



# Santa Barbara Unified School District

720 Santa Barbara Street, Santa Barbara, CA 93101 Phone 805-963-4338, TDD 805-966-7734, Fax 805-963-5685  
www.sbsdk12.org

## *Measure Q 2010 Citizens' Oversight Committee*

Wednesday, September 14, 2011

### DRAFT Minutes

#### **1. Call to Order**

The meeting was called to order by Director of Facilities and Operations, David Hetyonk.

Committee members introduced themselves.

Committee members present:

- Linda Mier, senior citizens group representative
- Edward Rollins, parent representative
- Sal Guereña, Santa Barbara Education Foundation
- Michael Jordan, business representative
- Francine Graves, parent and PTA representative
- Teriza Chaney, tax preparer representative
- Mark Ingalls, parent representative

Committee members absent:

- Carlos Martinez, community member
- Val Noronha, business representative

District staff:

- David Hetyonk, director of facilities and operations
- David Cash, superintendent
- Alma Flores, administrative assistant
- Ann Peak, personnel coordinator

Consultants:

- Julie Avnit, Spectrum Management Solutions. Ms. Avnit indicated she was the bond accountant and would establish the budget, cash flows, and do all bond reporting.

#### **2. Pledge of Allegiance**

Pledge of allegiance was led by Mr. Hetyonk.

#### **3. Public Comment**

None.

#### **4. Introductions**

Item was taken previously.

**5. Conflict of Interest Forms**

Item was taken out of order.

Ms. Peak presented the item. She reviewed the purpose of the conflict of interest form (700 Form).

She explained that all committee members were required to complete the 700 Form within the next 30 days. The requirement applies to ALL members, even those that were not in attendance.

**6. Review of Bylaws**

Mr. Hetyonk presented the item. He distributed copies of the bylaws to members and reviewed topics such as: A) establishment of committee, B) purpose, C) committee duties, D) authorized activities, E) membership, F) number of meetings, G) district support, H) reports, I) officers, J) amendments, K) termination, and L) powers reserved to the board of trustees.

**7. Election of Chair, Vice-Chair and Secretary**

Committee Member Ingalls arrived at 5:55 p.m.

Motion made by CM Sal Guereña to nominate CM Ingalls as committee chair. CM Ingalls accepted the nomination.

No other nominations were made.

Motion passed. Vote: 7-2 / Ayes: 7 / Absent: 2 (Martinez, Noronha)

Motion made by Committee Member (CM) Sal Guereña to nominate himself as committee vice-chair (VC).

No other nominations were made.

Motion passed. Vote: 7-2 / Ayes: 7 / Absent: 2 (Martinez, Noronha)

Motion made by Chair Ingalls to nominate CM Chaney as secretary. CM Chaney accepted nomination. Seconded by CM Rollins.

No other nominations were made.

Motion passed. Vote: 7-2 / Ayes: 7 / Absent: 2 (Martinez, Noronha)

**8. Overview of General Obligation Bonds**

Mr. Hetyonk presented the item. He indicated that funds were received from Qualified School Construction Bonds (QSCB) for the Santa Barbara High School Kitchen. Mr. Hetyonk explained what QSCB are.

Mr. Hetyonk noted the voters approved \$75M in bonds and the district has sold \$25M so far.

Mr. Hetyonk reviewed zoning resolutions approved by the board of trustees. The district will go to the Division of State Architects for approval of plans, rather than going through the City of Santa Barbara.

Mr. Hetyonk presented the item. He indicated a probable project list had been established and reviewed by the board. The list was created with input from schools, district staff, engineers and architects. Mr. Hetyonk distributed a copy of the list to the committee members. He noted that the list was not board approved but reviewed by the board and that projects are moved forward when contracts for design or construction are approved by the board.

The process allows for flexibility if priorities change for a variety of reasons. He added that not every item on the list may be completed as the list is over subscribed as far as available funds.

**9. Overview of Current Projects**

Mr. Hetyonk distributed the list of current and planned possible projects to all members.

Chair Ingalls asked that future reports be sent prior to the meetings so that members are prepared.

**10. Discussion and Action by Committee Members**

The lease back delivery method was described by Hetyonk and discussed by the committee.

