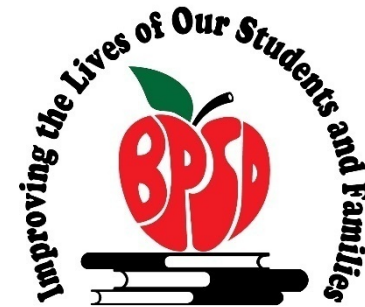




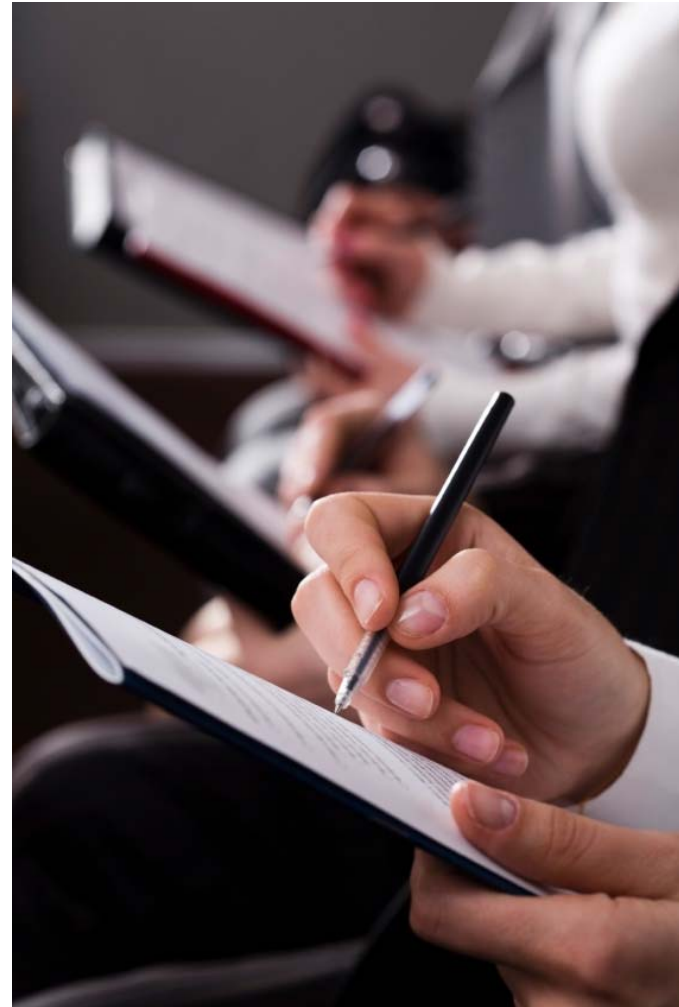
Buena Park School District



Measure B Program
Citizens' Oversight Committee Update
September 7, 2016

Agenda

- 2016 Phase I Project Update
- Measure B Budget and Funding Scenarios
- 2017 Project Update
- Prop. 39 and SCE Program Update
- Program Schedule



Recap February 22nd Meeting

- 3 Summer projects were bid, awarded and constructed
 - Beatty Seismic Upgrades
 - Buena Park Junior High Modernization
 - Phone installation at 5 sites
 - Corey, Gilbert, Whitaker, Beatty, District Office
- Finalized the past Phase 1 projects.

Phase 1 Completed Past Projects

- Pendleton Deviation Notice- Project is Certified
- Emery Deviation Notice- DSA has extended the project certification deadline to allow the completion of the remaining scope to install truncated domes.
- Emery writable surface repairs. Project is completed.
- Corey Seismic Notice of Completion has been filed with the county.
- Whitaker light modernization of Admin office has been completed.
- Emery portable light modernization of 2 rooms with technology upgrades.
- Successfully issued a \$4M BAN to accelerate the modernization of the Junior High and complete Beatty Seismic during the summer of 2016.
- AB-300 reimbursement of Beatty Seismic and Corey Seismic projects

AB300 Reimbursement

- Total reimbursement was valued at approximately \$900,000 between Corey Seismic and Beatty Seismic Upgrade projects.
- Beatty Seismic
 - Initially the Office of Public School Construction (OPSC) authorized reimbursement of \$451,170.
 - District staff/TELACU negotiated for additional reimbursements related to hazmat abatement, inspector of records, project soft cost, etc.
 - Beatty awarded \$667,915 and has been placed on the State's unfunded reimbursement list. Funds will be released upon State Issuance of a Bond.
- Corey Seismic
 - OPSC's initial review approved \$394,843 for this project.
 - TELACU and the District are in the process of requesting an additional \$302,295 for cost associated with abatement, project management soft cost, etc.
- To date (excluding the additional \$302,295) OPSC has approved a total of \$1,062,758 in Facility Hardship Seismic Mitigation Rehabilitation for the Beatty and Corey projects.

