MONTECITO UNION SCHOOL DISTRICT
SPECIAL BOARD OF TRUSTEES MEETING

Montecito Union School, Room #23
385 San Ysidro Road, Santa Barbara, CA 93108
4:00 p.m. Open Session

AGENDA

October 12, 2017
Agenda order is subject to change.

A1. Call to Order – 4:00 p.m.

A2. Roll Call

Mrs. Gwyn Lurie, President, Mr. Peter van Duinwyk, Clerk, Mr. Chad Chase, Member, Mrs. Kate Murphy, Member, and Mrs. Marilyn Bachman, Member.

B. Public Comment: The Governing Board welcomes and encourages public comments. Members of the public may comment on items included on this agenda; however we ask that your limit your comments to a maximum of three minutes. Persons wishing to address the Board are asked to complete a “Speaker Card” before the agenda item has been fully presented. No business other than the business on the agenda can be considered at special meetings by the governing board (Government Code 54954.3, Education Code 35144)

C. Accessibility
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Superintendent’s Office at 969-3249 x420. Notification of at least 48 hours prior to the meeting will allow the District to make arrangements.

D. Correspondence
Individual board members may have received correspondence that they want to share with the Board, staff and public.

E. Approval of Agenda and Estimated Time Allocations

The Board reserves the right to change the order of the agenda items as necessary. (4:00 p.m.)

F. Facilities

Discussion

G. Adjournment (7:00 p.m.)
Item B       Public Comment

Explanation:                                Info/Discussion

During this time, the Board President may acknowledge requests to speak on a topic for closed session items only. Persons wishing to address the Board should complete a “Speaker Card” prior to the agenda item. The “Speaker Card” must contain the speaker’s name, address, and subject to be addressed.

Public Comment regarding Agenda Items will be acknowledged as the item appears on the agenda. A “Speaker Card” must be completed before the agenda item has been fully presented.

Individuals will be limited to a maximum of three minutes and possibly less, depending on the number of speakers. If the speaker needs more time, he/she may submit written comments or request time on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Superintendent’s Office at 969-3249 x 420.

Recommendation:  N/A

Attachments:  • None
Item D       Correspondence

Explanation: Info/Discussion

Individual board members may have received correspondence that they want to share with the Board, staff and public.

Recommendation:  Info/Discussion

Attachments:  • None
Item E  Approval of Agenda and Estimated Time Allocations

Explanation:  Action

The Board reserves the right to change the order of the agenda times as necessary.

Recommendation:  Action

Attachments:  • None
Today's meeting has been organized as a "Board Study Session." No formal action will be taken at the meeting, though issues will be discussed and staff members may be given direction regarding proposals to be presented to the Board in subsequent meetings. Accompanying this agenda items are seven documents, described briefly below.

- **Facilities Meeting Presentation:** This presentation will be used by staff to 1) review the recent history of facilities discussions, 2) review decisions made by the board previously, 3) review completed projects, 4) review projects where District funds have been allocated, 5) review work that still needs to be completed, and 6) to suggest two "decision trees" that may be of use in the Board's discussions.

- **Summary of Facilities Projects, Update on Approved Projects:** This gives additional details about the projects that have been approved by the Board to be completed with District funds as well as work that has not yet been funded.
  - Attachment A. Projects in Progress, Estimated Costs, Funding Sources, and Status: This describes, in detail, the budgetary impact of the approved projects and also summarizes the progress made so far. Please note that the "Project Names" correspond to the main document.
  - Attachment B. Summary of Facilities Projects by Fiscal Years: This describes the budgetary impact of facilities projects, but organizes the amount spent by fiscal year so the Board may track expenses over time.

- **Bond 2016 Project Scope Narrative:** Though the 2016 Bond was never presented to voters, this May 10, 2016 document summarizes the work to be completed on Buildings D and E. This document was prepared by our architectural firm Roesling Nakamura Terada Architects (RNT).

- **Safety Review:** This document summarizes the safety findings of the Campus Conditions Assessment. This document was prepared by (RNT).

