

# Cold Spring School District Measure C Bond Oversight Committee

## Notice of Regular Meeting

7:00 PM

Tuesday, May 3, 2011

Cold Spring School Library

2243 Sycamore Canyon Road, Santa Barbara, CA 93108

## AGENDA

1. CALL TO ORDER AND ROLL CALL

2. FLAG SALUTE

3. PUBLIC COMMENTS

*During this time, any member of the public may speak on a topic not on the agenda. The public will have an opportunity to comment of each agenda item as each item is presented. Normally comments are limited to three minutes each.*

4. REVIEW AND APPROVAL OF MINUTES –

4.A. December 9, 2010 Meeting

5. MEMBERSHIP REVIEW

5.A. Introduction of New Members

6. RENOVATION PROJECT SUMMER 2010

6.A. Summer 2010 Renovation Project Update (Phase 1)

6.B. Summer 2010 Renovation Project Budget Report including the Proposition 39 Fund Financial Audit Report

7. FUTURE PROJECTS

7.A. Tentative Plans and Timeline

7.B. Budget for Future Projects

8. PREPARATION OF THE ANNUAL REPORT

8.A. Presentation of Draft Report

8.B. Discussion of revisions to the report and approval for presentation to the Board of Trustees

9. FUTURE MEETING DATES – Fall meeting TBD

10. **ADJOURNMENT**

**Accessibility** – *In compliance with the American Disabilities Act, if you need special assistance to participate in the meeting or need this agenda provided in disability-related alternative format, please contact the Superintendent/Principal's Office at (805) 969-2678.*

# Cold Spring School District Measure C Bond Oversight Committee

## Minutes of the December 9, 2010 Meeting

### Members Present:

Diane Morgan, Chairperson  
Mike Randolph, Vice-Chair  
Gwenn Stauffer

Hollis Boss  
Mick Thomas  
Matt Marquis

### Others Present:

Dr. Bryan McCabe, Superintendent/Principal

#### 1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:10 pm by Diane Morgran

#### 2. FLAG SALUTE

#### 3. PUBLIC COMMENTS

#### 4. REVIEW AND APPROVAL OF MINUTES –

The minutes of the April 6, 2010 Annual Meeting were approved.

#### 5. MEMBERSHIP REVIEW

Gwen Stauffer, Director of Lotusland, was introduced as a new member. Matt Marquis, who was recently elected to the District Board of Trustees resigned his position on the CBOC.

#### 6. MEASURE C PROJECT UPDATE

Superintendent/Principal McCabe provided an update of the project. Although the project contract date for completion was August 20, the project was still not complete. He estimated that the project was about 80% complete with several significant items incomplete or in dispute with the general contractor.

One area that delayed the project was the basement/ramp area at the entrance to the auditorium. The renovation work was recently completed, but the pavement area was not approved by the architect and the engineer.

#### 7. FINANCIAL UPDATE

4.1.1

Dr. McCabe reported that despite the delay of the project and the change order related to the basement area, the project is still under budget. The current project budget including the payments to date was reviewed.

**8. AD HOC COMMITTEE TO DEVELOP LIST OF FUTURE PROJECTS**

Dr. McCabe said that the Board is beginning to plan for future renovation projects with Measure C funds. As part of this process, the Board asked for an ad hoc committee of staff and community members to be formed to provide input to the Board for additional facility renovation. The following CBOC members volunteered for this committee:

Diane Morgan, Citizens Bond Oversight Committee  
Mike Randolph, Citizens Bond Oversight Committee  
Mick Thomas, Citizens Bond Oversight Committee  
Hollis Boss, Citizens Bond Oversight Committee  
Gwen Stauffer, Citizens Bond Oversight Committee

**9. FUTURE MEETING DATES – Annual meeting TBD**

Dr. McCabe said that he would schedule the CBOC's Annual meeting in March or April.

**10. ADJOURNMENT**

4.A.2

**Cold Spring School District**

**Measure C**

**Citizen's Bond Oversight Committee**

**Committee Membership**

Gwen Stauffer	business community located in the District.
Vacant	senior citizen's organization.
Vacant	taxpayers association.
Matt Marquis	parent or guardian of a child enrolled in the District
Hollis Boss	parent or guardian of a child enrolled in the District
Mick Thomas	parent or guardian of a child enrolled in the District
Tracey Singh	parent or guardian of a child enrolled in the District
Mike Randolph	parent-teacher organization or school site council
Diane Morgan	community at-large
Marc Winnikoff	community at-large

# Cold Spring School District

## Measure C Bond Oversight Committee

### Item 6.A. Summer 2010 Renovation Project Update (Phase 1)

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The Summer 2010 phase of the Measure Renovation Project is nearly completed. The Board of Trustees took action on February 7, 2011 accepting that the project was complete. A Notice of Completion was filed with Santa Barbara County on March 1, 2011, with a 60 day period following before final payment to the general contractor is made.

