

**EXHIBIT A-1**  
**BOND PROJECT LIST**

The specific school facilities projects to be funded are as follows:

Renovate Cold Spring School to bring it up to current educational standards, including the following improvements:

- Repair and modernize 7 oldest classrooms (some over 50 and others over 80 years old)
- Install energy-efficient lighting, windows and mechanical systems
- Renovate existing bathrooms
- Install new flooring, cabinets, whiteboards, and learning stations
- Improve work and meeting spaces for teachers and other staff
- Upgrade the school intercom systems
- Improve electrical and plumbing systems and equipment
- Replace roof and skylights
- Make other necessary improvements identified in the renovation process

Ballot Group  
007

Cold Spring School District

**Project List November 2008 Bond**

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- Repair and modernize 7 oldest classrooms (some over 50 and others over 80 years old)
- Install energy-efficient lighting, windows and mechanical systems
- Renovate existing bathrooms
- Install new flooring, cabinets, whiteboards, and learning stations
- Improve work and meeting spaces for teachers and other staff
- Upgrade the school intercom systems
- Improve electrical and plumbing systems and equipment
- Replace roof and skylights
- Make other necessary improvements identified in the renovation process

The estimated cost for the above renovations is \$2,440,000.

## Measure C Project List

### Classroom Renovations

#### Rooms 1-3

- new carpet
- new flooring
- new cabinets
- instructional wall system (rooms 2 & 3)
- new sink
- upgrade lighting
- upgrade electrical outlets
- exterior doors/closers
- replace or remove false ceiling
- paint all wall surfaces

#### Room 4-5

- new carpet
- new flooring
- new cabinets
- instructional wall system
- upgrade lighting
- paint all wall surfaces

#### Rooms 6-7

- new carpet
- new flooring
- new cabinets
- instructional wall system
- upgrade lighting
- upgrade electrical outlets
- exterior doors/closers
- paint all wall surfaces

#### Rooms 8-11

- cabinet upgrade -- remove computer shelf
- added carpets

#### Kindergarten

N/A

#### Library

instructional wall system

#### Auditorium

N/A

#### Music Room

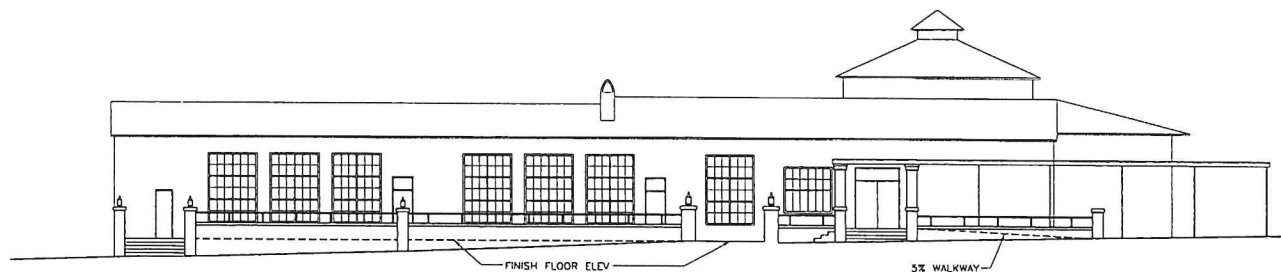
N/A

## Measure C Project List

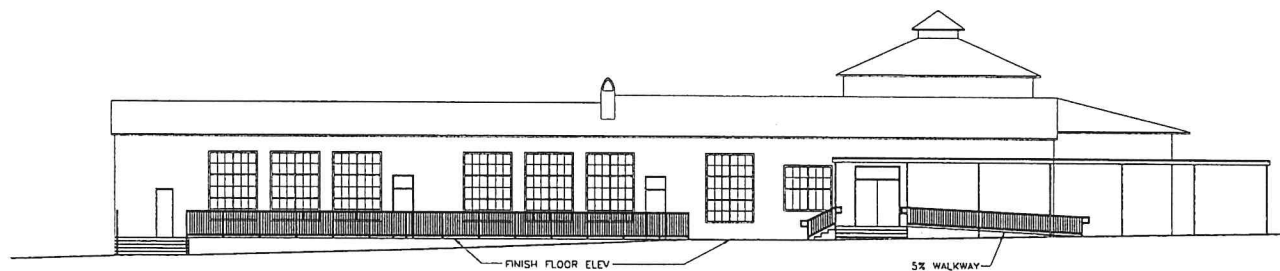
**Restrooms**    primary boys, girls, & adult  
                     new flooring  
                     new sinks/fixtures  
                     new stalls  
                     walls -- tile and paint

**School wide**  
                     digital clock system  
                     intercomm system  
                     lighting -- motion sensors  
                     replace rain gutters rooms 1-7  
                     digital surveillance system

