



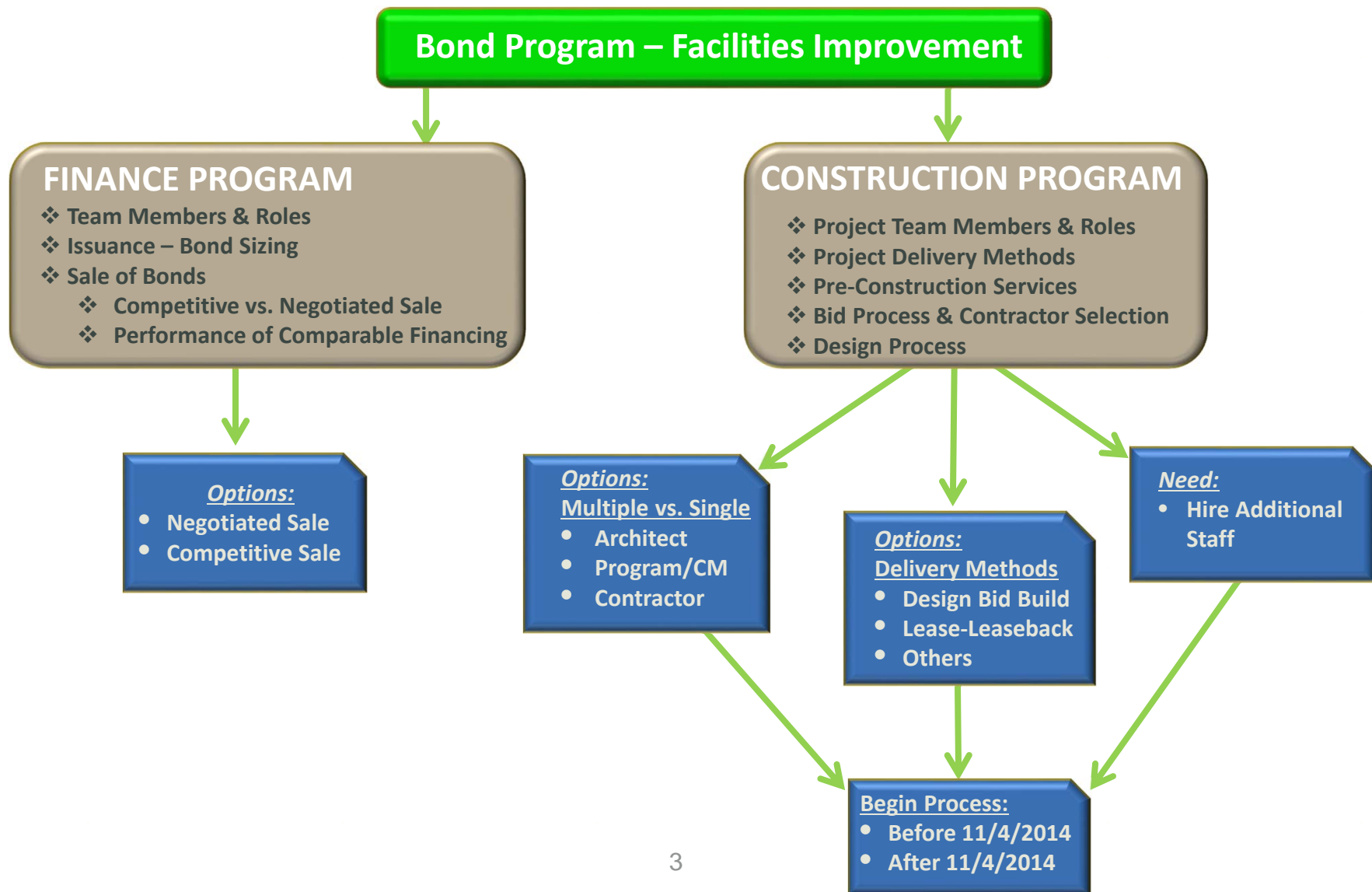
Board Study Session: Bond Program Implementation Planning

**Orange Unified School District
July 24, 2014**

Outline

- **Finance Program:**
 - **Chet Wang – Keygent Advisors**
 - Team Members & Roles
 - Bond Sizing
 - Sale of Bonds
- **Construction Program:**
 - **Terry Tao – Atkinson Andelson Loya Ruud & Romo**
 - Team Members & Roles
 - Project Delivery Methods
 - Pre-construction Services
 - Bid Process and Contractor Selection
 - **Don Pender – LPA**
 - Design Process

Bond Program Implementation Planning



Finance Program

Chet Wang
Keygent Financial Services

Finance Team

Primary Team

- ◆ Financial Advisor
- ◆ Bond Counsel
- ◆ Disclosure Counsel
- ◆ Underwriter

Other Parties

- ◆ County
- ◆ Paying Agent
- ◆ Credit Rating Agencies

Bond Program Variables

General obligation bond programs are structured based on:

- ◆ District project needs
- ◆ District assessed value (“AV”) growth
 - Determines statutory bonding capacity
- ◆ Available tax rate capacity
 - Annual tax rate \approx annual bond debt service \div fiscal year AV
- ◆ Municipal bond interest rates
 - Function of:
 - National and international financial market factors
 - District credit ratings
 - Bond structure, e.g. bond type, financing term, tax status, redemption feature
 - Bond sale methodology
- ◆ Legal authority

As the above factors change, the timing of bond sales and the amount of bonds sold are tailored to maintain tax rate targets

\$296 Million Bond Program

Summary: Request voters to authorize a new tax in an amount of up to \$39 per \$100,000 of AV utilizing **only CIBs**

◆ **Assumptions:**

- Maximum term: 30 years
- AV growth: 4.0%
- Tax rate: \$39 per \$100,000 of AV
- Length of program: 6 years
- Interest rates: 5.5% - 6.5%
- Secured AV delinquency: 4.0%
- Unsecured AV delinquency: 12.0%

◆ **Compliance with AB 182**

Illustrative Issuance Schedule

Issue	Issue Date	Proceeds
Series A	March 2015	\$ 98,700,000
Series B	September 2018	98,700,000
Series C	September 2021	98,600,000
Total		\$ 296,000,000

Competitive vs. Negotiated Sale

◆ Competitive Sale

- An underwriter is not brought into the financing until the sale date of the bonds
- A notice of sale is published 1-2 weeks in advance of the scheduled sale date inviting bids for the bonds specifying terms and structure of bonds
- The bonds are sold to the lowest cost underwriter on the sale date of the bonds
- Less flexibility to make adjustments to the financing structure or timing leading up to the actual sale

◆ Negotiated Sale

- The District selects an underwriter prior to the sale date of the bonds
 - Can include a selection process through a request for proposals
- The District enters into a purchase contract with the underwriter on agreed terms and conditions of the bonds
- The underwriter works with potential investors before the sale date of the bonds to “pre-market” the District’s bonds
- Allows flexibility to make adjustments to the financing structure or timing leading up to the actual sale
- Interest rates are measured against other recent financing comparables to determine if fair market interest rates are achieved

Competitive Sale Comparables

In a competitive sale, underwriters submit bids to purchase bonds on a scheduled sale date

District: Whittier Union HSD
Sale Date: 2/13/2014
Par: \$18 Million
Underlying Ratings: --/AA/--
Debt Type: General Obligation Bonds
Sale Type: Competitive
Insurance: No
Redemption: N/A

District: Sequoia Union High School District
Sale Date: March 12, 2014
Par: \$116.975 Million
Underlying Ratings: Aa1/AA/--
Debt Type: General Obligation Bonds
Sale Type: Competitive
Insurance: No
Redemption: 7/1/2024 @ 100%

District: Palo Alto Unified School District
Sale Date: May 14, 2014
Par: \$40 Million
Underlying Ratings: Aa1/AAA/--
Debt Type: General Obligation Bonds
Sale Type: Competitive
Insurance: No
Redemption: 8/1/2024 @ 100%