The following items need to be completed before the Project is officially closed:

- The general contractor, SBS Corporation has not submitted a final payment application for the retention amount remaining, which is \$122,759.
- The doorway thresholds in the primary wing (Rooms 1, 2, and 3) do not comply with ADA standards and the intended correction during the Summer 2010 project was not approved by the Division of State Architect (DSA) inspector of record (IOR). The architect has designed a new correction that involves raising the concrete landings in front of the seven doorways. This project does not require a public bid process. The Board of Trustees approved a contractor's proposal and work will begin in June.
- A few small jobs are needed to complete the stabilization requirements for the classroom lights and the ceiling mounted projectors. These items should be completed in early summer.
- Once the above items are completed and signed off by the IOR, we will request DSA to certify the project as completed.

### Project Review/Evaluation

Overall, the staff and Board are pleased with the outcome of the renovation project. All of the items identified for renovation in the project were completed. The classrooms look great and the teachers are enjoying the ceiling mounted projectors and the new storage. The two new student restrooms are beautiful and the students were very excited when they returned to school. The front "porch" on the main building adds a nice aesthetic finish to that building, and a useable porch for the classrooms besides meeting the ADA requirements.

The most disappointing aspect of the project was the late completion. The contract completion date of August 20 was intended to provide the staff time to move back into the classrooms before the staff development activities scheduled the week before classes began. Unfortunately, the delay in completion required the teachers to move in the week before school, which required the school staff to cancel many of the opening staff development activities. Fortunately, the

G.A.I.

classrooms were completed enough to allow the students and teachers to open school. However, incomplete and unsatisfactory work had to be addressed after hours and the work dragged on through the first three months of school.

The only significant unforeseen issue in the project was the discovery during demolition that the walls under the landing to the auditorium were unreinforced concrete. The redesign of this area delayed the completion of the auditorium stairs and ramp, which required working during school days the first months of school. The cost of the additional work did not exceed the contingency budget.

G.A. 2.

# Cold Spring School District

## Measure C Bond Oversight Committee

### Item 6.B. Summer 2010 Renovation Project Budget Report

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The attached worksheet details the completed budget for the Measure C Project completed during the Summer and Winter of 2010. The Budget Report includes three Budgets -- an Original Budget developed prior to the project's start, a Revised Budget modified after the first month of the project, and a Final Budget.

All payments for the Summer 2010 Phase 1 Project are complete except the Final retention payment to the general contractor. The estimated amount for payment number 6 is expected to be under the listed amount.

The final cost of the project is \$40,367 less than the original budget. An additional \$17,534 was spent on other items associated with the renovation of the facilities.

G.B.I.



CSS Modernization Project  
Phase 1 Summer 2010  
Cost Summary

Vendor	Description	Original Budget	Revised Budget	Final Budget	Difference
<b>Planning</b>					
PMSM	architect	208,250	228,550	235,033	
DSA	state fees	12,700	13,150	13,150	
Leland Saylor	Cost estimate	4,000	4,000	4,000	
	Misc fees	7,100	0	0	
	printing costs	3,000	0	0	
	specialty consultants	10,000	0	0	
	contingency add fees	1,300	20,000	0	
<b>Totals</b>		<b>246,350</b>	<b>265,700</b>	<b>252,183</b>	<b>-5,833</b>
<b>Construction</b>					
SBS	General Contractor	1,111,035	1,111,035	0	
	Payment #1			115,364	
	Payment #2			274,133	
	Payment #3			492,690	
	Payment #4			173,935	
	Payment #5			48,716	
	Payment #6 (Retention)			122,760	
<b>Totals</b>		<b>1,111,035</b>	<b>1,111,035</b>	<b>1,227,598</b>	<b>-116,563</b>
<b>Construction Contingency (Change Order)</b>		13%	10.50%		included in above payments
SBS	General Contractor	144,435			
	CO #1		41,416		
	CO #2		28,922		
	CO #3		38,809		
	CO #4		7,415		
<b>Totals</b>		<b>144,435</b>	<b>116,562</b>	<b>0</b>	
<b>Construction Services</b>					
	Fire alarm tests	1,200	0	1,200	
Carroll	Plumbing investigation	1,000	1,000	1,000	
Above Grade	Topo Survey	2,900	2,900	2,900	
	soils testing	0	0	0	