**11. Meeting Schedule/Dates**

Alma Flores will work with members on scheduling a meeting in mid October

**12. Adjourn**

Motion made by Chair Ingalls to adjourn meeting at 6:38 p.m. Seconded by VC Guereña  
Motion passed. Vote: 7-2 / Ayes: 7 / Absent: 2 (Martinez, Noronha)

Meeting adjourned at 6:38 p.m.

Minutes submitted by Alma Flores.

Minutes approved on: \_\_\_\_\_

Santa Barbara Unified School District

Measure Q2010 Revenue/Expenditure Summary  
as of September 30, 2011

Revenue		
Measure Q2010 Bond Proceeds - CAB		\$15,798,341.85
Measure Q2010 Bond Proceeds - QSCB		\$9,200,000.00
<b>Total Bond Proceeds</b>		<b>\$24,998,341.85</b>
Proceeds from Bond Refunding	\$1,999,490.84	
Interest Earned - 4th quarter FY10/11	\$23,109.89	
Total Other Revenues		\$2,022,600.73
<b>Subtotal</b>		<b>\$27,020,942.58</b>
Bond Delivery Costs	(\$413,665.99)	
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$11,844.00)	
Non-Project Specific Costs	(\$82,000.61)	
Subtotal Non-Project Specific Costs		(\$507,510.60)
<b>Subtotal - Measure Q Available Funds as of September 30, 2011</b>		<b>\$26,513,431.98</b>
Expenditures		
Wireless Access to All Sites (to be allocated to sites)	(\$1,231,762.36)	(\$1,231,762.36)
<b>Dos Pueblos HS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$39,940.00)	
Dos Pueblos HS HVAC Replacement - 5701	(\$315,505.16)	
Dos Pueblos HS-Faculty Lot Asphalt - 5703	(\$78,167.30)	
Dos Pueblos HS-Cafeteria Road Reconstruction - 5706	(\$18,972.30)	
Dos Pueblos HS-Wireless Access - 5714	\$0.00	
Total - Dos Pueblos HS		(\$452,584.76)
<b>Goleta Valley JHS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$556.00)	
Goleta Valley JHS-Wireless Access - 5713	\$0.00	
Total - Goleta Valley JHS		(\$556.00)
<b>La Colina JHS</b>		
La Colina JHS-Hillside Stabilization/Sinkhole (South End) - 5705	(\$32,719.40)	
La Colina JHS-Site Drainage (West End) - 5707	(\$111,870.00)	
La Colina JHS-Wireless Access - 5708	\$0.00	
Total - La Colina JHS		(\$144,589.40)
<b>La Cuesta Cont HS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$4,203.00)	
Wireless Access	\$0.00	
Total - La Cuesta Cont HS		(\$4,203.00)
<b>La Cumbre MS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$710.00)	
La Cumbre MS-Wireless Access - 5709	\$0.00	
La Cumbre MS Parking Lot Asphalt - 5717	\$0.00	
Total - La Cumbre MS		(\$710.00)
<b>Santa Barbara HS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$332,207.00)	
Santa Barbara HS-Kitchen Renovation - 5704	(\$719,443.36)	
Santa Barbara HS-Wireless Access - 5711	\$0.00	
Santa Barbara HS Field House Modernization - 5719	\$0.00	
Total - Santa Barbara HS		(\$1,051,650.36)
<b>Santa Barbara JHS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$7,755.00)	
Santa Barbara JHS-Wireless Access - 5712	\$0.00	
Santa Barbara JHS Playground Asphalt - 5716	\$0.00	
Total - Santa Barbara JHS		(\$7,755.00)
<b>San Marcos HS</b>		
Undesignated - Expenditures transferred from Deferred Maintenance (Fund 14)	(\$6,922.00)	
San Marcos HS-Classroom Addition - 5702	(\$8,556,009.95)	
San Marcos HS-Wireless Access - 5710	\$0.00	
San Marcos HS-Photovoltaic Project - 5715	(\$15,800.00)	
San Marcos HS Site Drainage	\$0.00	
Total - San Marcos HS		(\$8,578,731.95)
<b>Net Cash Balance as of September 30, 2011</b>		<b>\$15,040,889.15</b>