Gordon H. Beatty Elementary School

Bid 16-05 - Seismic Upgrade Project

Date	Deliverable
Jan 25	Bidder Solicitation and Contractor Prequalification Continues
Jan 29	Finalize Project Budget including validation of Construction Cost Estimate, HazMat Abatement, and all soft costs
Jan 29	Draft Bid Documents distributed to BCA and District Staff
Feb 10, Feb 17	Formal Bid Process Starts, 1 st and 2 nd Advertisements Held
Feb 18	Mandatory Job Walk
Feb 25	Contractor Prequalifications Due
Mar 1	Last Day for Pre Bid RFI's
Mar 3	Last Addendum Issued Notify All Prequalified Contractors
Mar 10	Bid Opening
Mar 15	Validate Bids and Prepare Recommendation of Award
Mar 28	Award Construction Contract
April 4 – May 27	NTP1 – Submittals, Steel Fabrication, Materials
May 30 – Sep 6	Construction

Gordon H. Beatty Elementary School

Bid 16-05 - Seismic Upgrade Project



DSA # 04-114207

Approved by DSA on 06/09/2015

Construction Contract Awarded to Construct I Corp. for \$1,521,377

Project Synopsis: Project includes seismic upgrades to building B to bring the concrete masonry unit walls and roof connection to current seismic code requirements.

Current Construction Status: The entirety of the building was occupied on 8-29-16 Three weeks ahead of the original occupancy date. Minor roof work is being completed with a reflective coating being installed after the 30 day curing of the roofing. The contractor is in the process of demobilizing from the site.

Project Milestones:

Phase 1 occupancy 8/1/16

Phase 2 occupancy 8/29/16



TELACU Construction Management



Gordon H. Beatty Elementary School

Bid 16-05 - Seismic Upgrade Project



Computer Room



New Solatubes in Classrooms



Gordon H. Beatty Elementary School

Bid 16-05 - Seismic Upgrade Project



DSA # 04-114207

Approved by DSA on 06/09/2015

Construction Contract Awarded to Construct I Corp. for \$1,521,377

Design Challenges/Revisions: Existing utility locations and structural conditions generated two significant design revisions, the first being a steel connection and second being the solatube size and layout. Both design changes have since been implemented. No additional design challenges or revisions have occurred.

Cost Impacts: Project cost is under the construction contract budget. It is anticipated that a portion of the project allowance will remain unused and returned to the District Program.

Schedule Impacts: None



Buena Park Junior High School

Bid 16-06 – BPJHS Modernization

Date	Activity
Jan 29	Finalize Project Budget including validation of Construction Cost Estimate, HazMat Abatement, and all soft costs
Feb 9	Authorize Permission to go to Bid
Feb 12	Draft Bid Documents to BCA and District Staff DSA Approval Received
Feb 17	Finalize Bid Documents
Feb 17 and Feb 24	Formal Bid Process Starts, 1st and 2nd Advertisements Held
Mar 3	Mandatory Job walk
Mar 17	Last Day for Pre-Bid RFI's Contractor Prequalifications Due
Mar 24	Last Addendum Issued Notify Prequalified Contractors
Mar 31	Bid Opening
Apr 4	Validate Bids and Prepare Recommendation of Award
Apr 25	Award of Construction Contract
May 30 – Aug 1	Construction - Complete 24 Classrooms
May 30 – Sep 30	Construction – Complete 12 Classrooms (balance)

Buena Park Junior High School

Bid 16-06 – BPJHS Modernization



DSA # 04-114337

Approved by DSA on 02/10/2016

Construction contract awarded to Construct I Corp. for \$3,828,363

Project Synopsis: Buena Park Junior High School Modernization consists of the complete modernization and 21st Century Technology Upgrades to 36 classrooms including 6 science rooms.

Current Construction Status: Phase 1 was occupied the week of August 1st and currently being used for instruction. Minor punch list items are being performed after hours to not interrupt classes. Phase 2 is ahead of schedule and anticipating occupancy after September 23. Finishes are currently being installed including tack wall, Marker walls and cabinet doors. Technology systems cabling is underway with devices being hung next week.