6.8.2

4/28/11

CSS Modernization Project

Phase 1 Summer 2010

Cost Summary

Vendor	Description	Original Budget	Revised Budget	Final Budget	Difference
multiple	ads for bid	1,500	870	870	
DSA	added fees for CO	3,000	3,000	0	
101 Blueprint	Bid set reproduction	1,000	2,000	1,613	
Troxell	classroom equipment	40,000	45,000	49,518	
Pacific Paper	storage, boxes, moving	30,000	2,000	1,063	
Zenco	haz mat mitigation	20,000	27,000	24,697	
PML	special inspections	20,000	20,000	16,408	
	steel-welding inspect	0	0	0	
	Meetings	0	0	0	
Knowland	DSA Inspector	45,000	45,000	29,990	
Tynan Group	Project Manager	0	30,000	21,200	
	Contingency	15,510	15,510	0	
PacifiCom	phone/intercom	0	5,000	1,490	
Craig Roofing	repair	0	0	3,522	
Al's Roofing	gutters	0	0	3,668	
Other costs		0	0	4,040	
<b>Totals</b>		<b>176,010</b>	<b>199,280</b>	<b>158,079</b>	<b>17,931</b>
<b>Other</b>					
Bit vision	surveillance system	0		7,503	
Bob Peace	Electrical for surveillance	0		157	
M & M	sewer repair/inspect			2,000	
Anderson	Plumbing Repairs			5,596	
Matt Tobin	shelving system			1,532	
Tynan	Project Manager			4,619	
Central Coast	playground demo			2,350	
Smith's Lock	New locks			2,278	
<b>Totals</b>		<b>0</b>		<b>17,534</b>	<b>0</b>
<b>TOTALS</b>	<b>MEASURE C PROJECTS</b>	<b>1,677,830</b>	<b>1,710,111</b>	<b>1,655,394</b>	<b>22,436</b>

Cost of Issuance	97,325	97,325	97,325
Underwriter's Discount	31,660	31,660	31,660
Debt Service Fund	5,576	5,576	5,576
Bond Proceeds	2,574,103	2,574,103	2,574,103
<b>Balance</b>	<b>761,712</b>	<b>729,431</b>	<b>784,148</b>

G.B.3

4/28/11

# Cold Spring School District

## Measure C Bond Oversight Committee

### Item 7.A. Tentative Plans, Timeline, and Budget for Future Work

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#### Summer 2011

##### **Project 1      Playground Structure**

Contractor: Central Coast Playgrounds  
Design: Rec West or Great Western Parks and Playgrounds  
Vendor: Landscape Structures or Game-Time  
Description: New large play structure and new small primary grade structure with new concrete retaining wall and poured-in-place rubberized surface.

Estimated Cost:      \$200,000

##### **Project 2      Doorway landings in the primary wing**

General Contractor: Frank Schipper Construction  
Architect: PMSM  
Project Manager: Tynan Group

Description: Final work to complete the Summer 2010 Project and receive DSA certification of completion

Estimated Cost:      \$14,920

##### **Project 3      Phase 2 of the Measure C Renovation Project**

General Contractor: to be determined  
Architect: PMSM  
Project Manager: to be determined if necessary

Description: Modernization of existing facilities not renovated in Summer 2010 to include:

Site work: Slurry coat and stripe all asphalt areas (or provide top coat)  
Resurface basketball and handball courts  
Replace asphalt surface in two primary eating areas  
Paint all stucco and trim on all buildings

Estimated Cost:      \$150,000

7.A./7.B.1

Summer 2012

**Project 1      Phase 3 of the Measure C Renovation Project**

General Contractor:      to be determined  
Architect:                  PMSM  
Project Manager:          to be determined if necessary

Description: Modernization of existing facilities not renovated in Summer 2010 to include:

Building Work:

New lighting fixtures  
New carpeting  
New flooring  
New ceiling tile  
New plumbing fixtures  
Replace old and outdated HVAC units  
and water heaters  
Painting as needed

