



PROPOSITION H/U STATUS REPORT



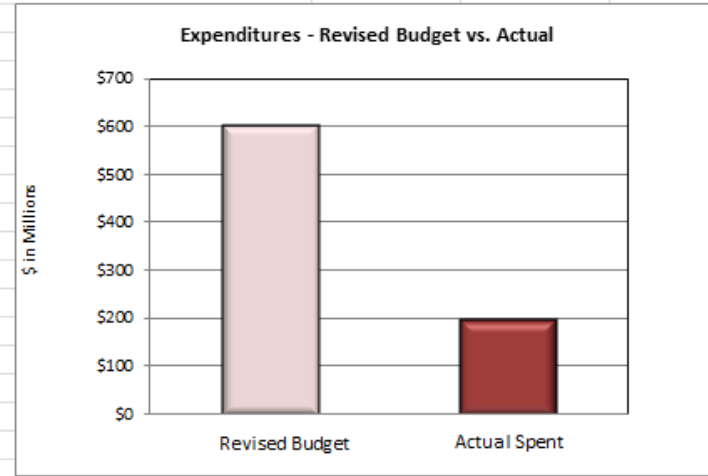
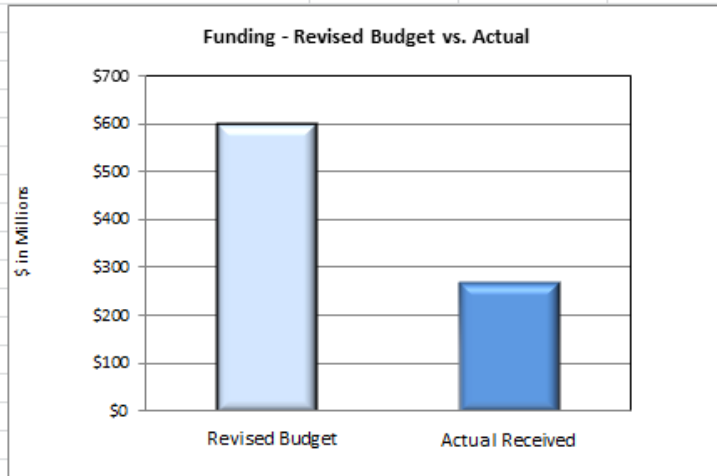
GROSSMONT HS



HELIX CHS

MONTHLY REPORT TO THE GOVERNING BOARD
Facilities Management
May 9, 2013

I. CONSOLIDATED PROP U



(\$ in Millions)				(\$ in Millions)			
Funding Source	Original Budget	Revised Budget	Actual Received	Program Phase	Original Budget	Revised Budget	Actual Spent
Consolidated Prop U	\$ 417.00	\$ 417.00	\$ 180.00	New School (Land)	\$ -	\$ 15.67	\$ 15.60
State Match:				Phase U9	72.8	150.4	133.7
Prop H Transition	99.5	99.5	81.2	Phase U11	52.4	77.3	20.2
New Construction	25.2	25.2		Phase U13	99.5	95.8	3.5
CTE	24.8	24.8	5.5	Phase U15	66.1	70.9	0.5
New School	14.9	14.9		Phase U17	115.9	122.5	3.9
Charter Grant	17.0	17.0		All Schools	-	0.5	0.3
Developer Fees		0.8	0.8	Interim Housing	5.3	5.0	3.6
Interest ¹	6.7	2.5	2.1	CTE/Food Service	5.4	5.2	-
Total	\$ 605.10	\$ 601.70	\$ 269.57	FF&E	5.4	5.1	2.6
				Discretionary	3.5	3.6	2.7
				Risk Mitigation	23.7	17.3	-
				Program Management Org.	27.1	27.1	10.3
				Deferred Maintenance	-	2.5	0.4
				IT Infrastructure	-	-	-
				Program Reserve	28.5	2.8	-
				Program Budget Adjustments	(3.4)	-	-
				Program Consolidation Adjustment	99.5	-	-
				Total	\$ 601.69	\$ 601.70	\$ 197.38

¹Interest rate adjusted to reflect current market rates as advised by GUHSD Fiscal Services