Bidder	True Interest Cost ⁽¹⁾	Underwriting Fee
Raymond James & Associates, Inc.	1.825 %	0.300 %
J.P. Morgan Securities LLC	1.841	0.292
BMO Capital Markets	1.850	0.188
FTN Financial Capital Markets	1.853	0.078
Stifel, Nicolaus & Co., Inc.	1.868	0.200
Citigroup Global Markets Inc.	1.877	0.157
Robert W. Baird & Co., Inc.	1.885	0.511
Bank of America Merrill Lynch	1.893	0.212
FirstSouthwest	1.894	0.326
Hutchinson, Shockey, Erley & Co.	1.911	0.240
Piper Jaffray	1.987	0.551

Bidder	True Interest Cost ⁽¹⁾	Underwriting Fee
Citigroup Global Markets Inc.	3.449 %	0.419 %
Bank of America Merrill Lynch	3.518	0.264
Morgan Stanley & Co, LLC	3.536	0.365
J.P. Morgan Securities LLC	3.537	0.582
Raymond James & Associates, Inc.	3.562	0.682
Stifel, Nicolaus & Co., Inc.	3.588	0.324
Hutchinson, Shockey, Erley & Co.	3.595	0.600
Robert W. Baird & Co., Inc.	3.622	1.049
Wells Fargo Bank, N.A.	3.624	0.522

Bidder	True Interest Cost ⁽¹⁾	Underwriting Fee
UBS Financial Services Inc.	2.404 %	0.418 %
RBC Capital Markets	2.450	0.314
Morgan Stanley & Co, LLC	2.497	0.341
Stifel, Nicolaus & Co., Inc.	2.498	0.317
William Blair & Company, LLC	2.499	0.281
Janney Montgomery Scott LLC	2.522	0.287
Bank of America Merrill Lynch	2.545	0.163
Robert W. Baird & Co., Inc.	2.546	0.507
J.P. Morgan Securities LLC	2.556	0.397
Hutchinson, Shockey, Erley & Co.	2.583	0.336
Mitsubishi UFJ Securities, Inc.	2.684	0.346

(1) Cost of borrowing metric which accounts for both proposed interest rates and underwriting fees.

Negotiated Sale Comparables

While financings are not always directly comparable (e.g. different rating(s), principal amount, district location, district name, different market conditions, etc.), financings with similar characteristics provide a gauge for fair market interest rates

District:	Pleasanton Unified School District	Glendale Community College District	San Juan Unified School District	Newark Unified School District
Sale Date:	6/10/2014	6/5/2014	6/5/2014	6/5/2014
Par:	\$11,100,000	\$26,660,000	\$25,925,000	\$30,000,000
Underlying Ratings:	Aa2/--/--	Aa2/AA/--	Aa2/--/--	--/AA/--
Debt Type:	General Obligation Bonds	General Obligation Bonds	General Obligation Bonds	General Obligation Bonds
Sale Type:	Negotiated	Negotiated	Negotiated	Negotiated
Insurance:	No	No	No	No
Redemption:	Non-callable	8/1/24 @ 100%	8/1/2023 @ 100%	8/1/2024 @ 100%
Underwriter:	Stifel Nicolaus & Co., Inc.	RBC Capital Markets	Keybank Capital Markets	Morgan Stanley & Co.
Underwriter's Fee:	0.27%	0.50%	0.33%	0.65%

Year	Pleasanton Unified School District					Glendale Community College District					San Juan Unified School District					Newark Unified School District				
	Par	Coupon	Yield/ YTM	MMD 6.10.14	Spread to MMD	Par	Coupon	Yield/ YTM	MMD 6.5.14	Spread to MMD	Par	Coupon	Yield/ YTM	MMD 6.5.14	Spread to MMD	Par	Coupon	Yield/ YTM	MMD 6.5.14	Spread to MMD
2014	210	2.00	0.14		n/a	680	1.00	0.14		n/a	1,105	2.00	0.15		n/a	1,400	2.00	0.19	0.14	0.05
2015	1,580	4.00	0.19	0.14	0.05						3,315	4.00	0.22	0.14	0.08					
2016	1,240	4.00	0.37	0.30	0.07	120	2.00	0.35	0.30	0.05	1,590	4.00	0.41	0.30	0.11	615	2.00	0.37	0.30	0.07
2017	1,725	4.00	0.67	0.62	0.05	1,145	4.00	0.63	0.60	0.03	730	4.00	0.74	0.60	0.14	200	2.00	0.70	0.60	0.10
2018	1,320	5.00	1.02	0.98	0.04	1,200	4.00	0.96	0.93	0.03	605	3.00	1.11	0.93	0.18	200	3.00	1.05	0.93	0.12
2019	1,390	5.00	1.32	1.28	0.04	1,250	4.00	1.26	1.23	0.03	625	3.00	1.46	1.23	0.23	200	4.00	1.38	1.23	0.15
2020	850	5.00	1.62	1.56	0.06	1,285	5.00	1.55	1.50	0.05	645	3.00	1.74	1.50	0.24	200	4.00	1.68	1.50	0.18
2021	890	3.00	1.93	1.82	0.11	1,370	5.00	1.83	1.76	0.07	665	3.00	2.04	1.76	0.28	200	4.00	1.96	1.76	0.20
2022	925	5.00	2.17	2.03	0.14	1,465	5.00	2.10	1.97	0.13	685	3.00	2.30	1.97	0.33	200	4.00	2.20	1.97	0.23
2023	970	4.00	2.37	2.21	0.16	1,560	5.00	2.31	2.15	0.16	700	3.00	2.52	2.15	0.37	200	4.00	2.43	2.15	0.28
2024						1,660	5.00	2.49	2.27	0.22	725	3.00	2.76	2.27	0.49	200	5.00	2.62	2.27	0.35
2025						1,770	5.00	2.82	2.38	0.44	745	5.00	3.07	2.38	0.69	200	5.00	2.98	2.38	0.60
2026						1,600	4.50	3.02	2.48	0.54	785	5.00	3.29	2.48	0.81	200	5.00	3.24	2.48	0.76
						285	3.00	3.00	2.48	0.52										
2027						1,990	5.00	3.27	2.58	0.69	820	5.00	3.48	2.58	0.90	410	3.00	3.23	2.58	0.65
2028						2,120	5.00	3.44	2.67	0.77	860	5.00	3.61	2.67	0.94	475	5.00	3.65	2.67	0.98
2029						2,245	5.00	3.58	2.76	0.82	905	4.00	3.54	2.76	0.78	555	5.00	3.78	2.76	1.02
2030						2,385	5.00	3.70	2.84	0.86	940	5.00	3.85	2.84	1.01	640	5.00	3.89	2.84	1.05
2031						2,530	5.00	3.80	2.91	0.89	8,000	5.00	3.93	2.91	1.02	735	5.00	3.98	2.91	1.07
2032											1,480	5.00	4.01	2.98	1.03					
2033																				
2034																2,835	5.00	4.19	3.10	1.09
2039																7,305	5.00	4.40	3.30	1.10
2044																13,030	5.00	4.48	3.36	1.12

Conditions for Sale Methodology

- ◆ General conditions for a competitive bond sale:

- Strong credit ratings
- Strong bond repayment source
- Large financing size
- Simple bond structure
- Stable bond market
- Recognizable district name
- Issuer liquidity

- ◆ General conditions for a negotiated bond sale:

- Weak credit ratings
- Less secure bond repayment source
- Small financing size
- Complex bond structure
- Volatile bond market
- Unknown district name
- Lack of issuer liquidity

- ◆ Timing

Construction Program

Terry Tao

Atkinson Andelson Loya Ruud & Romo

Project Team Members & Roles

- **District Staff**
- **Architect**
- **Bond Program Manager**
- **Construction/Project Manager**
- **Contractor**
- **Inspectors**



Project Team Members & Roles

- **District Staff**

- Establishes expectations for project and team performance.
 - Provides district standards.
 - Develops project program and/or performance specifications.
- Contracts for construction inspectors and testing services.
- Monitors progress of project, guides and controls other team members.
- Facilitates governing board approvals of changes, payments to contractors, etc.