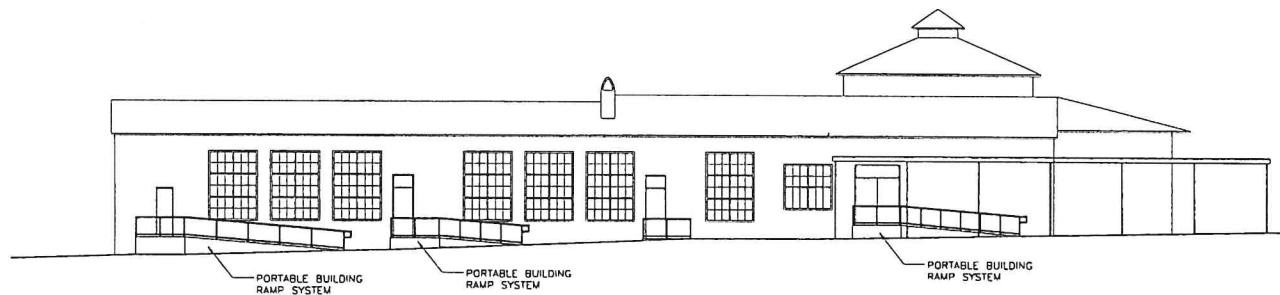




OPTION NO. 1



OPTION NO. 2



OPTION NO. 3

**PMSM**

**ARCHITECTS**

1004 EAST MAIN STREET  
SANTA MARIA, CA 93454  
TEL 805 925 2421 FAX 805 925 2490

**CONSULTANTS**

**MECHANICAL ENGINEER**  
RELIANCE, SERVICE & ASSOCIATES  
1001 Crane Street, Suite 204  
San Luis Obispo, California 93401  
TEL 805 944-4269 FAX 805 945-3829

**ELECTRICAL ENGINEER**  
THOMAS ENGINEERING  
3583 Emmons, Suite C  
San Luis Obispo, California 93408  
TEL 805 945-3800/805 945-3829

ARCHITECT STAMP



CONSULTANT STAMP

AGENCY APPROVAL  
NOTIFICATION STAMP DIV. OF THE  
STATE ARCHITECT OFFICE OF  
REGULATION SERVICES  
FILE NO. XX-XX  
APPL. XX-XXXXXX  
AC. FLS. SS.  
DATE

**REVISIONS**

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS  
OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER  
THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY  
PREPARED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR  
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WHOLE OR IN PART AT ANY OTHER SITE.

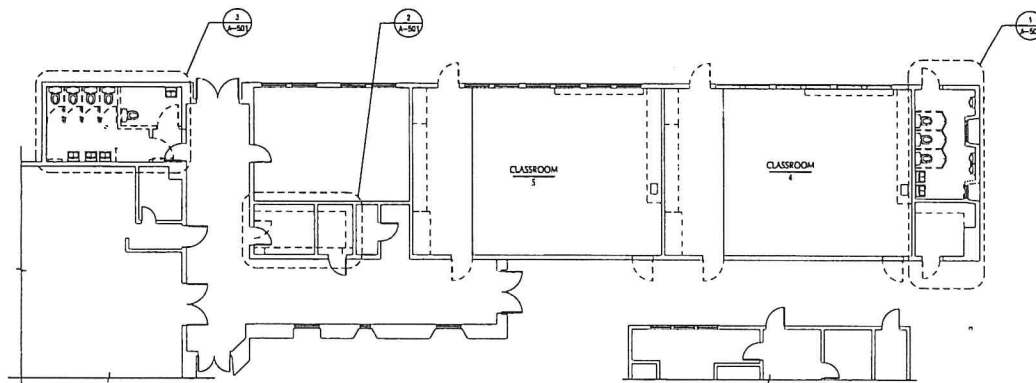
PROJECT OWNER & TITLE  
SANTA BARBARA COUNTY  
SCHOOL DISTRICT  
**COLD SPRINGS  
SCHOOL**  
2243 SYCAMORE CANYON RD.  
SANTA BARBARA, CA 93108