II. PROP U CONSTRUCTION IN PROGRESS



**GROSSMONT HS HUMANITIES BUILDING
COMPLETION – JUNE 2013**

II. PROP U CONSTRUCTION IN PROGRESS



**HELIX PERFORMING ARTS COMPLEX/ADA
COMPLETION MAY 2013**

II. PROP U CONSTRUCTION IN PROGRESS



EL CAJON VALLEY – Building 300 Demolition

II. PROP U CONSTRUCTION IN PROGRESS



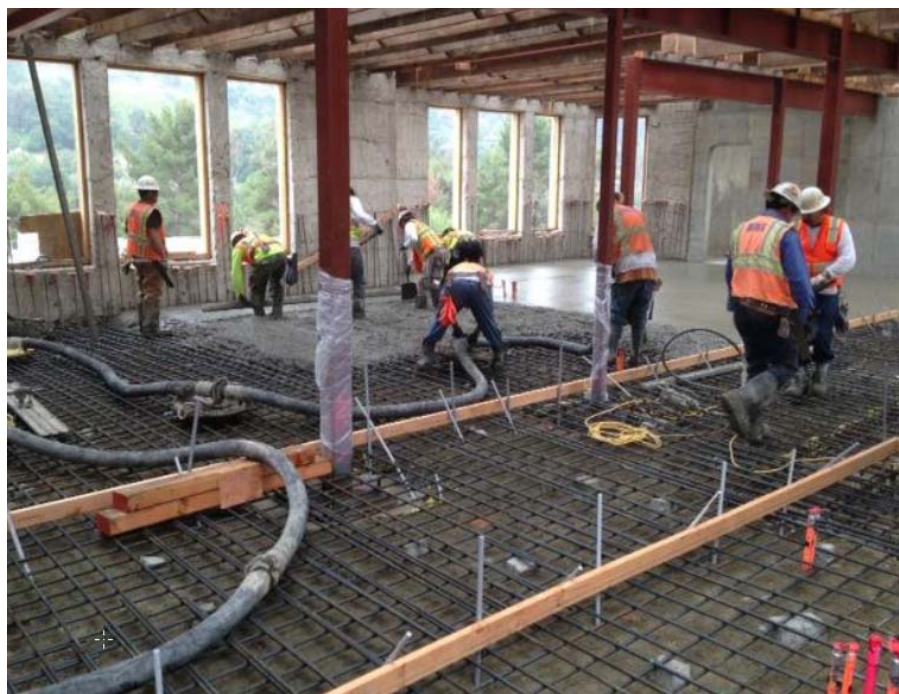
EL CAJON VALLEY – Rendering of Future PE

II. PROP U CONSTRUCTION IN PROGRESS



MONTE VISTA HS – Retaining Wall

II. H/U CONSTRUCTION IN PROGRESS



DISTRICT OFFICE

II. PROP U DESIGN STATUS

PROJECTS IN DESIGN/PLANNING

- Grossmont – Admin/Arts
- Helix – Phase 2/PE lockers
- Granite Hills – Admin/ 30/80
- Elite Academy
- Monte Vista – PE lockers
- Valhalla – classrooms
- Santana – 400/500/700

+/- \$45m const.

PROJECTS IN DSA

- Mount Miguel – 700
- Grossmont – Tennis Courts

+/- \$6.5m const.

PROJECTS READY FOR BID

- Chaparral/Merit
- El Cajon PE
- El Cap PE

+/- \$20 m const.



III. BOARD BOND SUBCOMMITTEE TOPICS

1. Delivery Methods
2. Greenfield Middle School
3. Escalation
4. West Hills Special Education
5. Slope Stabilization
6. Program Reserves
7. Cash Flow/Project Priorities
8. Monthly Financial Reports

III. PROP U DELIVERY METHODS

DESIGN-BID-BUILD APPROACH



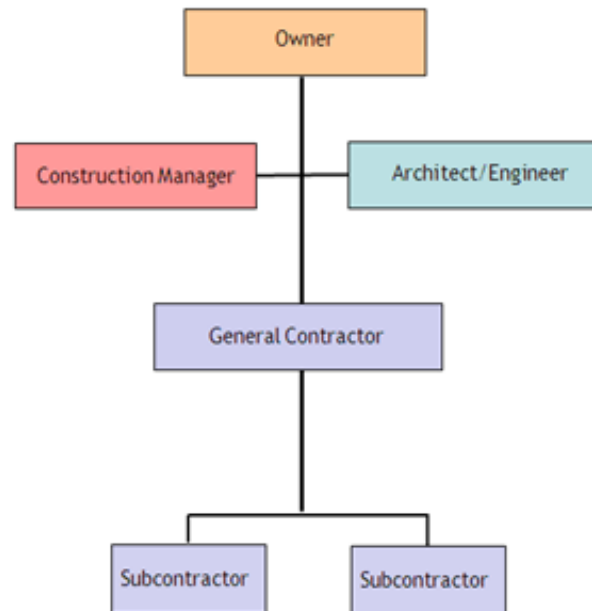
CONSTRUCTION DELIVERY

- General Contractor
- Lease Lease Back/Guaranteed Max Price/CM at Risk
- Multiple Prime Contractor