Project Milestones:

Phase 1 occupancy 8/08/16 (complete)

Phase 2 occupancy 10/03/16 (ahead of schedule)



Phase I Classroom

Buena Park Junior High School

Bid 16-06 – BPJHS Modernization



DSA # 04-114337

Approved by DSA on 02/10/2016

Construction contract awarded to Construct I Corp. for \$3,828,363

Design Challenges/Revisions: No significant design revisions, yet unforeseen conditions have continued to be identified and are noted as Cost Impacts below.

Cost Impacts: Significant cost impacts have been incurred due to unforeseen conditions including, multiple layers of flooring, additional abatement, damaged underground plumbing piping, and miscellaneous electrical. Additionally, scope has been added for electrical fixtures, fire alarm, additional cabinetry and low voltage systems. The Contract Allowance has been expended and Change Orders #1 & 2 (totaling approx. 2.9%) has been approved by the Board. Additional costs are being negotiated/finalized. Cost projections are 4-5% This is within the allowable budget.

Schedule Impacts: None



Phase I Classroom Complete and In Use

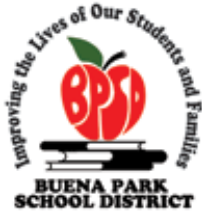
Phone System Installation at Five Locations

Bid 16-07

Date	Deliverable
Feb 5	Finalize Project Budget and Scope of Work
Feb 9	Authorize Permission to go to Bid
Feb 10	Draft Bid Documents to District Staff
Feb 17 and Feb 24	Formal Bid Process Starts, 1 st and 2 nd Advertisements Held
Feb 25	Mandatory Job walk
Mar 1	Last Day for Pre-Bid RFI's
Mar 7	Last Addendum Issued
Mar 15	Bid Opening
Mar 16	Validate Bids and Prepare Recommendation of Award
Mar 28	Award of Construction Contract
Apr 4	Construction Start
May 30	Completion at School Sites
June 3	Completion at District Office

Phone System Installation at Five Locations

Bid 16-07



This is not a DSA project

Construction contract awarded to Digital Network Group for \$218,613

Final Contract Amount \$223,313 (Projected Pending Change Order #01)

Project consists of voice over internet protocol (VOIP) phone installation at Corey, Gilbert, Whitaker, Beatty and the District Office. The contractor began work on April 12th and substantially completed all work on June 10th.

Additional work was requested at Gilbert ES, Beatty ES and Whitaker ES due to the length of existing pathway at these campuses existing the recommended 300' maximum run for data cable. This work was planned to be corrected in the Summer 2017 Modernizations, however in order to achieve code compliance this scope was added to this project rather than waiting for the modernizations to be completed.



Summer Project Construction Cost Summary

Project	Contract Amount	Allowance	Allowance Utilized to Date	Approved Change Orders	Projected Change Orders	Projected Change Order %
BPJH Modernization	\$3,828,363	\$200,000	\$200,000	\$110,332*	\$80,000	5.0%
Phone System	\$218,613	\$20,000	\$20,000	\$4,704*	\$0.00	2.2%
Beatty Seismic	\$1,521,377	\$100,000	\$84,802	\$0.00	\$0.00	0.0%

* Both the BPJH Modernization and Phone System Projects exceed the construction contract value. However our budget for these projects (which includes project contingencies, soft cost, etc.) have not been exceeded and these projects are below budget.

Measure B Budget Summary and Cash Flow Update

- On a monthly basis the District's expenditures in the general ledger are reconciled with TELACU's financial records of BPSD projects. As the District's 2016 Phase I Projects are nearing completion, a review of the Budget vs. Actual Bond Expenditures is being finalized allowing for updated Bond Funding Assessment and Cash Flow.