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Date: October 17, 2011

To: David E. Cash, Superintendent

From: David J. Hetynok, Director of Facilities & Operations

Re: **Approval of Resolution 2011/2012-29, Approving Lease-Leaseback Process, Adopting Plans and Specifications, and Authorizing Execution and Delivery of Site Lease and Facilities Lease and Other Acts Relating to the Santa Barbara High School Kitchen Renovation Project - Phase 2**

<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Conference	<input type="checkbox"/>	Action	Estimated Time	<input type="checkbox"/>
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## Background

On June 14, 2005 the board awarded a contract to Schock Contracting Corporation for the Kitchen Renovation at Santa Barbara High School. During the demolition phase of the project, extensive damage to the infrastructure was discovered and the project was halted while the district re-evaluated the new required scope. On August 8, 2006 the board accepted the completed contract for work completed by the contractor and the project was re-designed as an expanded main/central kitchen with the inclusion of a student kitchen. The re-designed project has Division of State Architect (DSA) Approval and \$4.2 million of Qualified School Construction Bonds. On March 22, 2011 the Board approved the Lease Lease-back Construction Delivery Method and Preconstruction Services Agreement with Schock Contracting Corporation for the Santa Barbara High School Kitchen Renovation Project. This project is again undergoing a design change as the structure and focus of Nutrition Services department does not require a main/central kitchen concept and the serving area is being returned to the kitchen area from the previously designed dining area.

This project received \$4.2 million in Qualified School Construction Bonds (QSCB) as part of the first sale of Measure Q 2010 bond funds. QSCB funds have timelines for expending the funds. 10% of the funds must be under contract within six months of issuance and all proceeds must be expended within three years of issuance. This project is being split into two phases as follows:

### Phase 1 Scope

General demolition, lead and asbestos abatement, framing, installation of walk-in freezer and refrigerator including seismic structural steel, and replacement of grease trap.

### Phase 2 Scope

Framing of new walls, electrical, plumbing, heating and ventilation, hoods, fire systems, doors, interior finishes, and equipment installation.

On July 12, 2001 the Board approved Resolution 2011/2012-01 for phase 1 of the project in the amount of \$629,248.88. The facilities department will be recommending a phase 3 to this project to modernize the cafeteria eating/multipurpose area.

**Issue**

The final design changes have received DSA approval and the district is ready to move forward with phase 2 of the project. The scheduled completion date of phase 2 is August 10, 2012. The architect and the project manager have reviewed the contractors Guaranteed Maximum Price (GMP) and the associated breakout of costs and it is appropriate for the scope of work.

**Fiscal Impact**

\$3,464,738.52, including a contingency fund of \$164,987.00 (5%). Funded from fund 27, Measure Q 2010 bond funds

**Board Focus Goal(s)**

School Culture and Safety

**Recommendation**

That the Board of Trustees Approve Resolution 2011/2012-29, Approving Lease-Leaseback Process, Adopting Plans and Specifications, and Authorizing Execution and Delivery of Site Lease and Facilities Lease and Other Acts Relating to the Santa Barbara High School Kitchen Renovation Project - Phase 2

<b>Attachment(s)?</b>	X	<i>Yes (if so, please attach)</i>		<b>No</b>
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October 25, 2011 agenda



# Santa Barbara Unified School District

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Date: October 18, 2011

To: David E. Cash, Superintendent

From: David J. Hetynok, Director of Facilities & Operations

**Re: Approval of Contract Award to JPL Electric for Wireless Access Support, Various SBUSD Sites**

<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Conference	<input type="checkbox"/>	Action	Estimated Time	<input type="checkbox"/>
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## Background

The department of research, evaluation and technology has requested electrical and data support for the district wireless project funded from Measure Q 2010 and Measure R 2010. The scope of requested assistance is beyond time available from districts Special Projects personnel in the maintenance department.

## Issue

In compliance with the California Uniform Public Construction Cost Accounting Act for projects between \$30,000 and \$175,000, the district contacted all qualified electrical/data contractors on the districts Qualified Bidder List advising them of a Notice to Contractors Calling for Bids. Bids were opened at 8:00 AM on October 18, 2011 and the district received two bids. The total amount necessary is unknown at this time but is anticipated to be within the range for informal bidding procedures as described above.