ALTERNATE: DESIGN/BUILD (NOT USED TO DATE)

III. DESIGN-BID-BUILD – GENERAL CONTRACTOR

- Owner engages Architect/Engineer to develop design
- Construction Manager becomes involved at pre-construction phase
- No Contractor input during design phase
- The completed design is sent to DSA and once approved, it's bid per public contract code and the lowest bidder is awarded the contract



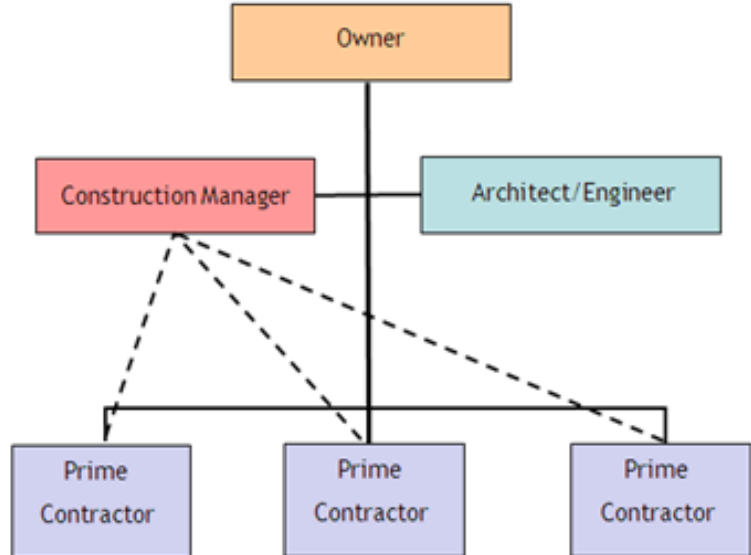
Samples:
Humanities
Helix PAC
ECV - 300

PROJECT TIMELINE/LEVEL OF INVOLVEMENT		
Design/DSA	Bid/Award	Construction/Closeout
Owner		
Architect/Engineer		
	Construction Manager	
	General Contractor/Sub-Contractors	

Competitive Bidding Process

III. DESIGN-BID-BUILD – MULTIPLE PRIME-CONTRACTS

- Owner engages Architect/Engineer to develop design
- Construction Manager assumes the role of the GC in oversight/management of the various trade contractors and becomes involved at the pre-construction phase
- No Contractor input during design phase
- The completed design is sent to DSA and once approved, it's bid per public contract code to various trade contractors and the lowest bidders for each trade are awarded the contracts
- Prime Contractors are contracted directly to the owner
- This contracting method typically involves 10-20 prime contracts

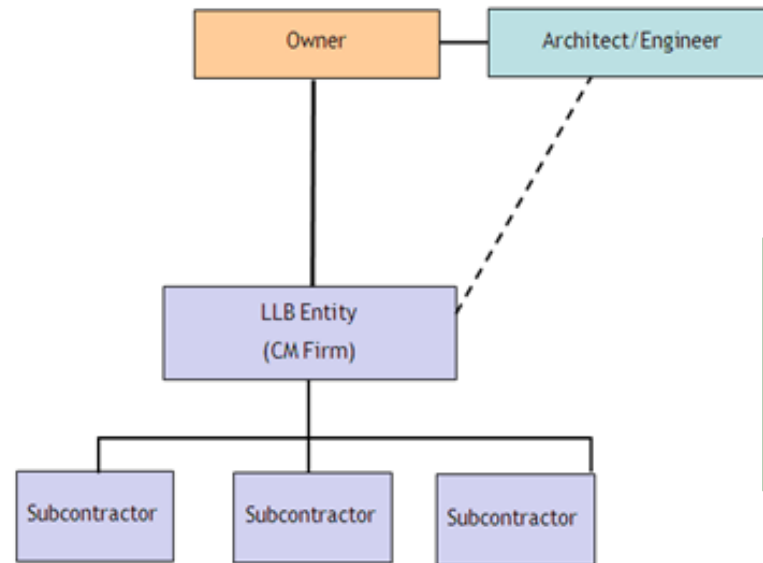


PROJECT TIMELINE/LEVEL OF INVOLVEMENT		
Design/DSA	Bid/Award	Construction/Closeout
Owner		
Architect/Engineer		
	Construction Manager	
	Prime Contractors	