**SHEET TITLE**

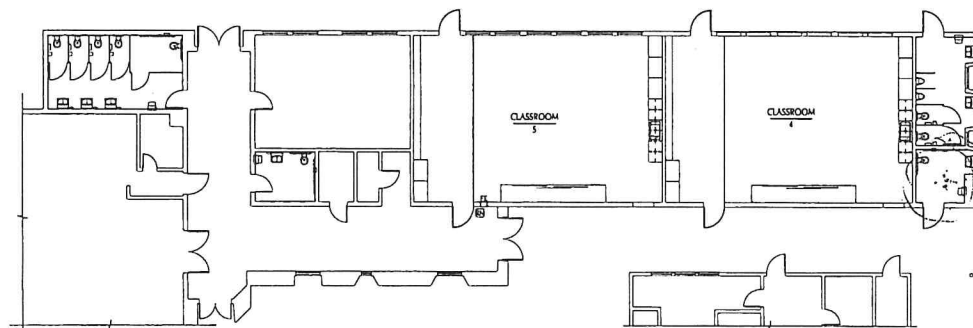
DRAWN BY: FOR NUMBER: 09014.01

**SHEET NO.**

DATE: SEPTEMBER 1, 2004 SHEET 1 OF 1



DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# DEMOLITION KEYNOTES

## DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
2. REMOVE AND SALVAGE (TO CHALK BOARDS, MARKER BOARDS, PROJECTION SCREENS, WALLTETH BOARDS, MAPS, CLOCKS, ETC. UNLESS OTHERWISE NOTED).
3. COORDINATE WITH DISTRICT FOR INSTALLATION OF SALVAGED ITEMS NOT SHOWN AS RELOCATED ON THE PLANS.
4. FURNITURE SHOULD BE REMOVED BY THE DISTRICT PRIOR TO THE START OF CONSTRUCTION.
5. REMOVE ALL CEILING, WALL AND FLOOR FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES.

## KEYNOTES

- 0000 EXISTING TO REMAIN
- 0610 EXPOSED WOOD FRAMING, PAINT
- 0640A TEACHING WALL
- 0640B FULL HEIGHT CABINET
- 0640C CUBICLE
- 0640D COMPUTER DESKS
- 0640E SHUTTER
- 0640F PLASTIC LAMINATE COUNTERTOP
- 0921 DOOR
- 0925 5/8" TYPE "Y" GYPSUM BOARD
- 0950A VINYL COMPOSITION TILE (VCT)
- 0950B RUBBER BASE
- 0950C CARPET
- 1010 TACKBOARD
- 1032 PORTABLE FIRE EXTINGUISHER AND CABINET, CLASS 2A-10BC
- 1541 ACCESSIBLE SIGN

## LEGEND

- (C) 2x STUD WALL
- SIGNAGE FOR
- RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER CLASS 2A-10BC INSTALL FOR

**PMSM**  
ARCHITECTS

1004 EAST MAIN STREET  
SANTA MARIA, CA 93454  
TEL 805 925 2421 FAX 805 925 2490

### CONSULTANTS

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WELLSVILLE & ASSOCIATES  
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33441 Serrano, Suite C  
San Luis Obispo, California 93401  
TEL 805 943-3850 FAX 805 943-3829

ARCHITECT STAMP CONSULTANT STAMP

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AGENCY APPROVAL  
SIGNATURE STAMP (BY, OF THE  
STATE ARCHITECT OFFICE OF  
REGULATION SERVICES)  
FILE NO. XX-XX-XX  
APPL XX-XXXXXX  
AC FILE SS  
DATE

### REVISIONS

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THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY  
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MANNER OR IN PART OF ANY OTHER WAY.

PROJECT OWNER & TITLE  
SANTA BARBARA COUNTY  
SCHOOL DISTRICT  
**COLD SPRINGS  
SCHOOL**  
2243 SYCAMORE CANYON RD.  
SANTA BARBARA, CA 93108