Measure B 2016 Bond Fund

Reconciliation of Budget vs. Actual Expenditures

\$s in millions	2016 PROJECT COST UPDATE		
	July 25th Board Update Projected Cost	Cost Variance	Actual Projected Cost
2016 Project Funding:			
Figures Updated Based on Actual Costs for Proposed Projects			
Current Estimated Funds Availability			
Remaining G.O. Bond Funds	2.68	0.00	2.68
Alternative Funding Sources:			
AB300 Reimbursement Funding	0.00	0.00	0.00
Fund 40 Special Reserve Contribution	1.70	0.00	0.60
Fund 25 Developers' Fees	1.10	0.00	1.20
BAN	4.00	0.00	4.00
Total Estimated Available Funds	9.48	0.00	8.48
2016 Projects Completed / In Progress			
Beatty Seismic	2.10	(0.20)	1.90
BPJH Modernization	5.70	(0.69)	5.01
Phone System	0.25	(0.02)	0.23
Whitaker Admin Bldg - Light Mod.	0.10	(0.01)	0.09
Emery Portables 8 & 10 - Light Mod.	0.10	(0.03)	0.07
Emery Cabinetry Re-paint	0.015	0.00	0.015
Accelerating District Wide Roofing	0.50	0.00	0.50
Total Estimated Cost of Projects	8.77	(0.96)	7.81
Overage/(Shortfall)	0.72	0.96	0.67
Notes:			
(1) Available G.O. Bond Funds increased due to unused contingencies at Emery, Pendleton, and Corey			
(2) Estimated Project Cost updated based on actual hard and soft costs thru July 30th and Projected to Completion			
(3) Projected Actual Costs vs. Budgeted Costs for 2016 Projects yields a Surplus of \$960K			

Measure B Budget Summary and Cash Flow Update

- Planning for 2017 and future Projects is in progress. Availability of future bond funds and updated project budgets are considered in strategizing on a future Implementation Plan.
- District Staff, TCM and the District's Financial Advisor have generated Bond Issuance and Cash Flow Scenarios to support Future Project planning as follows:
 - Baseline Scenario: 2017 Infrastructure Tech Bonds without a BAN
 - Scenario #1: 2017 Infrastructure and Tech Bonds with a 2018 BAN of \$5 Million
 - Scenario #2: 2017 Infrastructure Bond, No 2017 Tech Bond, 2018 BAN of \$5 Million
 - Scenario #3: 2017 Infrastructure Bond, No 2017 Tech Bond, 2018 BAN of \$8 Million
- Purpose of the Bond Issuance Scenarios is to explore viable options for accelerating the construction of the Beatty and Corey Modernization Projects.

Measure B Cash Flow Scenario Summary

	Baseline	Scenario #1	Scenario #2	Scenario #3
<i>Funding Option</i>				
BAN?	N	Y (\$5million; 2018)	Y (\$5 million; 2018)	Y (\$8 million/2018)
Eliminate 2017 Tech Bond Issuance?	N	N	Y	Y
<i>Projects (Year in which project will be undertaken)</i>				
Gilbert Modernization	2017	2017	2017	2017
Gilbert Bungalow	2017	2017	2017	2017
Whitaker Modernization	2017	2017	2017	2017
Whitaker Bungalow	2017	2017	2017	2017
Beatty Modernization	2020	2018	2018	2018
Beatty Bell/Clock	2017	2018	2018	2018
Corey Modernization	2020	2020	2020	2018
Corey Bell/Clock	2017	2018	2018	2018
Expanded Re-roofing	Y (\$400K; 2018)	Y (\$400K; 2018,/9/)	Y (\$400K; 2018)	Y (\$400K; 2019)

Measure B Cash Flow – Baseline

2017 Infrastructure and Technology Bonds

\$s in millions		Baseline Scenario Cash Flow				
		2016	2017	2018	2019	2020
Multi-Year Project Funding						
Current Estimated Funds Availability						
	Remaining G.O. Bond Funds	2.68	0.67	0.24	1.05	1.30
Alternative Funding Sources:						
	AB300 Reimbursement Funding			0.90		
	Fund 40 Special Reserve Contribution	0.60	2.71	0.15	0.15	0.15
	Fund 25 Developers' Fees	1.20	0.40	0.10	0.10	0.10
	BAN	4.00				
	2nd Issuance of Bond		7.00			
	BAN					
	3rd Issuance of Bond					11.35
	State Matching Funds					
	Total Estimated Available Funds	8.48	10.78	1.39	1.30	12.90
Proposed Projects to be Undertaken						
	Beatty Seismic	1.90				
	BPJH Modernization	5.01				
	Phone System	0.23				
	Whitaker Admin Bldg - Light Mod.	0.09				
	Emery Portables 8 & 10 - Light Mod.	0.07				
	Emery Cabinetry Re-paint	0.015				
	Accelerating District Wide Roofing	0.50				
	Bell/Clock System		0.50			
	Whitaker Modernization		4.40			
	Whitaker Bungalows		0.33			
	Gilbert Modernization		5.20			
	Gilbert Bungalows		0.11			
	Beatty Modernization (Based on Macro)			0.18		5.72
	Escalation (5% of Constr. Cos / Year)					0.56
	Corey Modernization (Based on Macro)			0.16		4.04
	Escalation (5% of Constr. Cost / Year)					0.41
	Total Estimated Cost of Projects	7.82	10.54	0.34	0.00	10.73
Overage/(Shortfall)		0.67	0.24	1.05	1.30	2.17
Possible Additional Bond Projects						
	Select Re-Roofing			0.40		
Overage/(Shortfall) - Add'tnl Bond Projects		0.67	0.24	0.65	0.90	1.77