Project Team Members & Roles

- **Architect**

- Is in “general responsible charge” of the construction, “observes the construction for general conformance to design requirements, and provides status reports to the DSA.
- Responsible for responding quickly to Requests for Information (RFIs) to keep the project moving.
- Assists school district in complying with legal requirements applicable to the selected construction delivery method.
- Assists school district in preparing bidding and “front end” construction documents.
- For non-bid projects, assists school district in preparing pre-construction services agreements and construction agreements.
- Reviews and advises school district as to contractor claims, stop payment notices, and other legal issues.
- Assists school district with resolution of claims.

Project Team Members & Roles

- **Bond Program Manager**

- **Assist and supplement District staff :**

- To provide Program-wide oversight and enforcement of contract documents.
- To develop scope, schedule and sequencing of projects.
- To develop a communication plan, including the preparation of reports for the Superintendent, Cabinet and bond staff, reports for the Board, reports for the Bond Committee, and participate in the preparation of annual audits.
- In developing specific vendor solicitations (RFQ/P's) and vendor "pools" and may maintain a database of qualified firms. Extensive knowledge of the public contract code and public procurement, bidding, and contracting procedures are mandatory.
- With OPSC/SAB consultant(s) applications for state funding.
- To manage District's inventory of "As-Built" documents, working with District to complete files, and may be required to implement a "cloud" storage system.
- Regarding various project delivery methods for individual projects, based on goals expressed by the District. Prepare bid documents as appropriate.
- To manage agency input including DSA, OSHA, Fire, Water, Sewer, CEQA, SWPPP, and others involved in the design and construction process.

Project Team Members & Roles

- **Construction/ Project Manager**

- Augments District staff.
- Serve as school district's representative for purposes of the construction, including providing expertise that district staff may not have.
- Mitigates the district's exposure to risk, oversees general contractor's performance and updates the district with accurate and timely cost and schedule reports.
- Monitors construction and compliance with contract requirements, and attempts to facilitate early identification and resolution of issues.
- Construction manager on multi-prime project takes on scheduling, coordination, and similar duties that otherwise would be performed by a general contractor.

Project Team Members & Roles

- **Contractor**

- Responsible for constructing the project in accordance with all design and contract requirements.
- Prepares and updates construction schedules, and coordinates the work to ensure timely completion.
- Prepares schedules of values, and submits pay applications in conformance with the schedule of values.
- Contracts with subcontractors, and schedules and coordinates all subcontracted work.
- Primarily responsible for compliance with prevailing wage and other labor laws.

Project Team Members & Roles

- **Inspectors**

- “Project inspector” or “inspector of record” must be certified by DSA.
- Inspects construction to confirm conformance with DSA-approved plans code and requirements.
- Reports deviations from plans and specifications.
- Maintains set of project records (DSA-approved plans, change orders, submittals, inspection reports, etc.
- Provides regular reports on the project to the DSA.



Project Delivery Methods

- **Available Construction Delivery Methods**

- Most Prominent

- **Design-Bid-Build (Public Contract Code Section 20111 et seq.)**
 - Applies to public projects costing \$15,000 or more.
- **Design-Build (Education Code Section 17250.10 et seq.)**
 - Applies when cost of design and construction of school facility combined will exceed \$2.5 million.
- **Lease-Leaseback (Education Code Section 17400 et seq.)**
 - Can use for projects of any size/cost.

- Others Used

- **CM at Risk**
 - Early involvement in design and establishes a GMP.
- **CM Multiple Prime**
 - Prime trade packages are established and managed by the CM.

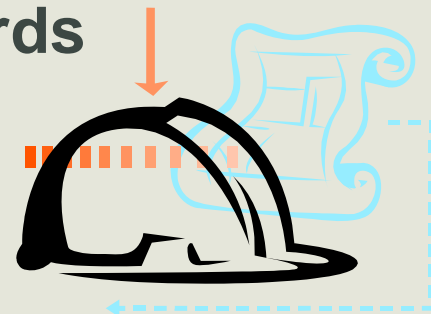
Pre-Construction Services

- **Benefits:**
 - **Manage Design to District Budget**
 - **Constructability Reviews for Tighter Design Documents**
 - **Build Master Project Schedule**
 - **Contractor Outreach – LOCAL**
 - **Preparation of Bid/Proposal Documents**



Bid Process and Contractor Selection

- **Prequalification of Bidders**
- **Pre-bid Conferences; Industry Days**
- **Review and Recommend Bid Addenda**
- **Conduct Bid**
- **Review Bids and Recommend Awards**



The Design Process



Don Pender

LPA

The Design Process

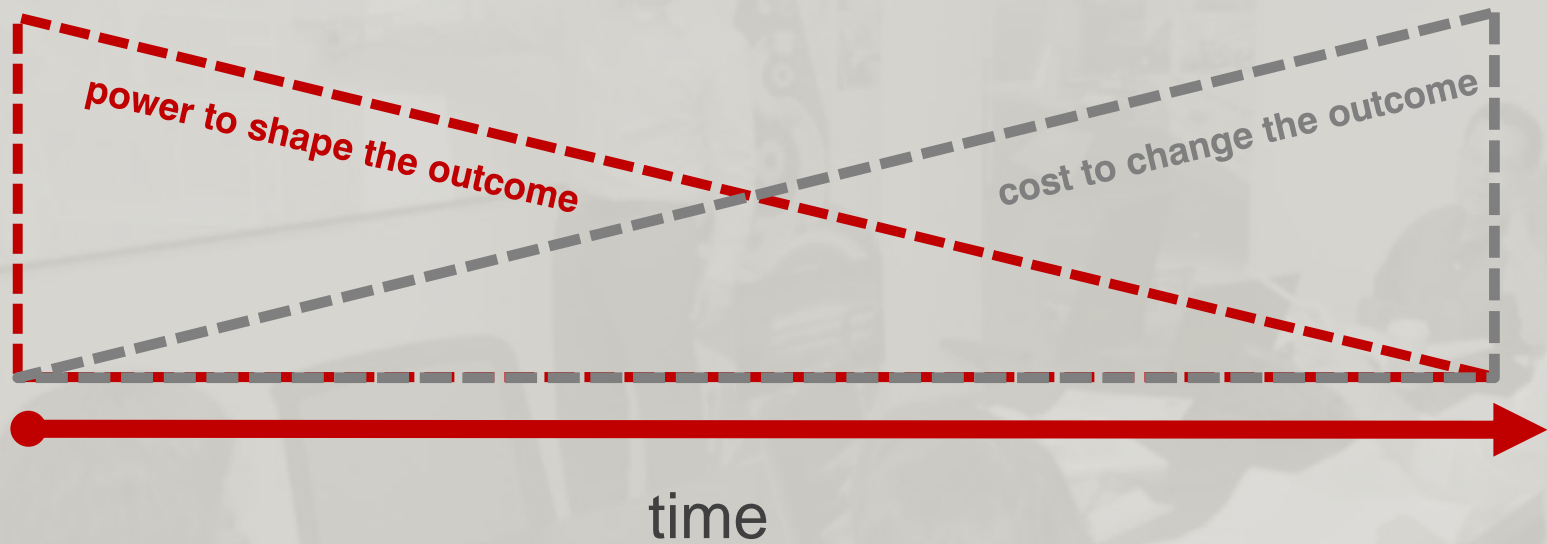
What we will discuss:

1. How the Design Team is Structured
2. Steps in the Design Process
3. How long does the process take

Current trends in the Educational Facility Design Process

1. Integrated Design and Delivery
2. Focus on Collaboration
3. BIM
4. Ability to make informed decisions early in the process

The Design Process



The Architect

**Orange Unified School
District**

Project Architect
“Single Point of Contact”