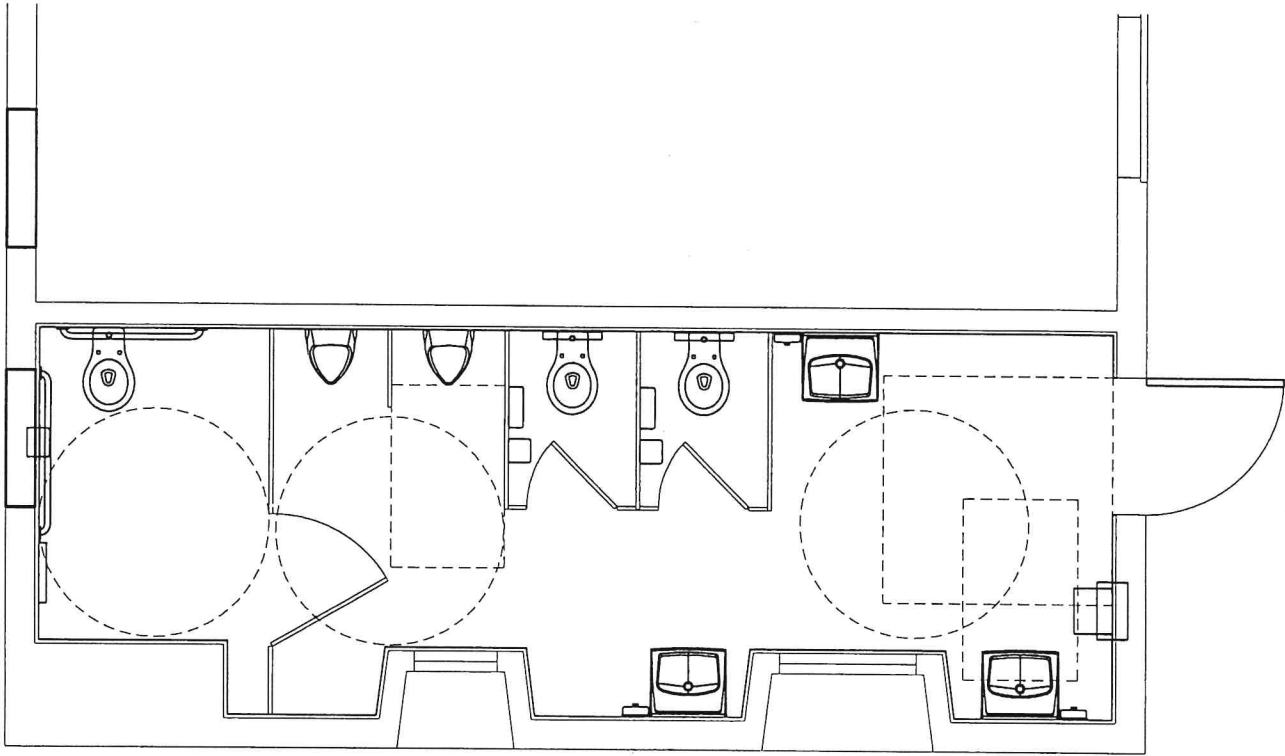
SHEET TITLE  
**BUILDING #2  
FLOOR PLAN**

DRAWN BY: JON VALMIREK 090714.01

SHEET NO.

DATE: **A-202**  
SHEET \_\_\_\_ OF \_\_\_\_

*Items #2 + #3*

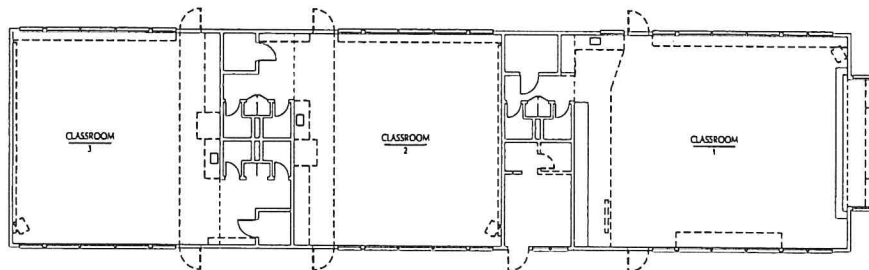


# BOY'S RESTROOM

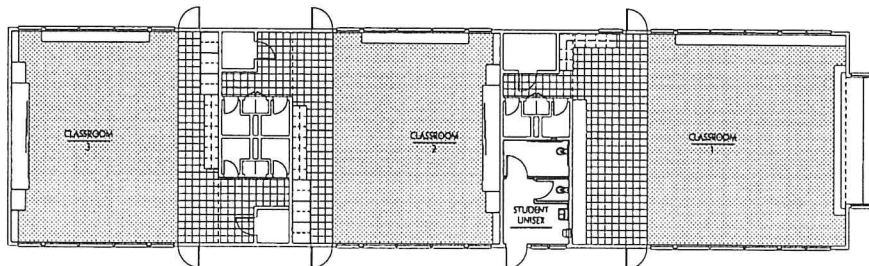
SCALE: 1/4" = 1'-0"

Items # 4 & # 5





DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



#### DEMOLITION KEYNOTES

- 0111 REMOVE PORTION OF (E) WALL, PREPARE OPENING FOR INSTALLATION OF NEW WORK
- 0112 REMOVE (E) CLOSETWORK
- 0113 REMOVE (E) DOORS AND DOOR HARDWARE INCLUDING BUT NOT LIMITED TO LATCH, THRESHOLD, CLOSER, DOOR STOP.
- 0114 REMOVE (E) FLOOR TRANSITION
- 0115 REMOVE (E) TACKBOARD
- 0116 REMOVE (E) TELEVISION & WALL MOUNT AND SALVAGE TO THE DISTRICT
- 0117 REMOVE (E) CURTAIN AND TRACK
- 0118 REMOVE (E) SIGN

#### DEMOLITION GENERAL NOTES

- 1. ITEMS SHOWN DASHED LINE TO BE REMOVED, UNLESS OTHERWISE NOTED.
- 2. REMOVE AND SALVAGE (E) CHALK BOARD, MARKER BOARD, PROJECTION SCREENS, BULLETIN BOARD, MAPS, GLOBES, ETC. UNLESS OTHERWISE NOTED.
- 3. COORDINATE WITH DISTRICT FOR INSTALLATION OF SALVAGED ITEMS NOT SHOWN ARE RELOCATED ON THE PLANS.
- 4. FURNITURE SHOULD BE REMOVED BY THE DISTRICT PRIOR TO THE START OF CONSTRUCTION.
- 5. REMOVE ALL CEILING, WALL AND FLOOR FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES.