Areas:                      Library, offices, portables, kitchen, main  
building hallway, upper boys' restroom, kiln  
room

Site work:                  Campus wide fire alarm upgrade  
Inspect and repair roof systems

Estimated Cost:        \$365,000

**Total estimated expenditures for remaining projects: \$729,920**

7.A./7.B.2

**Cold Spring Elementary School District  
Citizens' Bond Oversight Committee**

**DRAFT**

**Annual Report to the  
Cold Spring Elementary School District  
Board of Trustees  
May 2, 2011**

**CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)**

Members:

Gwynn Stauffer	Lotusland
Vacant	senior citizen's organization.
Vacant	taxpayers association.
Vacant	parent or guardian of a child enrolled in the District
Hollis Boss	parent or guardian of a child enrolled in the District
Mick Thomas	parent or guardian of a child enrolled in the District
Tracey Singh	parent or guardian of a child enrolled in the District
Mike Randolph	parent-teacher organization or school site council
Diane Morgan	community at-large, Committee Chair
Marc Winnikoff	community at-large

**I. Introduction**

This is the 2011 Annual Report of the Citizens' Bond Oversight Committee (CBOC) for Measure C of the Cold Spring Elementary School District. This report is prepared in conformance with California law to summarize the work of the Bond Oversight Committee and review the past year of activity in the District's Bond Construction Program. The primary purpose of the CBOC is to actively review and report to the public the District's expenditures of taxpayer funds for school construction.

**II. History and Overview of the Bond Oversight Committee**

The voters of the Cold Spring Elementary School District passed Measure C, a \$2.44 Million General Obligation Bond, in November of 2008. The ballot language in Measure C stated that the funds would be used for several projects (see Appendix A) related to the renovation and modernization of the existing older classrooms and restrooms. No new construction was proposed in the bond measure.

The Citizens' Bond Oversight Committee was formed in the fall of 2009 and held its first meeting on November 16, 2009. Diane Morgan was elected chairperson and Mike Randolph vice-chairperson.

8.A.1

### III. Project Overview

Funds from Measure C target the renovation of the seven older classrooms and the two student restrooms in the main school building. The main school building is the original structure on the site built in 1927. The building consists of two classrooms, two student restrooms – a boys and a girls, one adult unisex restroom, two supply closets, the staff kitchen/lounge, and the auditorium. The auditorium was completely rebuilt in 1999 with funds from Measure O, a \$2.9 million General Obligation Bond passed by area voters in 1996.

The 80 year old student restrooms have had few upgrades over the years. No recent upgrade has taken place since the 1980s except for new toilets in the girls' restroom in the summer of 2008. The two classrooms were modernized in the 1980s with the addition of sinks, new carpets, new cabinetry, and new lighting. No additional work or upgrades have taken place since.

Two classroom wings were added in the 1950s. The primary wing was built in the early part of the decade and consists of three classrooms and a small storage room with an adult restroom. The upper grade wing was built later in the decade and consists of two classrooms, a boys' restroom, and a janitor's closet that was converted to the kiln room years ago. No upgrades have taken place in the five classrooms except new carpeting. The boys' restroom in the upper grade restroom was brought up to code in the 1998-99 construction project.

Another item listed on the Measure C Project List is the improvement of the school intercom and fire alarm system. Prior to the renovation project, inter-school communications were handled through the telephone system. Each classroom and office on the campus had a telephone with a small speaker. Individual stations could be called from any other station, and the school office could make all-call announcements over this system. The all-call is used to practice earthquake drills and lock-down drills. On numerous occasions, staff reported not hearing the announcement due to the low volume of the phone speaker. Also, the all-call does not reach areas without telephones such as the playground, auditorium, patios, and hallways. The Measure C Renovation Project provided an intercom system with speakers throughout the school campus.

Another item listed on the Measure C Ballot Project list was the repair of the roof and skylights for the primary classroom wing. In the summer of 2008, a parent and licensed roof contractor donated the materials and labor to correct the defects in the roof and skylight system. Two winter rainy seasons have shown the repairs to be effective, and therefore, the repair work is not listed in the specifications for the renovation.

During the 2009-10 school year, the following activities took place:

- Selected PMSM Architects to provide the architectural and project management services for the renovation project. The school board invited several architect firms with school project experience and one local construction management firm

S.A. 2

to submit qualifications and proposals for the project. After extensive interviews and discussions, the Board selected PMSM.

