7 p.m. at the District Office.