Bids were evaluated by averaging the labor rate for electricians and data installers, and then adding the contractors mark-up on this labor cost, as these two costs will be the majority of the contract. Materials and the contractor's project manager rates were similar. Bid results are as follows:

JPL Electric            Average labor rate of \$64/hr with a 15% mark-up for a total labor rate of \$73.60/hr.  
Smith Electric        Average labor rate of \$68/hr with a 10% mark-up for a total labor rate of \$74.80/hr.

## Fiscal Impact

\$175,000, funded from Measure Q 2010 (fund 27 - \$100,000) and Measure R 2010 (fund 26 - \$75,000)

## Board Focus Goal(s)

School Culture and Safety

## Recommendation

That the Board of Trustees Approve the Contract Award to JPL Electric for Wireless Access Support, Various SBUSD Sites

<b>Attachment(s)?</b>	<input type="checkbox"/>	<i>Yes (if so, please attach)</i>	<input checked="" type="checkbox"/>	<b>No</b>
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10-25-11 agenda



# Santa Barbara Unified School District

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Date: October 18, 2011

To: David E. Cash, Superintendent

From: David J. Hetynk, Director of Facilities & Operations

Re: **Approval of Resolution 2011/2012-31, Supporting Applications for Eligibility Determination, Funding and Signature authorization for Applications and Associated Documents**

<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Conference	<input type="checkbox"/>	Action	Estimated Time	<input type="checkbox"/>
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### Background

Over the past ten years, the district was able to obtain in excess of \$56 million in State Funding for construction projects from State bond funds (Propositions 47, 55, 1D and Williams Lawsuit). School Facility Consultants is in the process of establishing and updating modernization eligibility for our district.

### Issue

School Facilities Consultants recommends an updated resolution, specific to State construction grants, for Board support and signature authority as the district is now unified, passed two new bond issues and has a new Superintendent.

### Fiscal Impact

N/A

### Board Focus Goal(s)

School Culture and Safety

### Recommendation

That the Board of Trustees Approve Resolution 2011/2012-31, Supporting Applications for Eligibility Determination, Funding and Signature authorization for Applications and Associated Documents

<b>Attachment(s)?</b>	<input checked="" type="checkbox"/>	<i>Yes (if so, please attach)</i>	<input type="checkbox"/>	<b>No</b>
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October 25, 2011 agenda



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Date: October 18, 2011

To: David E. Cash, Superintendent

From: David J. Hetynok, Director of Facilities & Operations

Re: **Approval of Resolution 2011/2012-30, Approving Lease-Leaseback Process, Adopting Plans and Specifications, and Authorizing Execution and Delivery of Site Lease and Facilities Lease and Other Acts Relating to the Dos Pueblos High School HVAC Replacement Project and Authorization for Initiating a Validation with Superior Court**

<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Conference	<input type="checkbox"/>	Action	Estimated Time	<input type="checkbox"/>
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## Background

As indicated on the Measure Q 2010 possible/probable project list for Dos Pueblos High School, the subject project is the school sites number 1 priority. This was a project was a past bond fund priority for Measure V 2000 but was unfunded. On December 14, 2010 the board approved the architectural assignment and Lease Lease-back Construction Delivery Method for this project and on March 8, 2011 the Board approved a Preconstruction Services Agreement with Frank Schipper Construction Co.

## Issue

This project received Division of State Architect approval on September 8, 2011. The scheduled start date of this project is February 20, 2012 to allow sufficient time for the validation action requested by the board. The scheduled completion date is August 17, 2012. The architect and the project manager have reviewed the contractors Guaranteed Maximum Price (GMP) and the associated breakout of costs and it is appropriate for the scope of work.

## Fiscal Impact

\$5,516,395.00, including a contingency fund of \$243,070.00. Funded from fund 27, Measure Q 2010 bond funds

## Board Focus Goal(s)

School Culture and Safety

## Recommendation

That the Board of Trustees Approve Resolution 2011/2012-30, Approving Lease-Leaseback Process, Adopting Plans and Specifications, and Authorizing Execution and Delivery of Site Lease and Facilities Lease and Other Acts Relating to the Dos Pueblos High School HVAC Replacement Project and Authorization for Initiating a Validation with Superior Court

Attachment(s)?	<input checked="" type="checkbox"/>	Yes (if so, please attach)	<input type="checkbox"/>	No
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October 25, 2011 agenda