Design Team

Designer
Interior Designer
Landscape Architect
Specifications
BIM Technology

Structural Engineer
Mechanical Engineer
Electrical Engineer
Civil Engineer

Specialty Consultants

Cost Estimator

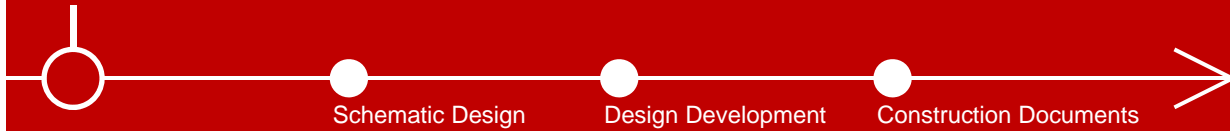
Food Service Consultant

Process Structure

Project Process Structure	
Master Plan Scope Confirmation	Confirm District Goals. Establish Project Prioritization and Preliminary Budget.
Schematic Design	Establish the general scale and relationships of design elements. Visualization + ROM Cost Estimating *
Design Development	Documents that fix and describe the size and character of the entire project: Architectural, Structural, Mechanical, Electrical, Materials*
Construction Documents	Drawings and Specifications setting out in detail the requirements for construction.*
Governing Authority Approval	California Dept. of Education, Division of The State Architect, Local Fire Authority, SWPPP, WQMP, Local Health Dept.
Bidding + Negotiation	Assist the District in Obtaining and Evaluating Bids Assist with the Bidding Process
Construction Phase Services	General administration of the contract for construction: Submittals, Change orders, Site observations, Pay Requests

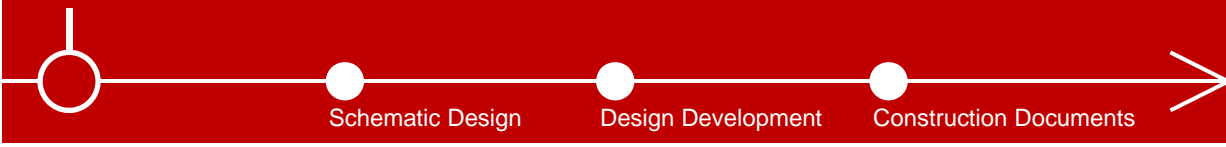
Master Plan Confirmation

Educational Vision
Long Term Outlook
Budget
Prioritization



Master Plan Confirmation

Educational Vision
Long Term Outlook
Budget
Prioritization



EDUCATIONAL PROGRAM

HIGH SCHOOL EDUCATIONAL SPECT
Villa Park I

2500 Student - Program Summary FINAL

Base Program - Academic Core	Headcount	Regular	Regular	Base	CAAD
Academics I Classroom	27,748	33	4	853	1203
Academics I Classroom (ICTM Lab)	27,748	3	2	133	203
Special Education	13,112	11	2	133	133
Science	27,748	0	13	334	488
Technical Arts/Multi-Media Arts	27,748	0	0	334	488
Physical Education/Dance	27,748	0	0	108	0
Art	27,748	11	0	134	0
Total Base Program - Academic Core		58	21	1,841	2,341
Existing Classrooms - VHS Building		18	21		

Base Program - Student/Staff Support	Headcount	Regular	Regular	Base	CAAD
Student Services/Recreation					
Library/Media Center					
Athletic Support/Concession					
Food Service/Canteen Support					
Total Base Program - Student/Staff Support					

New Construction:
Academic Building
Academic Building II
Parking Arts
Student Union/Food Service
Athletic Expansion
Field Buildings

Renovation:
100 Building
Gymnasium

Total Gross Square Footage:

GRADING + DRAINAGE

Storm Drain Facilities:

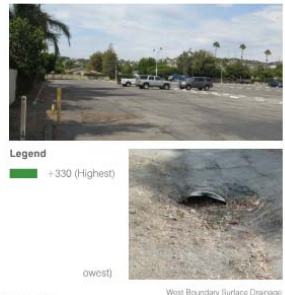
The campus predominantly slopes from northeast to southwest. The ultimate low point and storm drain outlet is located at the southwest corner of the campus. A smaller portion of the north middle campus discharges into East Taft Avenue. The campus buildings and quad area sheet flow to inlets that pipe the runoff to a buried corrugated metal pipe (CMP) located on the west edge of the property adjacent to the tennis courts. The CMP inlet and outlet are in failure mode, appearance of structural collapsing along with the pipe being filled with sediment. The inlet and outlet are accessible to pedestrians and pose a potential liability.

Stormwater Quality:

The north portion of the campus is largely impervious with asphalt and concrete surfaces. Storm water is collected and piped from these areas without a form of water quality treatment. The storm water is discharged to an asphalt paved surface channel prior to being discharged offsite. There is little to no water quality or low impact designs implemented throughout the campus to address current water quality standards.

Stormwater Access:

Stormwater from the residential community to the north enters the Campus site via a 5 foot diameter pipe. Storm water is discharged into the 500-year floodway that cuts through the middle of the site and empties out into the 100-year floodway known as Pershing Creek. Although these floodways are generally dry throughout the year, they are incredibly important to the hydrology of this site and the surrounding community. Future mitigation of the Pershing Creek will be necessary at the area that cuts into the Campus site.



FACILITY CONDITION INDEX

The Villa Park High School campus was constructed in 1964 and is approximately 27 acres in size. The buildings' exterior enclosure is generally summarized as follows: exterior walls are constructed with concrete masonry units and cast-in-place concrete. Exterior overhangs are finished with plaster and supported on steel tubes or glued-laminated beams and metal roof decking, and roof flashing is generally rusted. Roofing material was not observed, but per previous reports are in need of replacement. There is evidence of roof leaks scattered around the campus. Although there are a handful of painted wall murals, there is very little specialty building signage and way-finding signage.

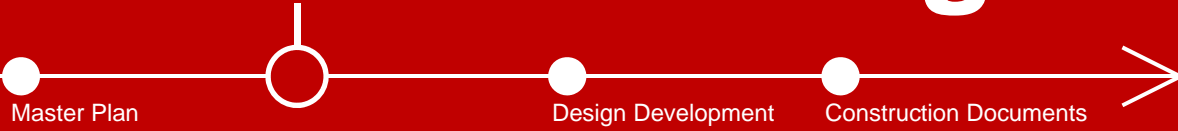
The campus is located in a residential neighborhood east of Interstate-55, flanked by East Taft Avenue to the north and by Santiago Boulevard to the south. Building structures are located predominantly on the NE corner of the site, with the playfields and running track located on the southern half. Student Parking is located on the NW corner, and Staff Parking is located on the east side of the campus. The south, east, and west perimeters of the campus are fenced, while the north perimeter along East Taft Avenue is generally open without security fencing. There is a small electronic message sign off Taft, but the campus lacks a strong "Front Door" or visible point of entry.

