

# Cold Spring School District Measure C Bond Oversight Committee

## Notice of Regular Meeting

7:00 PM

Thursday, December 9, 2010

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. April 6, 2010 Annual Meeting
5. MEMBERSHIP REVIEW
  - 5.A. Introduction of New Members
6. MEASURE C PROJECT UPDATE
7. FINANCIAL UPDATE
8. AD HOC COMMITTEE TO DEVELOP LIST OF FUTURE PROJECTS
9. FUTURE MEETING DATES – Annual 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**

#### **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

**Citizens Bond Oversight Committee  
Agenda Item**

TO: CBOC Members

FROM: Bryan McCabe, Superintendent/Principal

RE: **Update on the Measure C Renovation Project**

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The following represents the status of the Renovation Project as of Thursday, December 9.

The basement/ramp area is complete except for corrections needed to meet ADA requirements.

The punch list is approximately 80% complete.

- Electrical work – good progress is being made. The largest outstanding item is the issue of wiremold. There are questions and a dispute over the exposed conduit – are there areas that did not have shear panel that the wires should have been located in the wall instead of exposed? And, should the runs be wiremold or metal?
- Intercom and phone system – Completed on Monday.
- Paving and concrete work – the asphalt area in front of the auditorium steps and the handicap parking area in the main parking lot need to be redone. The most recent finding related to the asphalt area in front of the steps is that the correction to the grade issues requires the removal and replacement of the concrete landing and ramp up to Room 5 (the area between the auditorium steps and deck in front of the two classrooms).

The General Contractor has submitted a Notice of Substantial Completion. The architect, project manager, and district are working to finalize the close-out process, although the incomplete work identified above complicates this process.

**Citizens Bond Oversight Committee  
Agenda Item**

TO: CBOC Members

FROM: Bryan McCabe, Superintendent/Principal

RE: **Financial Update on the Measure C Renovation Project**

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Summary of payments to date to general contractor

Original contract sum	\$111,034
Approved change orders	\$109,148
Total	\$1,220,182
Retainage (10%)	\$122,018
Paid to date	\$882,187
Amount left to pay including retainage	\$337,995

Summary of Measure C Budget

Bond proceeds	\$2,574,103	
Cost of issuance		97,325
Underwriter's discount		31,660
Debt service fund		5,576
2010 Renovation Project		1,685,464
Other projects		18,660
Total Anticipated expenditures to date	\$1,838,685	
Balance	735,418	

CSS Modernization Project  
Cost Summary

Vendor	Description	Budget	Spent to date	Variance	Forecast	Spent to date	Variance
<b>Planning</b>							
PMSM	architect	208,250	223,632	-15,382	228,550	223,632	4,918
DSA	state fees	12,700	13,150	-450	13,150	13,150	0
Leland Saylor	Cost estimate	4,000	4,000	0	4,000	4,000	0
	Misc fees	7,100	0	7,100	0	0	0
	printing costs	3,000	0	3,000	0	0	0
	specialty consultants	10,000	0	10,000	0	0	0
	contingency add fees	1,300	0	1,300	20,300	0	20,300
<b>Totals</b>		<b>246,350</b>	<b>240,782</b>	<b>5,568</b>	<b>266,000</b>	<b>240,782</b>	<b>25,218</b>
<b>Construction</b>							
SBS	General Contractor	1,111,035	0	1,111,035	1,111,035	0	1,111,035
	Payment #1		115,364			115,364	
	Payment #2		274,133			274,133	
	Payment #3		492,690			492,690	
<b>Totals</b>		<b>1,111,035</b>	<b>882,187</b>	<b>228,848</b>	<b>1,111,035</b>	<b>882,187</b>	<b>228,848</b>
<b>Construction Contingency (Change Orders)</b>			13%		10%		
SBS	General Contractor	144,435	0	144,435	109,149	0	109,149
	CO #1		41,416		41,416	0	
	CO #2		28,922		28,922	0	
	CO #3		38,809		38,809	0	
<b>Totals</b>		<b>144,435</b>	<b>109,147</b>	<b>35,288</b>	<b>109,149</b>	<b>0</b>	<b>109,149</b>
<b>Construction Services</b>							
	Fire alarm tests	1,200	0	1,200	0	0	0
Carroll	Plumbing investigation	1,000	504	496	1,000	504	496
Above Grade	Topo Survey	2,900	2,900	0	2,900	2,900	0
	soils testing	0	0	0	0	0	0
multiple	ads for bid	1,500	870	630	870	870	0
DSA	added fees for CO	3,000	0	3,000	3,000	0	3,000
101 Blueprint	Bid set reproduction	1,000	1,613	-613	2,000	1,613	387
					0	0	0
Troxell	classroom equipment	40,000	19,800	20,200	45,000	44,586	414