Measure B Cash Flow – Scenario #1

2017 Infrastructure and Technology w/\$5M BAN

\$s in millions		Scenario #1 - 2018 BAN of \$5Million				
		2016	2017	2018	2019	2020
Multi-Year Project Funding						
Current Estimated Funds Availability						
Remaining G.O. Bond Funds		2.68	0.67	0.16	0.31	0.56
Alternative Funding Sources:						
AB300 Reimbursement Funding				0.90		
Fund 40 Special Reserve Contribution		0.60	2.71	0.15	0.15	0.15
Fund 25 Developers' Fees		1.20	0.40	0.10	0.10	0.10
BAN		4.00				
2nd Issuance of Bond			6.98			
BAN				5.00		
3rd Issuance of Bond						6.06
State Matching Funds						
Total Estimated Available Funds		8.48	10.76	6.31	0.56	6.87
Proposed Projects to be Undertaken						
Beatty Seismic		1.90				
BPJH Modernization		5.01				
Phone System		0.23				
Whitaker Admin Bldg - Light Mod.		0.09				
Emery Portables 8 & 10 - Light Mod.		0.07				
Emery Cabinetry Re-paint		0.015				
Accelerating District Wide Roofing		0.50				
Bell/Clock System			0.38	0.13		
Whitaker Modernization			4.40			
Whitaker Bungalows			0.33			
Gilbert Modernization			5.20			
Gilbert Bungalows			0.11			
Beatty Modernization (Based on Macro)			0.18	5.72		
Corey Modernization (Based on Macro)				0.16		4.04
Escalation (5% of Constr. Cost / Year)						0.41
Total Estimated Cost of Projects		7.82	10.60	6.01	0.00	4.45
Overage/(Shortfall)		0.67	0.16	0.31	0.56	2.42
Possible Additional Bond Projects						
Select Re-Roofing						0.40
Corey Furniture and Technology					1.04	(0.94)
Overage/(Shortfall) - Add'tnl Bond Projects		0.67	0.16	0.31	(0.48)	2.96

Technology Bond Issuances

- Baseline Scenario and Scenario #1 Cash Flows include the issuance of a separate \$1 Million Dollar Technology Bond in 2017, 2020, and 2023. The identified infrastructure projects do not utilize any technology bond funds as these funds are reserved for the deployment, refurbishment and replacement of equipment and devices, such as I-Pads.
- Per cursory analysis by the Educational Services Division they indicate that a Technology Bond Issuance in 2017 could be eliminated to bolster funding for infrastructure projects (i.e. modernizations, etc.). More detailed analysis by Educational Services Division is being conducted.

Measure B Cash Flow – Scenario #2

2017 Infrastructure, No 2017 Tech, w/\$5M BAN

\$s in millions		Scenario #2 - No Tech Bond w/2018 BAN of \$5M				
		2016	2017	2018	2019	2020
Multi-Year Project Funding						
Current Estimated Funds Availability						
Remaining G.O. Bond Funds		2.68	0.67	0.83	1.14	1.39
Alternative Funding Sources:						
AB300 Reimbursement Funding				0.90		
Fund 40 Special Reserve Contribution		0.60	2.71	0.15	0.15	0.15
Fund 25 Developers' Fees		1.20	0.40	0.10	0.10	0.10
BAN		4.00				
2nd Issuance of Bond			7.81			
BAN				5.00		
3rd Issuance of Bond						6.06
State Matching Funds						
Total Estimated Available Funds		8.48	11.59	6.98	1.39	7.70
Proposed Projects to be Undertaken						
Beatty Seismic		1.90				
BPJH Modernization		5.01				
Phone System		0.23				
Whitaker Admin Bldg - Light Mod.		0.09				
Emery Portables 8 & 10 - Light Mod.		0.07				
Emery Cabinetry Re-paint		0.015				
Accelerating District Wide Roofing		0.50				
Bell/Clock System			0.38	0.13		
Whitaker Modernization			4.40			
Whitaker Bungalows			0.33			
Gilbert Modernization			5.20			
Gilbert Bungalows			0.11			
Beatty Modernization (Based on Macro)			0.18	5.72		
Corey Modernization (Based on Macro)			0.16			4.04
Escalation (5% of Constr. Cost / Year)						0.41
Total Estimated Cost of Projects		7.82	10.76	5.85	0.00	4.45
Overage/(Shortfall)		0.67	0.83	1.14	1.39	3.25
Possible Additional Bond Projects						
Expanded District Wide Roofing				0.10	0.15	0.15
Corey Furniture and Technology				1.04		(0.94)
Overage/(Shortfall) - Add'tnl Bond Projects		0.67	0.83	(0.00)	0.10	2.75