Facility Condition Summary:

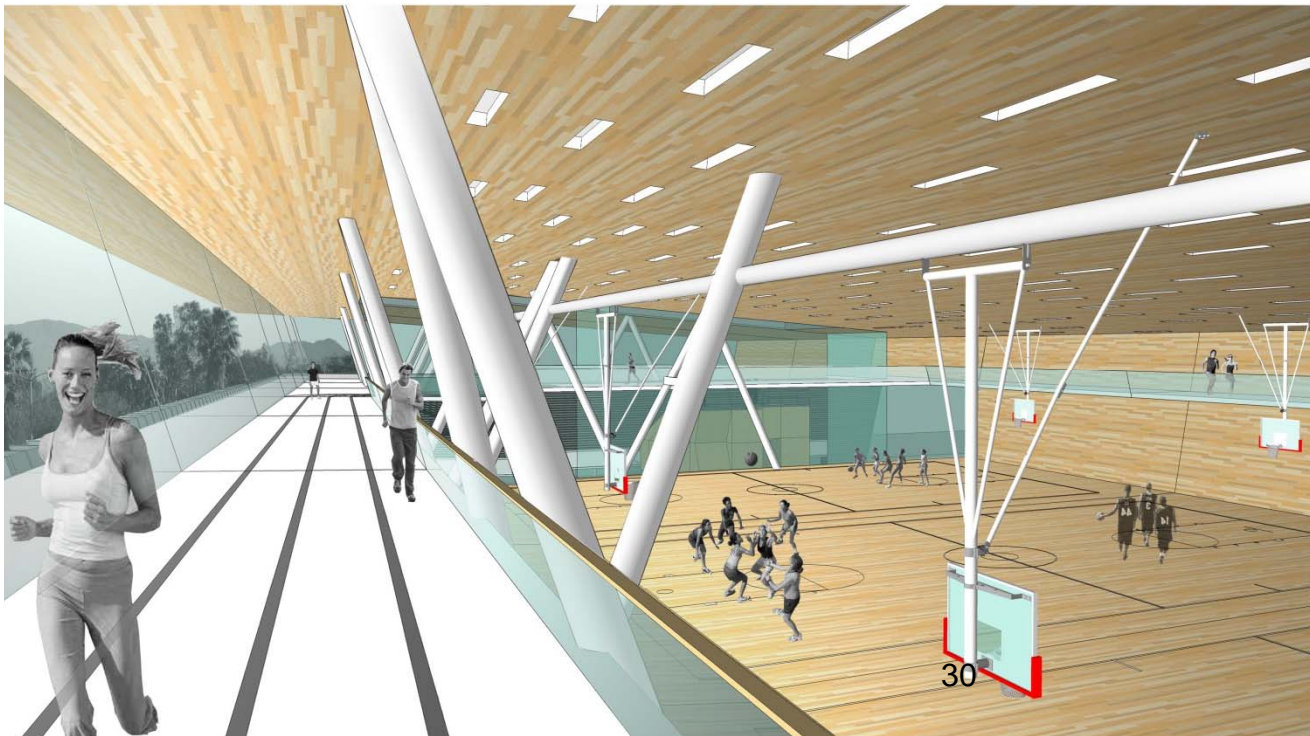
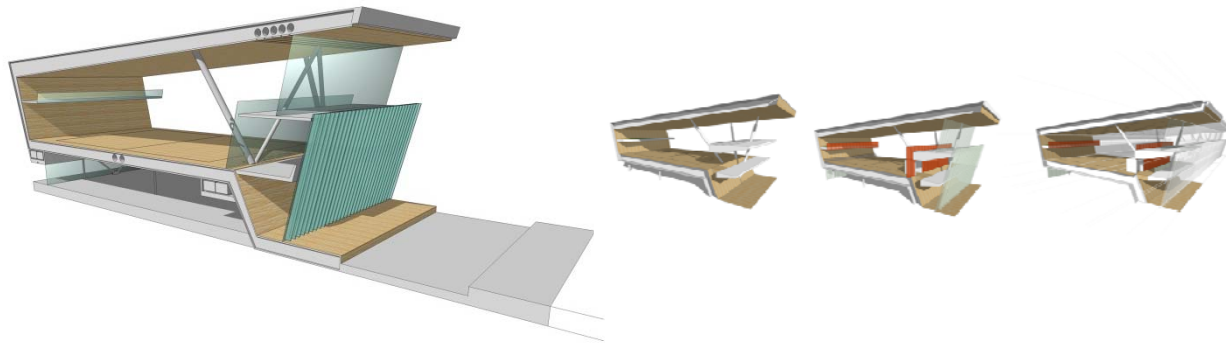
All exterior wall surfaces and overhangs are spalled, with exposed rebar and various devices layered on over the years. The monotonous color scheme is "institutional" and uninspired. Exterior walls do not show signs of cracks, settling, or damage. Windows are framed in anodized aluminum with single-pane glazing, and many windows are damaged or have been replaced with plexiglas. Classroom spaces have very limited windows or views to the exterior, and many have been covered by its users. Exterior doors are steel and are generally not equipped with accessible door hardware or panic devices. Exterior sealant around doors and windows are worn and dried out. Building way-finding and exit signage is lacking and non-accessible. Restroom facilities are in poor condition and are generally non-accessible.



Schematic Design



Ideation
Conceptualization
Vision
Synthesis



Schematic Design

Master Plan

Design Development

Construction Documents

Ideation
Conceptualization
Vision
Synthesis

STACEY SCHOOL

EXPLORATION GARDEN

2 SECOND FLOOR PLAN

PROJECT SCOPE DESCRIPTION
February 17, 2012
Schematic Design Deliverable
CITY OF SAN DIEGO DOWNTOWN LIBRARY SCHOOL
LPA Project No. 13087.20

SETTING Fair

OVERVIEW 1

PROJECT INFORMATION 3.5

EDUCATIONAL CONDITIONS 1

EDUCATIONAL SPECIFICATIONS

MECHANICAL 0-04

PLUMBING 17-18

FIRE PROTECTION 18-21

ESTIMATA 22

FIRE ALARM 22

A - PROJECT BASIS SKETCHES: KITCHEN @ DOWNTOWN CHARTER HIGH Attached

B - FOOD SERVICE DESIGN GROUP - KITCHEN BASIS OF DESIGN Attached

OVERVIEW

SCOPE
San Diego Unified School District (SDUSD) plans to occupy the 6th and 7th floors of the City of San Diego's proposed, new, downtown library with a Charter School program. The Charter School is referred to as "Downtown Charter High" and is intended to serve 500 students. Downtown Charter High will open in September 2012 with 250 students in the 6th and 10th grade. They will add 250 students per year, each thereafter.

Downtown Charter High is a new and innovative charter high school that will diversify the learning opportunities for all students in San Diego. In an unprecedented alliance in the development of a charter school, the San Diego Public Library Foundation, the City of San Diego, and the San Diego Unified School District came up with a mutually beneficial plan to establish a charter high school at the New San Diego Central Library in downtown San Diego.

The co-location of a charter high school within a public library offers extensive opportunities for collaboration and engagement, as both organizations support a mission of lifelong learning and literacy. While the primary focus is on the education of the students, the new design will support the partnership venture between small high schools and a community based organization. This design will demonstrate the mutual benefits of going beyond simply sharing space to sharing a common purpose.

The themes that the design and curriculum will support are:
Cultural and Social Literacy
New Media & Information Technology
Nutrition & Wellness
Intervention and Job Shadowing
Civic Engagement and Community Service