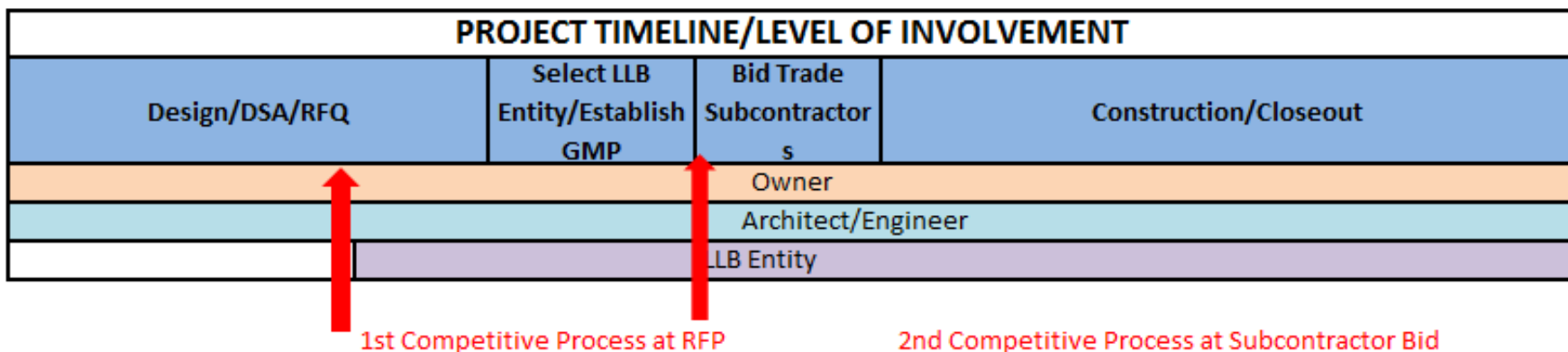
Competitive Bidding Process

III. DESIGN-BID-BUILD – LEASE-LEASE-BACK

- The Owner identifies the project and target construction budget
- The Owner engages an Architect to fully design the project with DSA approval
- The District pre-qualifies LLB entities (CM Firms) as part of a District-wide process
- A job-specific RFP process is initiated for pre-qualified LLB entities to submit proposals
- A single LLB entity is awarded the project based on a preliminary GMP
- The contracted LLB entity is required to competitively bid all trade subcontracts

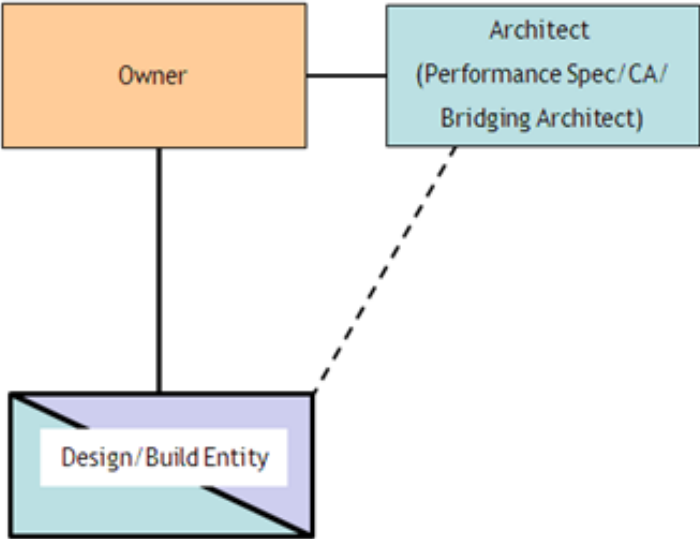


Samples:
Dist. Office
Val – HVAC
EL Cap Ag



III. DESIGN/BUILD – SINGLE ENTITY

- The Owner identifies the project and target construction budget
- The Owner engages an Architect to develop a performance specification and requirements (Architect will also perform Construction Admin services throughout construction)
- An RFP/RFQ process is initiated for Design/Build entities (Architect/Contractor team) to submit proposals
- A group of finalists are selected to develop a conceptual plan and GMP
- A single Design/Build entity is awarded the project based on conceptual plan/GMP



PROJECT TIMELINE/LEVEL OF INVOLVEMENT						
Initial Design (Performance Spec)	RFP /RFQ Process	Select Finalists	Concept Development Phase for Finalists	Select Design /Build Entity	Complete Design/DSA	Construction/Closeout
Owner				Performance Spec Architect/Engineer		
		Design/Build Entity				

1st Competitive Process at RFP

2nd Competitive Process at Concept Development