Measure B Cash Flow – Scenario #3

2017 Infrastructure, No 2017 Tech, w/\$8M BAN

\$s in millions		Scenario #3 - No Tech Bond w/\$8M 2018 BAN				
		2016	2017	2018	2019	2020
Multi-Year Project Funding						
Current Estimated Funds Availability						
Remaining G.O. Bond Funds		2.68	0.67	1.08	0.22	0.47
Alternative Funding Sources:						
AB300 Reimbursement Funding				0.90		
Fund 40 Special Reserve Contribution		0.60	2.71	0.15	0.15	0.15
Fund 25 Developers' Fees		1.20	0.40	0.10	0.10	0.10
BAN		4.00				
2nd Issuance of Bond			7.93			
BAN				8.00		
3rd Issuance of Bond						4.10
State Matching Funds						
Total Estimated Available Funds		8.48	11.71	10.23	0.47	4.82
Proposed Projects to be Undertaken						
Beatty Seismic		1.90				
BPJH Modernization		5.01				
Phone System		0.23				
Whitaker Admin Bldg - Light Mod.		0.09				
Emery Portables 8 & 10 - Light Mod.		0.07				
Emery Cabinetry Re-paint		0.015				
Accelerating District Wide Roofing		0.50				
Bell/Clock System			0.25	0.25		
Whitaker Modernization			4.40			
Whitaker Bungalows			0.33			
Gilbert Modernization			5.20			
Gilbert Bungalows			0.11			
Beatty Modernization (Based on Macro)			0.18	5.72		
Corey Modernization (Based on Macro)			0.16	4.04		
Total Estimated Cost of Projects		7.82	10.63	10.01	0.00	0.00
Overage/(Shortfall)		0.67	1.08	0.22	0.47	4.82

Items for Consideration

- **Passage of Proposition 51 (State Bond)**
 - District is potentially eligible for \$9.1 Million Dollars in State Matching Funds
 - Beatty and Corey are Eligible in 2018 and in order to submit an application, DSA Approved Drawings are required.
 - Passage of Prop. 51 and Local Bond Measures in 2016 will more than likely increase current construction costs for future years.
- **Escalation vs. BAN Repayment Costs**
- **Timing for Design and DSA Approval of Beatty and Corey Modernization Projects**
- **Parity at All District Sites**

Update on 2017 Phase I Projects

Whitaker Modernization and Gilbert Modernization



Whitaker Modernization DSA Approved on 02/24/16
Gilbert Modernization DSA Approved on 03/08/16



Whitaker ES Modernization and Gilbert ES Modernization have been DSA Approved. District Staff , TCM and BCA recently performed a thorough walk through of the existing campuses in order to incorporate lessons learned from previous modernization projects and to mitigate design challenges. Projects will be bid in Winter of 2016/17 for a 2017 Summer Start with the potential for some light modernization work in the portable classrooms to occur during Spring Break 2017. Once Construction Costs are identified, Cash Flow Scenarios and Implementation Plan will be revisited.

Prop 39 District Wide Energy Projects and Southern California Edison (SCE) Grant

Prop. 39 Project Synopsis: On March 2nd, 2016, Buena Park School District was awarded \$1.4M by the California Energy Commission (CEC) for Proposition 39 measures. PacWest previously completed the Phase I report and a contract for Phase II was awarded on May 23rd, 2016. District Staff, TCM and PacWest have started an implementation plan which will include HVAC Replacement at various sites, exterior lighting controls, and exterior lighting upgrades and building controls.

HVAC Replacement: To date a total of 7 units have been installed at Corey, Emery and Whitaker. Plans call for 30 additional replacement HVAC units in future years.