- Developed a detailed project list and scope of work that addressed the school's facility needs and complied with the Measure C Ballot Project List.
- Working with the architect, the District developed an estimated budget for the renovation project that adhered to the funds approved by the voters in Measure C.
- Working with a financial advisor, the District successfully issued the full bond amount of \$2.44 million in the fall of 2009.
- The District, under the guidance of the architect, successfully received close out certification from DSA for three previous construction projects.
- Approved a preliminary set of working drawings for the renovation project that have been approved by the Division of State Architect (DSA).
- Hired a professional consultant to provide a more accurate estimate of the construction costs using the construction drawings. The estimate indicates that the renovation project should stay within the budget and the Measure C funds.

In the Spring of 2010, the District completed the following steps:

- Advertised for construction bids in compliance with California law for public construction (April).
- The Board of Trustees awarded the bid to SBS Corporation, the lowest qualified bidder on May 28, 2010
- Construction began on June 18, 2011 with a projected completion date of August 20, 2011.

#### **IV. Project Progress Report**

The Summer 2010 phase of the Measure Renovation Project is nearly completed. The Board of Trustees took action on February 7, 2011 accepting that the project was complete. A Notice of Completion was filed with Santa Barbara County on March 1, 2011, with a 60 day period following before final payment to the general contractor is made.

The following items need to be completed before the Project is officially closed:

- The general contractor, SBS Corporation has not submitted a final payment application for the retention amount remaining, which is \$122,759.

8.A-3

- The doorway thresholds in the primary wing (Rooms 1, 2, and 3) do not comply with ADA standards and the intended correction during the Summer 2010 project was not approved by the Division of State Architect (DSA) inspector of record (IOR). The architect has designed a new correction that involves raising the concrete landings in front of the seven doorways. This project does not require a public bid process. The Board of Trustees approved a contractor's proposal and work will begin in June.
- A few small jobs are needed to complete the stabilization requirements for the classroom lights and the ceiling mounted projectors. These items should be completed in early summer.
- Once the above items are completed and signed off by the IOR, we will request DSA to certify the project as completed.

#### Project Review/Evaluation

Overall, the staff and Board are pleased with the outcome of the renovation project. All of the items identified for renovation in the project were completed. The classrooms look great and the teachers are enjoying the ceiling mounted projectors and the new storage. The two new student restrooms are beautiful and the students were very excited when they returned to school. The front "porch" on the main building adds a nice aesthetic finish to that building, and a useable porch for the classrooms besides meeting the ADA requirements.

The most disappointing aspect of the project was the late completion. The contract completion date of August 20 was intended to provide the staff time to move back into the classrooms before the staff development activities scheduled the week before classes began. Unfortunately, the delay in completion required the teachers to move in the week before school, which required the school staff to cancel many of the opening staff development activities. Fortunately, the classrooms were completed enough to allow the students and teachers to open school. However, incomplete and unsatisfactory work had to be addressed after hours and the work dragged on through the first three months of school.

The only significant unforeseen issue in the project was the discovery during demolition that the walls under the landing to the auditorium were unreinforced concrete. The redesign of this area delayed the completion of the auditorium stairs and ramp, which required working during school days the first months of school. The cost of the additional work did not exceed the contingency budget.

#### V. Budget Review

The CBOC reviewed all expenditures related to the Measure C Renovation Project up to April 21, 2011. The expenditures are within the established budget for this project and comply with the Measure C ballot language approved by the voters. The final cost of the

8, A.4



project was \$40,367 under the original budget. A Final Budget Report is included in this Annual Report (see Appendix C).

Under the provision of Proposition 39, which established the passage of general obligation bonds by a 55% voter approval, Districts are required to establish Citizens Bond Oversight Committees and to provide an independent auditor's report of the bond fund expenditures. The Proposition 39 Funding Financial Audit for the fiscal year ending June 30, 2010 is included with this report. The Financial Report concludes:

“There were no findings and questioned costs related to the financial audit of the Building Fund for the fiscal year ended June 30, 2010.

In addition, the CBOC reviewed the District's proposed future renovation projects for Measure C Funds. The District budget analysis shows a remaining balance of approximately \$780,000 in Measure C funds. The committee finds the proposed expenditures to be in compliance with the ballot language. The proposed projects are summarized below.

### **Summer 2011**

#### **Project 1      Playground Structure**

Description:    New large play structure and new small primary grade structure with new concrete retaining wall and poured-in-place rubberized surface.