#### KEYNOTES

- 0610 EXPOSED WOOD FRAMING, PAINT
- 0610A TEACHING WALL
- 0640B FULL HEIGHT CABINET
- 0640C CABINET
- 0640D COMPUTER DESKS
- 0640E SHELVES
- 0640F PLASTIC LAMINATE COUNTERTOP
- 0621 DOOR
- 0625 3/8" TYPE 'Y' DISPLAY BOARD
- 0650A VINYL COMPOSITION TILE (VCT)
- 0650B RUBBER BASE
- 0650C CARPET
- 1010 TACKBOARD
- 1052 PORTABLE FIRE EXTINGUISHER AND CABINET, CLASS 2A-100B
- 1541 ACCESSIBLE SIGN

#### LEGEND

(E) 2x STUD WALL



RECESSED FIRE EXTINGUISHER CABINET W/  
FIRE EXTINGUISHER CLASS 2A-100Bc INSTALL PER



**PMSM**  
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1100 Canal Street, Suite 204  
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PROJECT OWNER & TITLE  
SANTA BARBARA COUNTY  
SCHOOL DISTRICT

COLD SPRINGS  
SCHOOL  
2243 SYCAMORE CANYON RD.  
SANTA BARBARA, CA 93108

SHEET TITLE  
BUILDING #1  
FLOOR PLAN

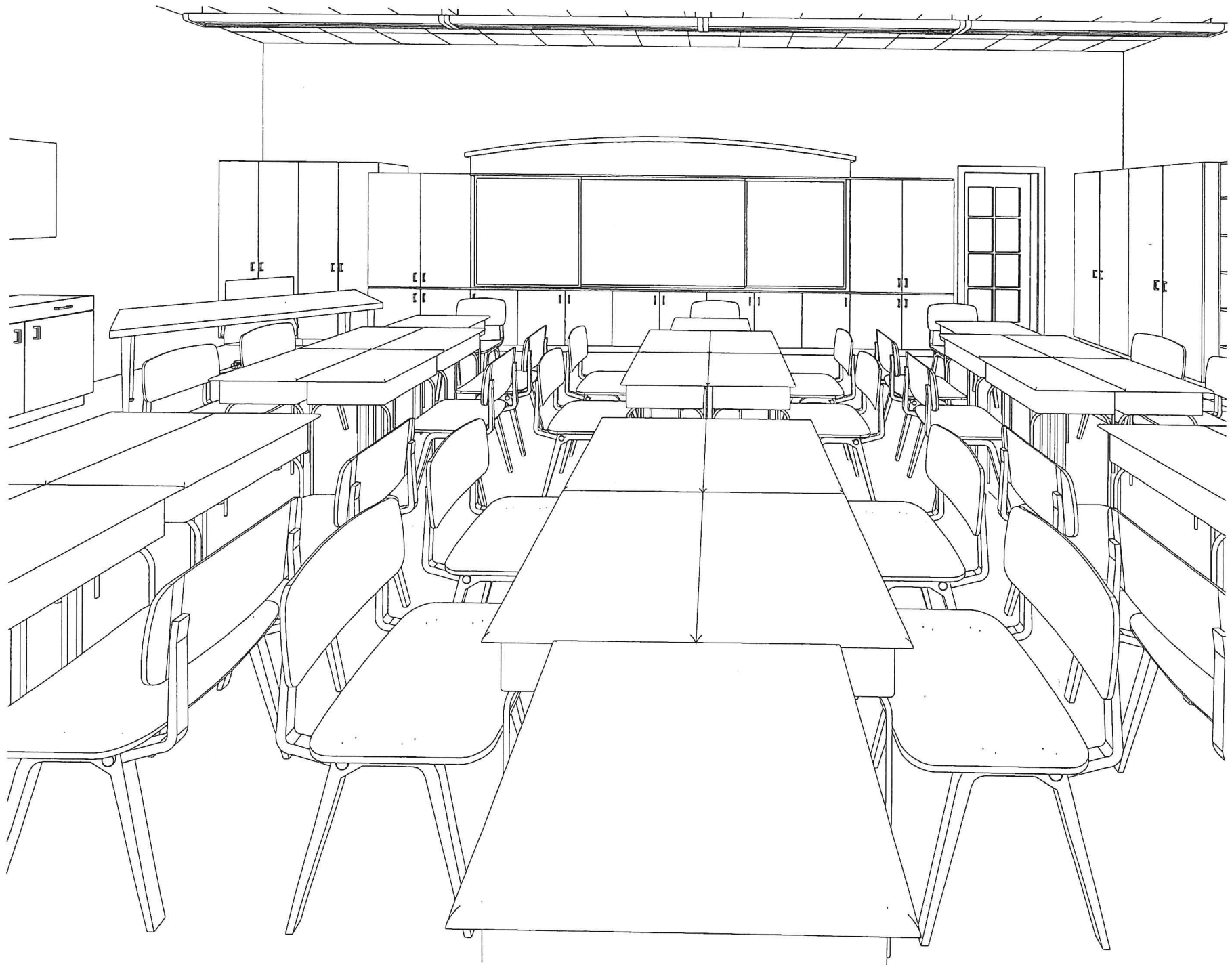
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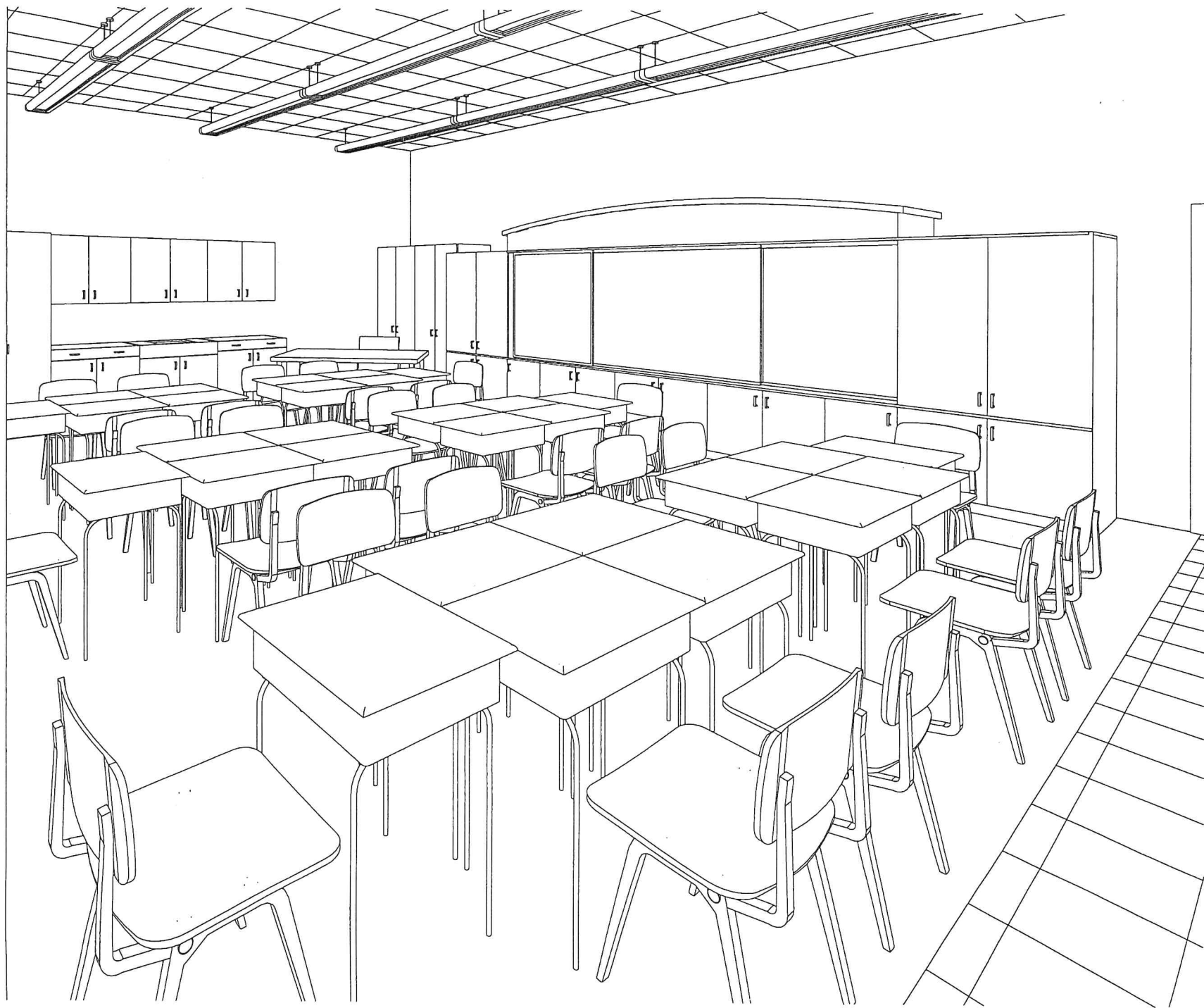
SHEET NO.