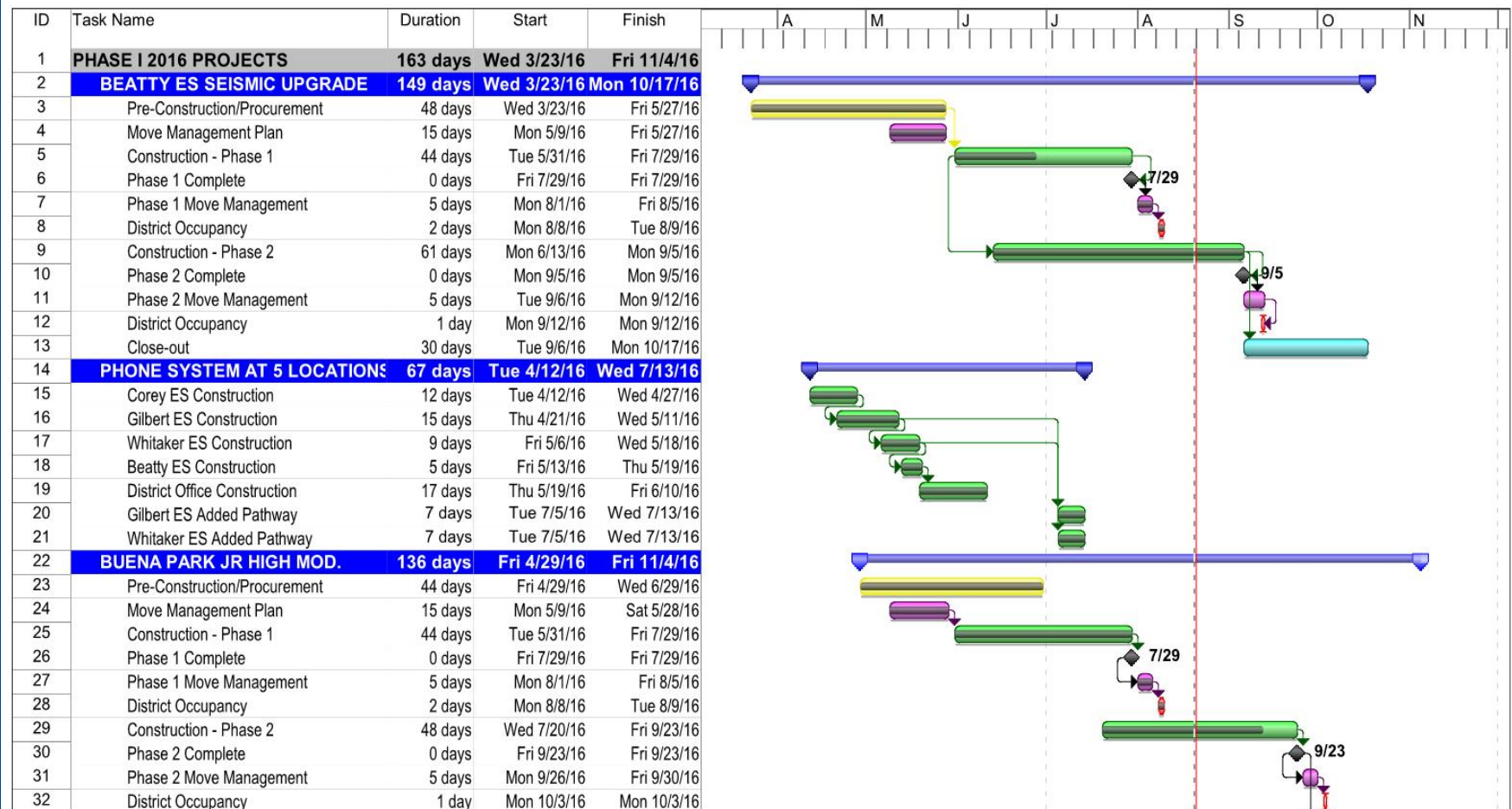
Building and Exterior Lighting Controls:

District Staff, PacWest, and TCM are currently conducting a review and analysis of energy management systems that would centralize control of HVAC units and exterior lighting. User requirements have been determined and initial design documents drafted.



Lighting Efficiency: Additional Prop. 39 work includes the replacement of existing light fixtures with more efficient fixtures. Although Prop. 39 funding has been earmarked for this scope, it has been partially supplemented by the Southern California Edison (SCE) Grant of \$470K. Upon completion of the SCE Grant work, the balance of light fixtures may be evaluated for replacement with Prop. 39 Funds.

