

Measure N  
Citizens' Bond Oversight Committee Meeting Minutes

January 22, 2004

- I. Meeting was called to order at 4:10 p.m. upon the arrival of Cheryl Vineyard and establishment of a quorum. The following committee members were present: Marno Goetsch (Chairperson), Julie McAninch, Dorothy Jackson and Cheryl Vineyard. Also in attendance were the Superintendent of Schools-Ann Gary, Assistant Superintendent of Business Services-Jim Moranville, and Kruger Bensen Ziemer (KBZ) Architects, Inc., President - Joe Wilcox.

Members Absent: Ed Schuler (Vice-Chairperson), and David Shelton

II Approval of Minutes of the October 23, 2003 Meeting:

Motion was made by Mrs. Jackson, seconded by Mrs. McAninch, and carried 4-0 to approve the minutes as submitted.

III Old Business:

Mrs. Jackson referred to Mr. Moranville's memo regarding the paving work. Mr. Moranville clarified he had visited with the Bond Counsel, David Casnocha, who framed the resolution ensuring correct wording on the ballot. Mr. Casnocha wrote Resolution 140 on the basis of the data from District staff. Specifically, the item on paving was included. As a resolution is developed, it is often not as detailed as you might think it should be. However, the District Master Plan was utilized to develop the resolution including the paving. Mr. Casnocha feels there was never any problem because the intention was there all along and included in the estimates.

Mr. Moranville clarified the ultimate District Master Plan is beyond this bond issue and principals will be asked for their input regarding the future phases.

IV Measure N Implementation Progress Report:

A lot of work was accomplished over the winter break. The staff is busy coordinating the bidding process and the specs. Chris Curless is responsible for the bidding process, Mohammed Yazdani the technology, and Richard Perez the maintenance perspective. Mr. Moranville is coordinating with the principals to put together reviews and explain the planning process.

Joe Wilcox reviewed the highlights of the progress report:

1. KBZ Architects have established individual design teams for the elementary, middle and high schools
2. All of the design team consultants met with District personnel on 12/17/03. The engineering consultants, after learning the "ground rules," then toured the campus sites. Most of these tours occurred during winter break.

3. District-wide information technology planning continues. Weekly meetings are held with Mohammed Yazdani and consultant, John Kacperski, to continue planning the cabling system and new phone system. Planning and design of the Vandenberg Middle School cabling project also occurred with a separate bid package for grant funding.
4. Revised time schedules for each design team have been developed. The goal is to get the projects into the Division of the State Architects as soon as possible for approval. This will get us in line for state money. Mr. Wilcox has learned from experience the importance of having a check in hand to pay the DSA fees in advance.
5. Cabrillo High School traffic and parking situations are still being reviewed for possible solutions. Mr. Manzo and Mrs. Gunter were included in the meeting. Further review is needed with the site and the County Traffic Department.
6. A meeting was held on 12/13/03 to review progress and final direction for ITD telephone and cabling (man/wan) directions. Also reviewed was the hazardous materials mitigation. KBZ and hazmat consultant, Mark Lee, both reviewed the current District asbestos and lead surveys. Mr. Lee has advised the District to obtain updated comprehensive and compliant site surveys. This will require the District to go through a request for proposal (RFP) to have the consultant perform these surveys.
7. On 12/5/03, KBZ reviewed the 100% infrastructure budgets with the District and determined alternatives needed in the bidding process to save constructions dollars for the "series three" school sites. The master plan total budget is listed as \$72,254,284. With 100% infrastructure work, the estimate is \$86,950,837 and available funds are \$74,084,150. This will leave a shortfall of \$12,866,687. One method to address the shortfall will be to combine some of the elementary schools for bidding (economy of scale). These anticipated costs are early estimates, and many decisions will be made over the nine months that can affect the bidding.
8. KBZ staff continues to visit campuses to verify "as-built" conditions compared to the original drawings. KBZ has started all design work associated with the Americans with Disabilities Act (ADA) site requirements, ADA restrooms and mechanical/electrical infrastructure.
9. The Door Hardware Consultant has reviewed each site and their schedule. The consultant will start with the elementary sites, and KBZ will follow up with the secondary sites.
10. KBZ and the District are coordinating schedules to meet with the site principals, review the projects' scope of work and plans for the relocatable classrooms.
11. KBZ continues to create and update the CAD site plans and building plans for all of the campuses.
12. District continues to work with Tremco Roofing to determine which roofing projects will happen in the summer of 2004.
13. Mechanical engineering consultants are working with the District to determine which type of energy management system should be the District standard.
14. Electrical engineering consultants are working with the District to determine which fire alarm system should be the District standard.

15. Summer 2004 paving projects are still in the definition and planning process
16. Before his departure, Mike Boston provided an assessment of the existing relocatables at the "series one" school sites.
17. Mr. Wilcox is preparing a 2006-2007 master schedule to include modernization, roofing, paving, and hazmat, as well as District review meetings.

Mr. Wilcox reviewed the time schedules developed for the school sites. It is very important that the first elementary set have the same checkers at DSA for the plans slated for submission in April 2004. The second set of elementary plans will go in mid-July 2004, and the middle schools in mid June 2004. Mr. Wilcox is currently working on a master schedule for the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> series of construction. Middle schools and high schools will be staggered.

It was noted that Mike Boston, who was the Maintenance & Operations Manager, has left the District. Shirley Pillus, who was present at the meeting, was introduced as the new Construction Secretary (Administrative Assistant II).

It is felt the March 2004 bond issue (Proposition 55) is "cloudy." Although construction is a bright spot in the state, with so many other bonds and a cap on spending, it can be very complex for the voter. If it does not pass in March, Mr. Wilcox feels it will be back on the ballot in November.

After surveying all sites, no damage was noted from the recent earthquake. The most worrisome was our only two-story building, Lompoc Valley Middle School, but thankfully it escaped unscathed.

Summer school this year will be only for high school students. There will be no K-8 summer school. A site has not been chosen, and there is definitely going to be a problem with the paving scheduled for Lompoc High (the usual site).

Mrs. Jackson asked when the citizens could expect construction to start. Mr. Wilcox referred to the spreadsheet showing construction at the first five sites starting 3/1/05. There will be some roofing, paving and cabling this summer, and also the portables will start showing up. The new phone systems will also begin installation. These phone systems will be digital systems with voice mail and four digit dialing. This will save on line costs, and be much more efficient. There will also be an emergency phone at each site, and also individual dial out possibility at each site. Many companies are interested in this size of project. A voiceover Internet Protocol (IP) system (a more digital type) is being strongly considered.

Flooring will only be replaced in restrooms. Existing asbestos floor tiles need not be removed unless there are infrastructure changes that require them to be cut.

Mr. Moranville elaborated that the new operations supervisors - Paul Gray and Richard Perez - both started with the District in December 2003.

V Next Meeting  
April 29, 2004 - 4:00 p.m. - Education Center Board Room

VI Adjournment  
The meeting was adjourned at 5:00 p.m.

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Marno Goetsch, Chairperson

ATTEST: \_\_\_\_\_  
Dorothy Jackson, Committee Member

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