12/9/10

CSS Modernization Project  
Cost Summary

Vendor	Description	Budget	Spent to date	Balance	Forecast	Spent to date	
Pacific Paper	storage, boxes, moving	30,000	640	29,360	2,000	640	1,360
Zenco	haz mat mitigation	20,000	24,697	-4,697	27,000	24,697	2,303
	Soils engineer	0	0	0	0	0	0
	Rebar test	0	0	0	0	0	0
	concrete inspection	0	0	0	0	0	0
PML	<b>special inspection</b>	20,000	15,562	4,438	20,000	15,562	4,438
	steel-welding inspect	0	0	0	0	0	0
	Meetings	0	0	0	0	0	0
Knowland	DSA Inspector	45,000	18,580	26,420	45,000	29,990	15,010
Tynan Group	Project Manager	0	19,338	-19,338	30,000	26,308	3,692
	Contingency	15,510	0	15,510	15,510	0	15,510
PacifiCom	phone/intercom				5,000	0	5,000
					0	0	0
<b>Totals</b>		<b>181,110</b>	<b>101,991</b>	<b>79,119</b>	<b>199,280</b>	<b>147,670</b>	<b>51,610</b>
<b>Other</b>							
Bit vision	surveillance system	0	7,503	-7,503	7,503	7,503	0
Bob Peace	Electrical for surveillance	0	157	-157	157	157	0
M & M	sewer repair/inspect		1,360		2,000	1,360	640
Anderson	Plumbing Repairs		5,596		6,000	5,596	404
Smith's Lock	New locks				3,000	2,724	276
<b>Totals</b>		<b>0</b>	<b>14,616</b>	<b>-14,616</b>	<b>18,660</b>	<b>17,340</b>	<b>1,320</b>
<b>TOTALS</b>	<b>MEASURE C PROJECTS</b>	<b>1,682,930</b>	<b>812,265</b>	<b>870,665</b>	<b>1,704,124</b>	<b>1,287,979</b>	<b>416,145</b>
	Cost of Issuance	97,325			97,325		
	Underwriter's Discount	31,660			31,660		
	Debt Service Fund	5,576			5,576		
	Bond Proceeds	2,574,103			2,574,103		
	<b>Balance</b>	<b>756,612</b>			<b>735,418</b>		

**Citizens Bond Oversight Committee  
Agenda Item**

TO: CBOC Members

FROM: Bryan McCabe, Superintendent/Principal

RE: **Developing options for the future renovation projects with Measure C funds**

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The delay in the completion of the renovation progress has delayed the development of plans for the use of the remainder of the Measure C Funds. The Board of Trustees directed me to establish an ad hoc committee that includes CBOC members, board members, and staff to develop a list of potential renovation projects.

**Items being considered for completion during the 2010-11 school year.**

Description	Estimated Cost	Notes
Slurry coat all asphalt areas including parking lots with some repair to larger cracks under trees	Under \$10,000	Scott Douglas is in the process of obtaining three estimates. No public bid or DSA approval necessary.
Concrete areas in front of hallways doors Rooms 1, 2, and 3 need to be brought up to the level of the doorway threshold level for accessibility. Suggested fix is to demo concrete and float new pour up to interior floor level.	Unknown	PMSM will develop specifications. DSA approval required. Bid requirement will depend on cost (<\$18,000 = no bid) This project must be completed before the Renovation Project will be signed off by DSA.
Additional phone units and line runs to facilitate the transition of the old phone system to the new phone/intercom system.	\$5,000	Not in the original scope of the renovation project.

### Some possible items for future projects

Description	Estimated Cost	Notes
Paint the entire school building – trim and stucco	\$150,000	Some painting occurred this summer. The new 1999 construction has not been painted except for touch-up work
Asphalt repair -- playground and primary grade eating areas	Unknown	The main playground and the primary grade eating areas are deteriorating and need more than slurry coating.
Hallway in main building outside of the auditorium	Unknown	This area of the main building – the school's oldest building – has not been touched during the past two building and renovation projects.
Solar energy panels	\$500,000	Add solar energy panels to the school