Measure B Program Schedule Update Phase I 2016 Projects



LEGEND

Yellow – Preconstruction/Procurement
Teal – Close-out

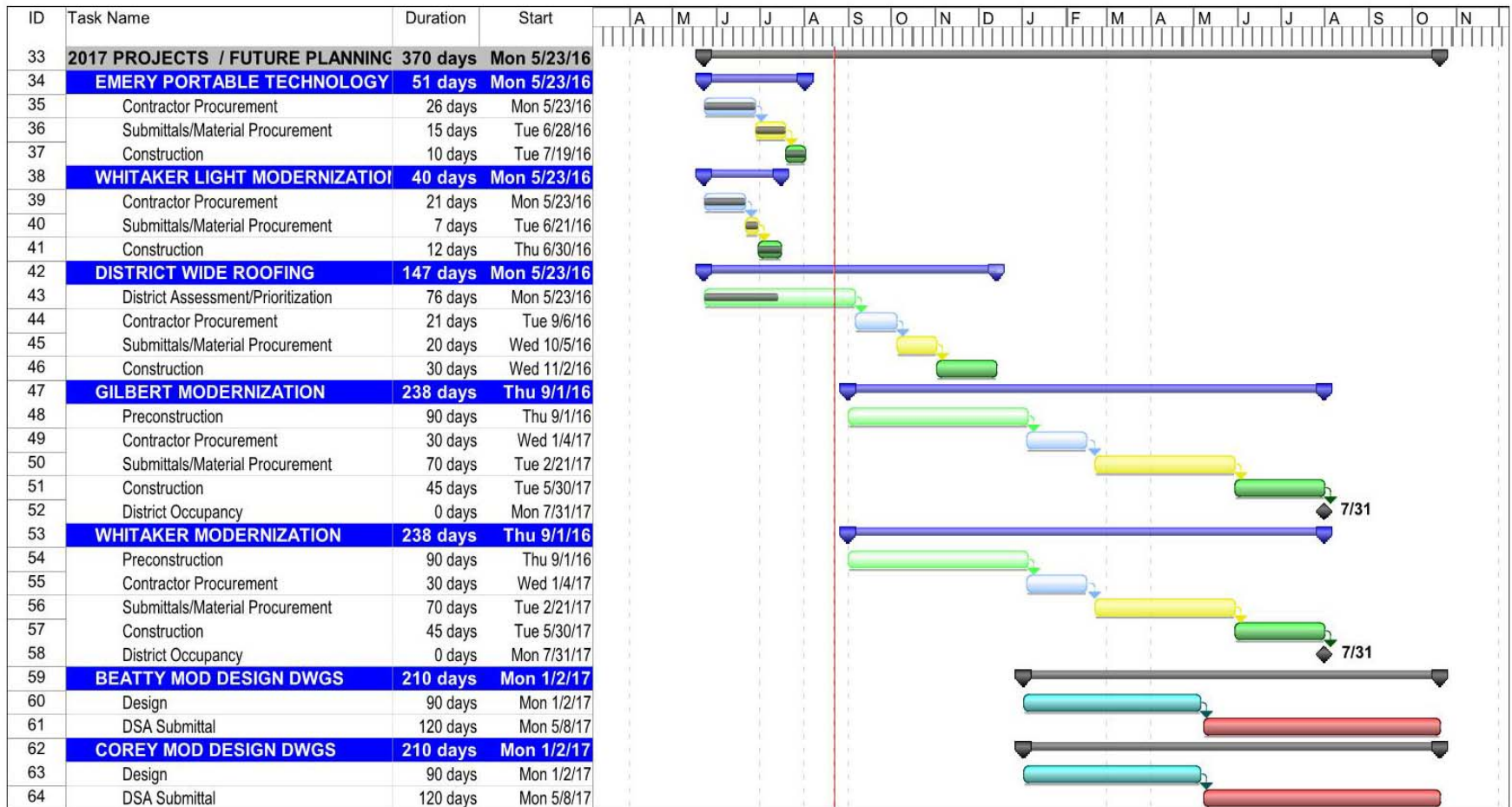
Purple – Move Management
Light Blue - Contractor Procurement

Green – Construction
Aqua – Design

Red – Occupancy
Maroon – DSA Review/Approval

Measure B Program Schedule Update Phase I 2017 / Phase 2 Planning

Note: Dates for District-wide roofing, Gilbert/Whitaker/Beatty/Corey modernizations are preliminary & subject to change.



LEGEND

Yellow – Preconstruction/Procurement
Teal – Close-out

Purple – Move Management
Light Blue - Contractor Procurement

Green – Construction
Aqua – Design

Red – Occupancy
Maroon – DSA Review/Approval

Questions/Discussion

THANK YOU