A-201  
DATE: \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

Item # 6

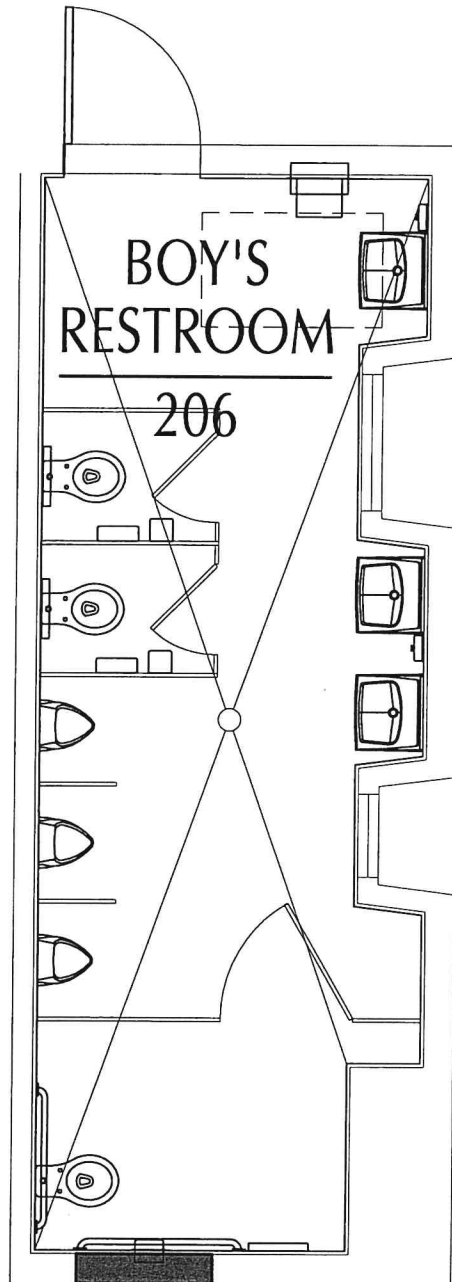






**Cold Spring School Modernization DRAFT**

District Bond Funds							\$2,440,000
District Mitigation Fees							\$0
Other funding - interest, grants etc estimated							\$10,000
<b>Subtotal All Estimated Funding</b>						<b>\$2,450,000</b>	
<b>Current Project Funding Budget</b>							<b>\$2,450,000</b>
<b>Project Scope Description</b>	<b>Total Construction Cost Budget</b>	<b>Construction Contingency @ 13.0% of Target Construction Cost</b>	<b>Planning Phase Project Cost Budget Funding Consultant, A/E Planning, Basic Service and Specialty Consultant fees, DSA fees</b>	<b>Planning Phase Project Cost Budget includes other plan check fees, security alarm design budget, preliminary testing reports, survey costs</b>	<b>Bid and Construction Phase Project Cost Budget includes bid advertisement and printing, utility connection fees, testing &amp; inspection</b>	<b>Total Estimated Project Cost</b>	
<b>Campus Reconstruction and Additions</b>							
<b>Cold Spring School</b>							
Restroom at \$650/sf x 600 sf	\$390,000						
Classroom Modernization at \$150/sf x 7000 sf	\$1,050,000						
Site work- Allowance	\$350,000						
Subtotal	\$1,790,000	\$232,700	\$240,600	\$8,690	\$104,100	\$2,376,090	
<b>Total for All Projects</b>	<b>\$1,790,000</b>	<b>\$232,700</b>	<b>\$240,600</b>	<b>\$8,690</b>	<b>\$104,100</b>	<b>\$2,376,090</b>	
Difference between known funding and estimate for base work							\$73,910
Difference between known funding and estimate							\$73,910



## BOY'S RESTROOM

SCALE: 1/4" = 1'-0"

5.2 Qualification Standards.

(a) To be a qualified person, he or she must be at least 18 years of age and reside within the District's geographic boundary, in accordance with Government Code Section 1020.

(b) The Committee may not include any employee, official of the District or any vendor, contractor or consultant of the District.

5.3 Ethics: Conflicts of Interest. By accepting appointment to the Committee, each member agrees to comply with Articles 4 (commencing with Section 1090) and 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code and the Political Reform Act (Gov. Code §§ 81000 *et seq.*), and to complete the Form 700 as required by all "designated employees" of the District. Additionally, each member shall comply with the Committee Ethics Policy attached as "Attachment A" to these Bylaws.

5.4 Term. Except as otherwise provided herein, each member shall serve a term of two (2) years, beginning March 1, 2009. No member may serve more than two (2) consecutive terms. At the Committee's first meeting, members will draw lots to select a minimum of two (2) members to serve for an initial one (1) year term and the remaining members for an initial two (2) year term.