Estimated Cost:      \$200,000

#### **Project 2      Doorway landings in the primary wing**

Description:    Final work to complete the Summer 2010 Project and receive DSA certification of completion

Estimated Cost:      \$14,920

#### **Project 3      Phase 2 of the Measure C Renovation Project**

Description:    Modernization of existing facilities not renovated in Summer 2010 to include:

Site work:      Slurry coat and stripe all asphalt areas (or provide top coat)  
Resurface basketball and handball courts  
Replace asphalt surface in two primary eating areas  
Paint all stucco and trim on all buildings

8, A.5.

Estimated Cost: \$150,000

**Summer 2012**

**Project 1 Phase 3 of the Measure C Renovation Project**

Description: Modernization of existing facilities not renovated in Summer 2010 to include:

Building Work:

New lighting fixtures  
New carpeting  
New flooring  
New ceiling tile  
New plumbing fixtures  
Replace old and outdated HVAC units and water heaters  
Painting as needed

Areas: Library, offices, portables, kitchen, main building hallway, upper boys' restroom, kiln room

Site work:

Campus wide fire alarm upgrade  
Inspect and repair roof systems

Estimated Cost: \$365,000

**VI. Conclusions/Recommendations**

Based upon the information provided by the school district the CBOC members believe the school district continues to comply totally with the mandated legal requirements by appropriately spending Measure C funds.

*[Additional comments needed]*

*S. A. G.*

## **EXHIBIT A**

### **BALLOT MEASURE FULL TEXT OF MEASURE**

This proposition may be known and referred to as the Cold Spring School District General Obligation Bond of 2008, or Measure C2008

#### **FINDINGS**

The Cold Spring School District (the "District"), which serves the community of Montecito, a portion of unincorporated Santa Barbara County, is a recognized leader in providing top quality education to Santa Barbara County students.

The achievements have been accrued by the District as a result of the long history of visionary leadership from the Board of Trustees of the District (the "Board"), as well as from staff members, parents, and members of the District communities. During its long history, the District has benefited from a community, which supports its educational institutions by establishing high standards for academic achievement while at the same time providing the means required to meet and even to surpass those expectations.

In order to provide our local students with the same classrooms and school facilities as other California school districts, major repairs and upgrades are necessary to ensure these buildings will remain functional for future generations.

The Board has prepared a facilities plan and identified significant repairs, upgrades, and other improvement needs that are more than the District is able to fund from currently available sources or annual revenues

The District has sought, and continues to seek, all available outside sources of funding to improve our school buildings, including local, state, and federal grants and state bond funds. Historically, the state requires that local school districts provide local funds as a condition of receipt of state matching funds.

It is necessary to seek voter approval of a bond measure in order to provide the local funding for identified school facility repairs, modernization projects, and growth needs to address student enrollment.

#### **BOND AUTHORIZATION**

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$2,440,000 in aggregated principal at interest rates below the legal limit, to provide finance for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A-1, subject to all the accountability requirements specified below.

8, A.1.

## **BOND PROJECT LIST**

The Bond Project List attached to this resolution as Exhibit A-1 shall be considered a part of the ballot proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition.

Approval of this Bond Measure (the "Measure") does not guarantee that the proposed project or projects in the District that are the subject of bonds under the Measure will be funded beyond the local revenues generated by the Measure. If state matching funds become available, they will be used for and applied to the Bond Project List as per Exhibit A-1.

## **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely to address specific facilities needs of the District all in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

**Evaluation of Needs.** The Board has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the District. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List contained in Exhibit A-1.

**Independent Citizens' Oversight Committee.** The Board shall establish an Independent Citizens' Oversight Committee pursuant to Education Code Section 15278 and following to ensure bond proceeds are expended only on the school facilities projects listed in Exhibit A-1. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

**Performance Audits.** The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A-1.

**Financial Audits.** The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A-1.

**Special Bond Proceeds Account: Annual Report to Board.** Upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board annually stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine and may be incorporated in the annual budget, audit, or another appropriate routine report to the Board.

J.A.G.

### **FURTHER SPECIFICATIONS**

**No Administrator Salaries.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction and/or rehabilitation of school facilities including the furnishing and equipping of school facilities or acquisition or lease of real property for school facilities and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

The proceeds of the bonds will be deposited into a Building Fund to be held by the Santa Barbara County Treasurer, as required by the California Education Code.