- **Bond 2018/Bond 2020 Comparisons:** The purpose of this document is to provide some context for conversations about future Bond possibilities. Please note that the Board has not agreed to move forward with a Bond, and this document is intended solely to inform the discussion.

- **Graphics and Maps of Projects:** These graphics and maps were created by RNT.

Staff will present information and answer Board questions. It is expected that this may take one hour. The balance of the meeting will be a Board discussion, co-facilitated by Board President Gwyn Lurie and Superintendent Anthony Rani. Though the Board cannot take formal action, it is hoped that the Board will give direction to staff regarding proposals to come to the Board at a subsequent meeting.

Recommendation: Discussion

Attachments: Please see above for a list of the attachments.
FACILITIES MEETING

OCTOBER 12, 2017
**RED:** PAST PLANS

**BLUE:** CURRENT CONSENSUS

**YELLOW:** APPROVED PROJECTS
OBJECTIVES

Red
- 2010-current history

Yellow
- Review budget, scope, status
- Continue?
- How?
- Changes?

Blue
- Review budget, scope, status
- Commit?
- How?
- Changes?
1. Summary of Facilities Projects, Update on Approved Projects
2. Bond 2016 Project Scope Narrative
3. Safety Update
4. 2018/2020 Tentative Timelines
50,000 FOOT SUMMARY 1 OF 3

2010-2011

Discussions

2011-2012

Campus Condition Assessment

2012-2013

Campus Condition Assessment

2013-2014

2014 Bond Support, Scoping, Scheduling

Cafeteria Conversations

Feasibility Study Adobe
50,000 FOOT SUMMARY 2 OF 3

2014-2015
- Bond Support
- Bond Measure Q Fails
- Preliminary CEQA Study
- Scoping for 2016 Bond

2015-2016
- 2016 Bond Support, Scoping, Scheduling
- CEQA continues
- Terraces Phase 1
- Financial Advisor for Bond 2016

2015-2016 continued
- Design secure perimeter, North and South Parking Lots
- 2016 Bond Approved
- Voter Survey, Consultant, and Financing Options
- 2016 Bond Approval Revoked
50,000 FOOT SUMMARY 3 OF 3

**2016-2017**
- CEQA Continues
- Secure perimeter & K gate installed
- Terraces Phase 2 Project manager

**2016-2017 Continued**
- South Parking Lot expansion
- Construction Document approved
- North parking lot, Terraces Phase 2 out to bid
- No bidders

**2017-2018**
- South Parking Lot Construction Documents (cont)
- Facilities Meeting
- ????
BIG PICTURE OF PROJECTS

**Completed**

- Phase 1 of Terrace Project
- Partial Secure Perimeter and Kindergarten Lot Conversion

**Encumbered, Planned, In Process**

- North Parking Lot and Terraces Phase 2
- South Parking Lot Expansion
- Secure Perimeter
- Complete EIR/CEQA

**Current Consensus**

- All Encumbered Projects
  - Building D
  - Building E
SAFETY REVIEW

- No significant structural deficiencies
- All buildings meet "Life Safety Performance Level"
- **Building D**
  - Built 1926
  - Retrofit in 1970
  - Overall acceptable condition
  - Small amount of concrete deterioration
- **Building E**
  - Built in 1952
  - Overall good structural condition.
- **Significant hazard; mitigated**
  - Existence of non-safety glass in the original windows of Building D – Administration Building and Building E – Classroom Building
  - This risk was rectified/mitigated by the application of safety film to these windows
THE CURRENT CONSENSUS: APPROVED PROJECTS

Project 1: Secure Perimeter and North Parking Lot Improvement Project

Component 1: Securing School Perimeter (mostly completed)
Component 2: Kindergarten Parking Lot (completed)
Component 3: Securing School Perimeter and ADA Requirements (not completed)

Project 2: Terraces Play Area Improvement

Phase 1: Basketball courts and drainage part 1 (completed)
Phase 2: Concrete Ball Walls, hardscape, drainage part 2, path of travel (not completed)