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) appropriate local groups will be solicited for applications; (b) the Superintendent or his designee will review the applications; (c) the Superintendent or his designee will make recommendations to the Board.

5.6 Removal; Vacancy. The Board may remove any Committee member for any reason, including failure to attend two (2) consecutive Committee meetings without reasonable excuse or for failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee.

5.7 Compensation. The Committee members shall not be compensated for their services.

5.8 Authority of Members. (a) Committee members shall not have the authority to direct staff of the District. (b) Individual members of the Committee retain the right to address the Board as an individual.

**Section 6. Meetings of the Committee.**

6.1 Regular Meetings. The Committee is required to meet at least once a year including an annual organizational meeting to be held in March.

6.2 Location. All meetings shall be held within the District.

6.3 Procedures. All meetings shall be open to the public in accordance with the *Ralph M. Brown Act*, Government Code Section 54950 *et seq.* Meetings shall be conducted according to such additional procedural rules as the Committee may adopt. A majority of the



number of Committee members shall constitute a quorum for the transaction of any business except adjournment.

**Section 7. District Support.**

7.1 The District shall provide to the Committee necessary technical and administrative assistance as follows:

(a) preparation of and posting of public notices as required by the *Ralph M. Brown Act*, ensuring that all notices to the public are provided in the same manner as notices regarding meetings of the District Board;

(b) provision of a meeting room, including any necessary audio/visual equipment;

(c) preparation and copies of any documentary meeting materials, such as agendas and reports; and

(d) retention of all Committee records, and providing public access to such records on an Internet website maintained by the District.

7.2 District staff and/or District consultants shall attend all Committee proceedings in order to report on the status of projects and the expenditures of bond proceeds.

7.3 No bond proceeds shall be used to provide District support to the Committee.

**Section 8. Reports.** In addition to the Annual Report required in Section 3.2, the Committee may report to the Board at least semi-annually in order to advise the Board on the activities of the Committee. Such report shall be in writing and shall summarize the proceedings and activities conducted by the Committee.

**Section 9. Officers.** The Superintendent shall appoint the initial Chair. Thereafter, the Committee shall elect a Chair and a Vice-Chair who shall act as Chair only when the Chair is absent, which positions shall continue for two (2) year terms. No person shall serve as Chair for more than two (2) consecutive terms.

**Section 10. Amendment of Bylaws.** Any amendment to these Bylaws shall be approved by a two-thirds vote of the entire Board.

**Section 11. Termination.** The Committee shall automatically terminate and disband at the earlier of the date when (a) all bond proceeds are spent, or (b) all projects funded by bond proceeds are completed.



## CITIZENS' BOND OVERSIGHT COMMITTEE ETHICS POLICY STATEMENT

This following Ethics Policy Statement provides general guidelines for Committee members to perform their roles. Not all ethical issues that Committee members face are covered in this Statement. However, this Statement captures some of the critical areas that help define ethical and professional conduct for Committee members. The provisions of this Statement were developed from existing laws, rules, policies and procedures as well as from concepts that define generally accepted good business practices. Committee members are expected to strictly adhere to the provisions of this Ethics Policy.

### POLICY

- **CONFLICT OF INTEREST.** A Committee member shall not make or influence a District decision related to: (1) any contract funded by bond proceeds or (2) any construction project which will benefit the committee member's outside employment, business, or a personal finance or benefit an immediate family member, such as a spouse, child or parent.
- **OUTSIDE EMPLOYMENT.** A Committee member shall not use his or her authority over a particular matter to negotiate future employment with any person or organization that relates to: (1) any contract funded by bond proceeds, or (2) any construction project. A Committee member shall not make or influence a District decision related to any construction project involving the interest of a person with whom the member has an agreement concerning current or future employment, or remuneration of any kind. For a period of two (2) years after leaving the Committee, a former Committee member may not represent any person or organization for compensation in connection with any matter pending before the District that, as a Committee member, he or she participated in personally and substantially. Specifically, for a period of two (2) years after leaving the Committee, a former Committee member and the companies and businesses for which the member works shall be prohibited from contracting with the District with respect to: (1) bidding on projects funded by the bond proceeds; and (2) any construction project.
- **COMMITMENT TO UPHOLD LAW.** A Committee member shall uphold the federal and California Constitutions, the laws and regulations of the United States and the State of California (particularly the Education Code) and all other applicable government entities, and the policies, procedures, rules and regulations of the Cold Spring School District;
- **COMMITMENT TO DISTRICT.** A Committee member shall place the interest of the District above any personal or business interest of the member.

The undersigned acknowledges he or she has received a copy of this Ethics Policy Statement, understands the provisions of this policy and agrees to adhere to its requirements.

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Date

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Member, Oversight Committee