8.A.9.

## **EXHIBIT B**

### **BALLOT MEASURE (ABBREVIATED FORM)**

"To improve the quality of education, shall the Cold Spring School District be authorized to repair, renovate, upgrade, and modernize Cold Spring School by issuing \$2,440,000 in bonds within legal interest rates with spending annually reviewed by a citizens' oversight committee, no money for administrator salaries, and all funds are spent locally within the District?"

8.A.10

CSS Modernization Project  
Phase 1 Summer 2010  
Cost Summary

Vendor	Description	Original Budget	Revised Budget	Final Budget	Difference
<b>Planning</b>					
PMSM	architect	208,250	228,550	235,033	
DSA	state fees	12,700	13,150	13,150	
Leland Saylor	Cost estimate	4,000	4,000	4,000	
	Misc fees	7,100	0	0	
	printing costs	3,000	0	0	
	specialty consultants	10,000	0	0	
	contingency add fees	1,300	20,000	0	
<b>Totals</b>		<b>246,350</b>	<b>265,700</b>	<b>252,183</b>	<b>-5,833</b>
<b>Construction</b>					
SBS	General Contractor	1,111,035	1,111,035	0	
	Payment #1			115,364	
	Payment #2			274,133	
	Payment #3			492,690	
	Payment #4			173,935	
	Payment #5			48,716	
	Payment #6 (Retention)			122,760	
<b>Totals</b>		<b>1,111,035</b>	<b>1,111,035</b>	<b>1,227,598</b>	<b>-116,563</b>
<b>Construction Contingency (Change Order)</b>		13%	10.50%		included in above payments
SBS	General Contractor	144,435			
	CO #1		41,416		
	CO #2		28,922		
	CO #3		38,809		
	CO #4		7,415		
<b>Totals</b>		<b>144,435</b>	<b>116,562</b>	<b>0</b>	
<b>Construction Services</b>					
	Fire alarm tests	1,200	0	1,200	
Carroll	Plumbing investigation	1,000	1,000	1,000	
Above Grade	Topo Survey	2,900	2,900	2,900	
	soils testing	0	0	0	

Appendix C

8.8.11

5/3/11

CSS Modernization Project

Phase 1 Summer 2010

Cost Summary

Vendor	Description	Original Budget	Revised Budget	Final Budget	Difference
multiple	ads for bid	1,500	870	870	
DSA	added fees for CO	3,000	3,000	0	
101 Blueprint	Bid set reproduction	1,000	2,000	1,613	
Troxell	classroom equipment	40,000	45,000	49,518	
Pacific Paper	storage, boxes, moving	30,000	2,000	1,063	
Zenco	haz mat mitigation	20,000	27,000	24,697	
PML	special inspections	20,000	20,000	16,408	
	steel-welding inspect	0	0	0	
	Meetings	0	0	0	
Knowland	DSA Inspector	45,000	45,000	29,990	
Tynan Group	Project Manager	0	30,000	21,200	
	Contingency	15,510	15,510	0	
PacifiCom	phone/intercom	0	5,000	1,490	
Craig Roofing	repair	0	0	3,522	
Al's Roofing	gutters	0	0	3,668	
Other costs		0	0	4,040	
<b>Totals</b>		<b>176,010</b>	<b>199,280</b>	<b>158,079</b>	<b>17,931</b>
<b>Other</b>					
Bit vision	surveillance system	0		7,503	
Bob Peace	Electrical for surveillance	0		157	
M & M	sewer repair/inspect			2,000	
Anderson	Plumbing Repairs			5,596	
Matt Tobin	shelving system			1,532	
Tynan	Project Manager			4,619	
Central Coast	playground demo			2,350	
Smith's Lock	New locks			2,278	
<b>Totals</b>		<b>0</b>		<b>17,534</b>	<b>0</b>
<b>TOTALS</b>	<b>MEASURE C PROJECTS</b>	<b>1,677,830</b>	<b>1,710,111</b>	<b>1,655,394</b>	<b>22,436</b>

Cost of Issuance	97,325	97,325	97,325
Underwriter's Discount	31,660	31,660	31,660
Debt Service Fund	5,576	5,576	5,576
Bond Proceeds	2,574,103	2,574,103	2,574,103
<b>Balance</b>	<b>761,712</b>	<b>729,431</b>	<b>784,148</b>

8.A.12.

5/3/11