Document Reader
AV Input Panel

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1 Schematic Level Drawings

LPA

DESIGN VALUE MATRIX

LPA Irvine/ Project coLAB
Job Number: 12000.66

ITEM	DESCRIPTION	QTY	BASE	OPTION	COST
DEMOLITION					
1	Demol acoustical ceiling	165-sf	X		\$0
2	Demol wall provide rough opening	16-ft	X		\$0
3	Demol wall maintain/extend header for kitchen ceiling	18-ft	X		\$0
4	Demol wall	22-ft	X		\$0
5	Demol wall provide rough opening	12-ft	X		\$0
6	Remove millwork and relocate to Printer Room	15-ft	X		\$0
7	Remove rolling door, repair wall as needed, refer to Item G for re-use	6-ft	X		\$0
8	Demol acoustical ceiling	2630-sf	X		\$0
9	Remove Flooring	2630-sf	X		\$0
NEW CONSTRUCTION					
A	Remove door and fill in with glass corner, similar to Catalina Court fire	3-ft	X		\$0
B	Storefront glass wall with (1) glass door	12-ft	X		\$0
C	Storefront glass wall with (1) glass door; vinyl lint pattern on glass; extend of glazing to match adjacent Small Bufile Court fire	26-ft	X		\$0
D	New painted gyp, bd wall	5-ft	X		\$0
E	New painted gyp, bd ceiling	265-sf	X		\$0
F	Sectional glass garage door with guides (manual); vinyl lint pattern on glass	16-ft	X		\$0
F-1	Telescoping sliding glass doors; centered opening; recessed ceiling track; vinyl lint pattern on glass	16-ft		X	\$0
G	Extend wall from Printer fire to frame opening for sliding door; re-tilt and re-use sliding door from Item #7, including hardware	20-ft	X		\$0
H	(5) small conf rooms; full-height walls, glass walls and doors at entry elevation, re-use ceiling grid and light fixtures from Item #8	200-sf	X		\$0
I	Uniform grid in ceiling with power cord nests and linear LED lighting fixtures	2400-sf	X		\$0
J	Paint open structure and all items above light fixtures; including on-site gyp, HVAC, electrical, acoustical tiles, etc.	2400-sf	X		\$0
K	Re-use acoustical ceiling tiles from Item #8; attach directly to deck and paint (also see Item J)	1500-sf		X	\$0
L	Track and sliding curtain (full height) mounted to unit-steel grid; theater grade velvet curtains	25-ft	X		\$0
M	Epoxy floor (Dura Flo)	2760-sf	X		\$0
M-1	Rubber floor (polymers) tile	2760-sf		X	\$0
N	Carpet tile (Paraflex)	1500-sf	X		\$0
O	Carpet tile (re-use existing from Item M)	180-sf	X		\$0
P	Full-height color glass (#210); channel set	360-sf	X		\$0
Q	Wynl graphics over painted gyp, bd wall	200-sf	X		\$0
R	Revised access door, 1ft	400-sf	X		\$0
S	Additional row of linear pendant light fixtures; match existing, remove downlights; Bluffs fire-Lg	11-ft each	X		\$0
T	Pin-mounted, Color ceiling panels by Armstrong; 50% coverage per room; Bluffs fire-Lg	200-ft x 230-ft	X		\$0

7/21/2014 J:\2012\1200049\DOCS\102 Design Budgets_Schedule\Budgets\DWG 12_1212.xlsx

3 Design Value Matrix



2 Basis of Design

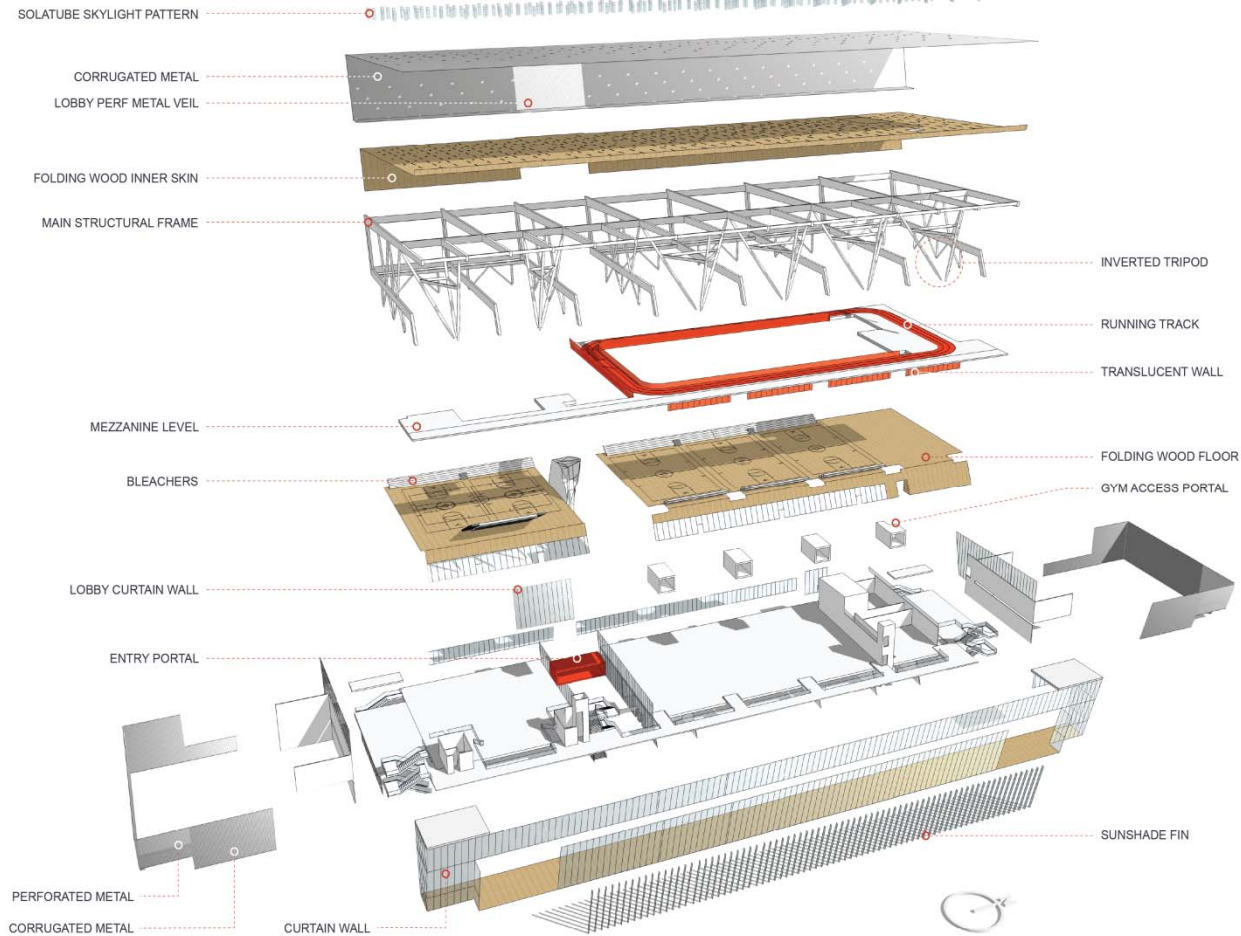
Design Development

Coordination
Engineering
Understanding
Monitor Cost

Master Plan

Schematic Design

Construction Documents



Design Development

Coordination
Engineering
Understanding
Monitor Cost



1 Design Development Drawings

EXHIBIT FAN SCHEDULE

NO.	NO. OF FANS	TYPE	HP	WATT	WATT/HR	WATT/HR	WATT/HR	WATT/HR
1	1	1	1	1	1	1	1	1

MAKE-UP AIR UNIT SCHEDULE

NO.	NO. OF UNITS	TYPE	HP	WATT	WATT/HR	WATT/HR	WATT/HR	WATT/HR
1	1	1	1	1	1	1	1	1

SCALE

NO.	SCALE
1	1/4" = 1'-0"
2	1/8" = 1'-0"
3	1/16" = 1'-0"
4	1/32" = 1'-0"
5	1/64" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
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50	11/15/11	ISSUED FOR PERMIT



LPA

DOWNTOWN CHARTER HIGH
320 Park Boulevard
San Diego, California
LPA Project No. 11667.20

PROJECT MANUAL

DESIGN DEVELOPMENT SUBMITTAL
April 13, 2012

BOARD OF EDUCATION
San Diego Unified School District

3 Material + Finish Selection

DOWNTOWN CHARTER HIGH SCHOOL MATERIAL BOARD

Downtown Charter High School
Budget Development Statement of Proposed Costs
San Diego, California

