

March 6, 2009 Update

- About 2/3 way through Program Phase
- Have selected a Capital Tracking software system Called “Account-Ability” and will hire a degreed construction accountant to maintain it with data posted July 1, 2008 forward with audited fund balances as the starting point
- Phase I facilities organization approved by the Board January 13, 2008 with a hybrid approach (some inside, some outside) including the following:
 - Two outside owner’s representatives to oversee project development and construction with expertise in construction, construction management, program development and management, and green projects. Cost estimate is \$125.00 per hour or \$240,000/year each and **includes** all insurance, benefits, auto, lap top computer, and expenses incurred as an independent contractor
 - One staff (inside) owner representative with an expertise in fields, landscaping, and irrigation (Shirly Barrett). The cost estimate of \$77,000 is for ¾ of her time
 - A degreed construction accountant to maintain the capital tracking system at a cost of \$100,000; this is a commitment to track costs inside with a model called “Account-Ability” formerly approved by the Board on December 16
 - An Administrative Assistant to provide support to the Chief at a cost of \$81,000
 - Overhead, and systems and legal budget of \$121,000
 - Total first year budget of \$1.04 million
- Decision on remainder of organization to be made in Fall 2009
- Are working on several projects right now in addition to Williams Settlement projects and shade structures: artificial surface fields and tracks at two high schools, Willard grass field and music/band room replacement, San Rafael modernization/dual immersion, and Blair Middle School campus
- RFQ responses for architects for Measure TT projects will be reviewed next week with recommendations going to the Facilities Subcommittee on March 3.
- In the midst of prioritizing project scheduling
- Grade configuration decision made include converting Webster from K-8 to K-5 effective Fall 2010 and converting Blair from 7-12 to 6-12 effective same date; this will necessitate the construction of a middle school classroom complex at Blair to be ready by fall 2010; in process of selecting architect
- Agreed on an MOU with City for Wilson tennis courts; courts open; grand opening 3-06.
- Citizens Oversight Committee (“C.O.C.”) application process ended 12-31-08; exactly 51 candidates
- Election results have been County certified and were accepted by the Board 1-13-09; 74.52% positive vote – second highest in L.A. County (Alhambra was 74.89%); have 60 days to seat a C.O.C.
- C.O.C. By-laws were drafted and approved by the Board of Education on 1-13-09

- C.O.C. Selection Team formed, met and selected a committee of 15 members to be presented to the Facilities Subcommittee at its March 3 meeting; tremendous talent on the Committee; list attached
- District-wide energy assessment underway for savings technologies to be installed by 9-2009; rebates from PWP and SCE a key element
- Solar assessment to be soon underway
- Central kitchen assessment 3/4 complete; Board update will be on 3-24; Final results and recommendation to be presented to the Facilities subcommittee on 4-14. Food service personnel concerned about jobs; Unclear now whether this is an issue as jobs will be created as well as reduced as all pizza purchases will be replaced with in house production, and new cook lines and a wrap line will be introduced if the project goes forward
- Bidding is being initiated for summer painting, windows – will require some asbestos/lead abatement and monitoring – added cost
- Have three quotes for Willard band/music room and a budget for the field; combined FMP budget is nearly \$1 Million. Anticipated cost of projects is \$650,000-\$750,000
- Architect selection process nearly complete pending Board approval; 54 submittals; short list of two ranks, 1-7 and 8-12 was presented to the Facilities subcommittee on March 3. Of the 7 architects recommended in the first rank, four are local. List is attached

Link to FACILITIES MASTER PLAN:

<http://www.pusd.us/fmp>