VARIANCE REPORT FOR BASE OPTION

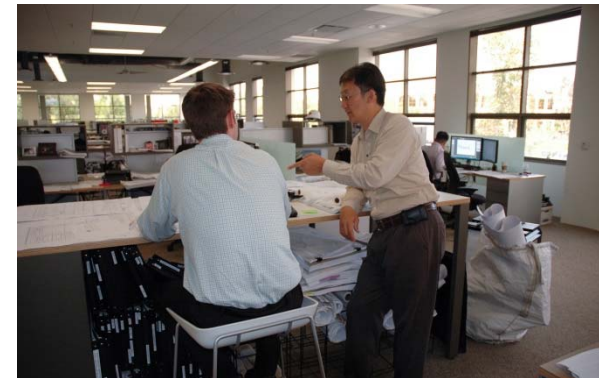
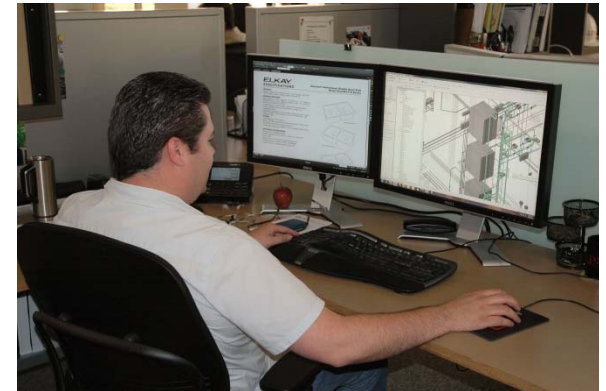
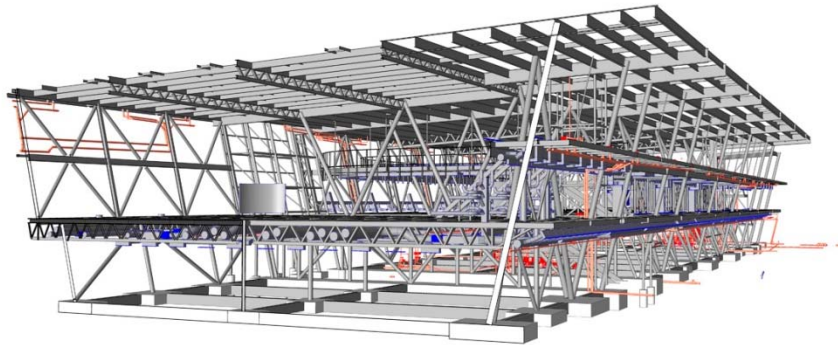
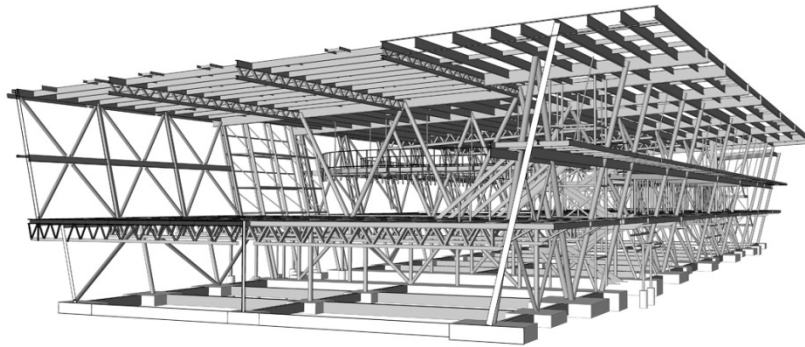
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4 Cost Estimates

Construction Documents

Detail
Quality Control
Quantifiable
Biddable



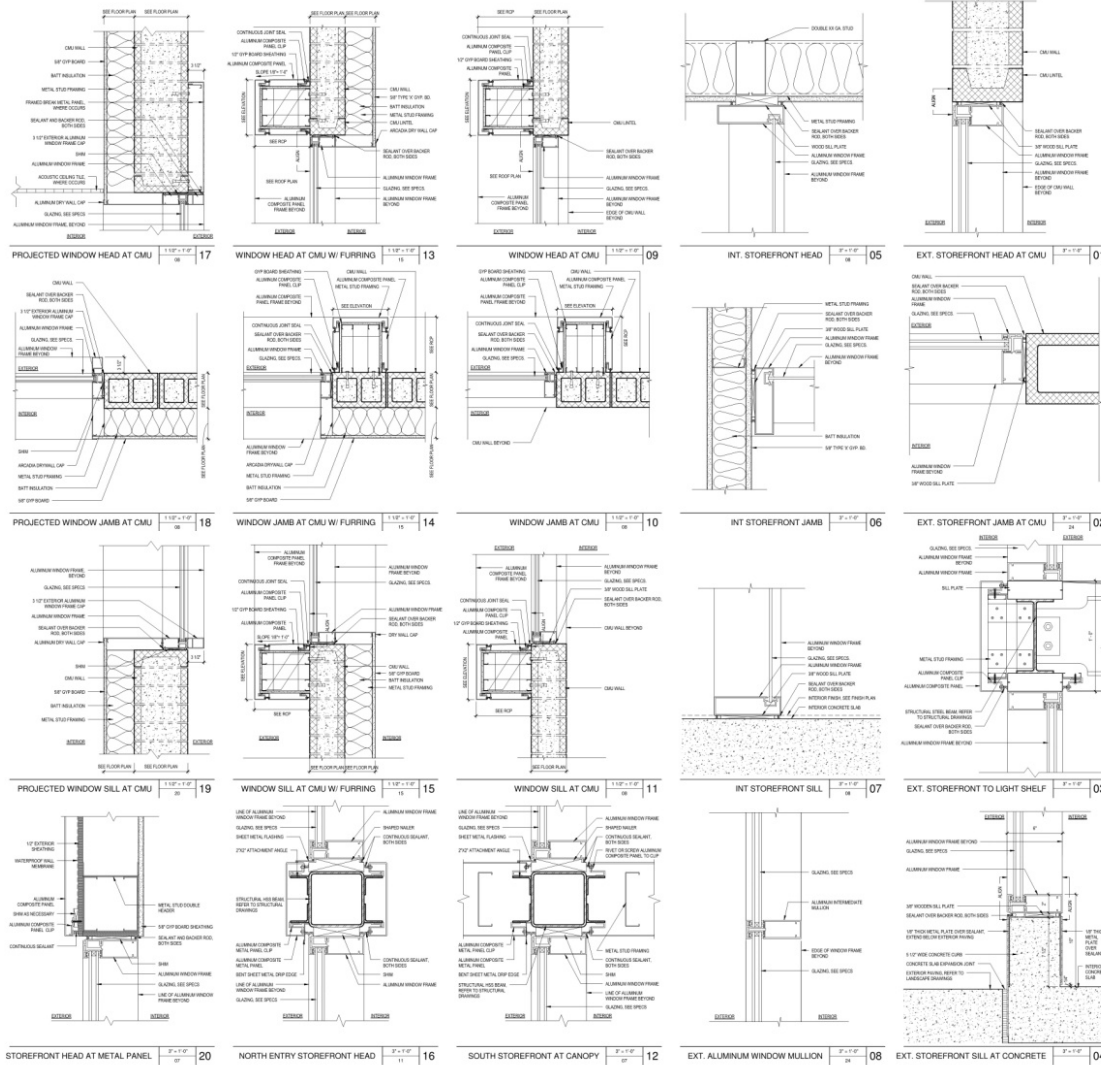
Construction Documents

Detail
Quality Control
Quantifiable
Biddable

Master Plan

Schematic Design

Design Development



LPA

Architecture
Planning
Interior Design
Landscape Architecture
Graphics

1161 California Ave. Suite 100
Irvine, California 92617
P 949 261-1011
F 949 260-1100
L info@lpa.com
W www.lpacorp.com

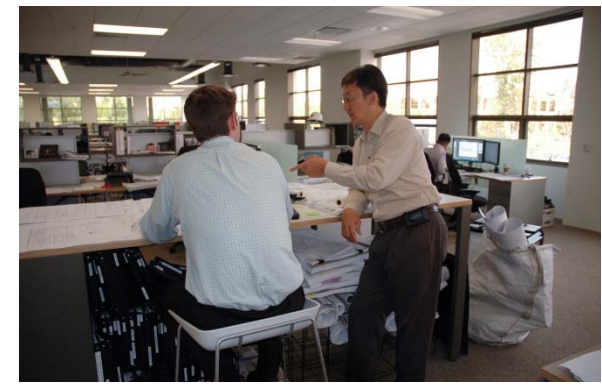
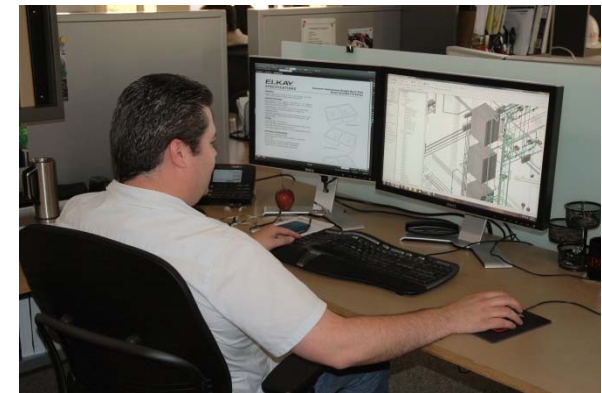


CONSTRUCTION DOCUMENTS
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SCALE: AS SHOWN
PROJECT: PHASE III
SHEET: A8.50

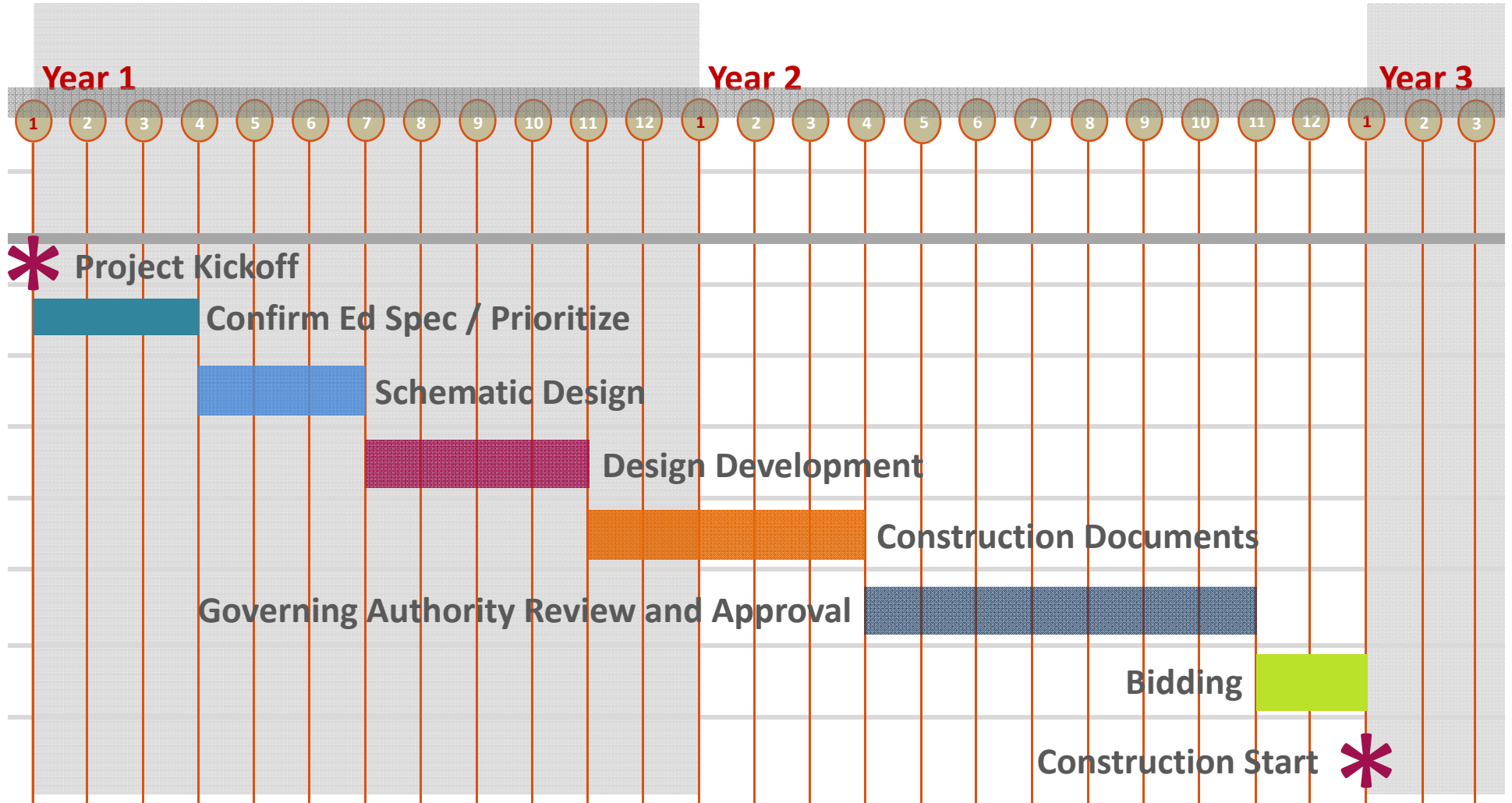
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PHASE III
1488 S. DOWNEY AVE
PARAMOUNT, CA 91763
Designed by
PARAMOUNT I.E.D.

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11/11/11	4	REVISION
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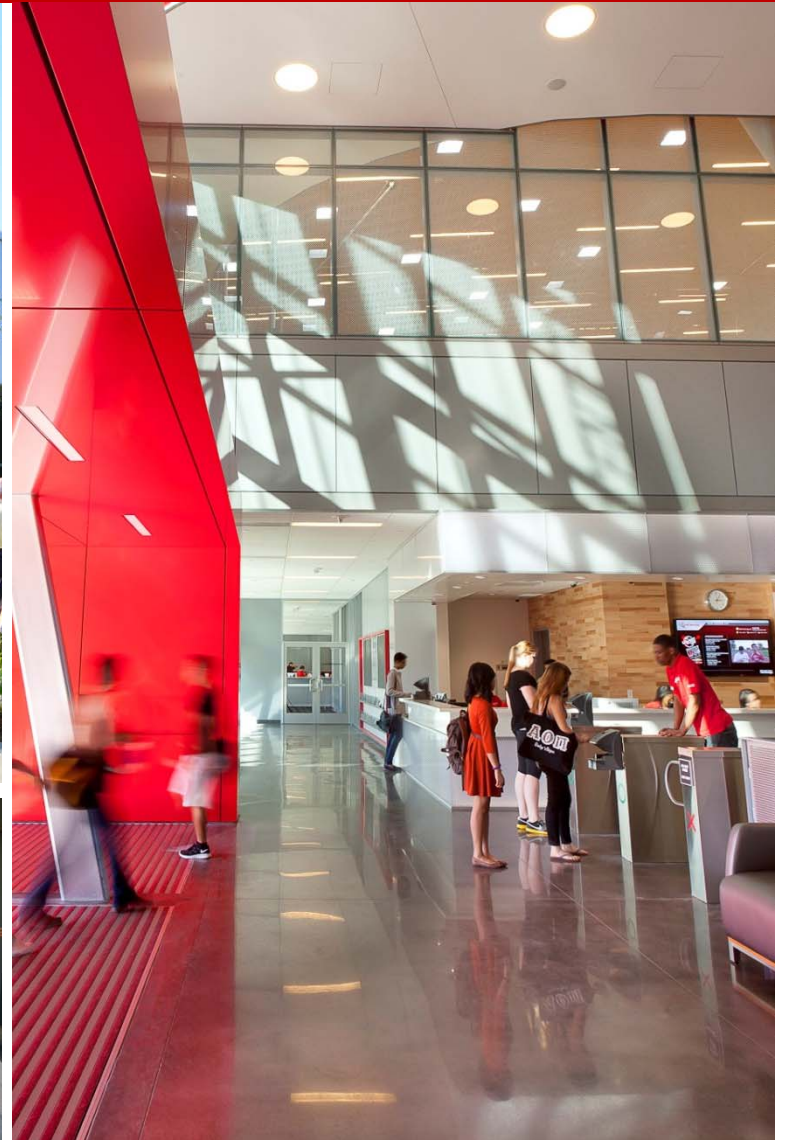
WINDOW DETAILS
A8.50
FOR RECORD ONLY



Sample Schedule



Occupancy / CELEBRATE!



Bond Program Implementation Planning