Project 3: Environmental Impact Study (CEQA)

In Process

Project 4: South Parking Lot Expansion Project

Expansion of Adobe Parking Lot; extend walls, move fences, adjust driveway
THE CURRENT CONSENSUS: BUILDING D AND E RENOVATION

Building D Renovation (temp. housing may be required)
- Hazardous material abatement
- Bring the following up to code: windows, doors, electrical, plumbing, HVAC, restrooms, ADA
- Path of travel (includes elevator)
- Fixtures, furniture, and equipment
- Auditorium compliance: ADA access, lighting, electrical

Building E Renovation (temp. housing may be required)
- Hazardous material abatement
- Bring the following up to code: windows, doors, cabinetry, sinks, ADA access to outdoor classrooms, electrical, plumbing, HVAC, restrooms
- Fixtures, furniture, and equipment
DECISION TREE #1: APPROVED PROJECTS

Approved Projects (North and South Parking Lots, Terrace Phase 2, Complete Secure Perimeter)

Continue w/District Funds? If yes, pursue BOTH of these Branches

Pursue Bond Reimbursement?

Changes?

Do Not Continue with District Funds

Do Not Do this Work

Alternate Funding

Yes

No

None

Additional Equipment

Value Engineering

Adobe Property: Planning for Future

Bond

Other
DECISION TREE #2: CURRENT CONSENSUS

Do we Have Consensus (Buildings D and E)

Yes

No

Come to Consensus

Yes

No

Do We Propose a Bond?

2018

2020

Internal Borrowing

Other External Borrowing

Save $ from Future Growth

Reduce Expenses, Use $
To: Board of Trustees and Mr. Anthony Ranii, Superintendent
From: Virginia Alvarez, Chief Business Official
Date: October 9, 2017
Re: Summary of Facilities Projects, Update on Approved Projects

Background

Beginning with fiscal year 2011-2012 funds have been committed and spent towards various facilities projects including the development of a Campus Conditioning Assessment of the entire school grounds, a feasibility study of the property adjacent to the school (the Adobe), the development of a bond scope that was placed on the ballot in 2014 (Measure Q), an Environmental Impact Study (CEQA) and revised facility projects that are currently in progress.

Building D and E Renovation, Secure Perimeter and Parking Lots Expansion Discussions

Following the unsuccessful results of Measure Q, various discussions were held at regularly scheduled Board Meetings and additional study sessions regarding the facilities needs and possible funding sources, including a voter survey of the feasibility of placing a bond on the ballot in 2016. The result of these discussion was to focus on the refurbishing, renovation and repair of Buildings D and E, securing the school campus and addressing the student drop off and pick up areas in the North and South Parking lots and the traffic impact on San Ysidro Road. Cost estimates were presented for these projects and possible funding sources were also discussed. The decision was made to address the facility needs relating to health and safety and to fund these projects with existing District reserve funds. These are four projects that include securing of the campus, the parking lots drop off and pick areas and the completion of the terraces phase II and a full environmental impact study.

Projects Currently in Progress, Their Components and Funds Spent from Fiscal Year 2011-2012 to September 30, 2017

Following is a summary of the approved four projects, their components and the budget of each project.

After the explanation of the components of each approved project, a summary of the status of these projects and expenditures up to September 30, 2017 is included. Please note that each project is color coded (attachment A)

In addition, a summary of the facilities projects starting with fiscal year 2011-2012 to current fiscal year is also included. This explanation includes the projects of each year and the expenditures of each one. At the bottom of the page is a summary of the projects in progress and their current balance of the committed budget (attachment B).
**Project 1 – Secure Perimeter and North Parking Lot Improvement Project - 3 Components**

Amount committed by the Board in 2015-2016 fiscal year: $1,200,000 from Capital Improvement Project Fund 40. Additional $100,00 committed in 2016-2017 fiscal year: Revised Budget: 1,300,000 plus $75,000 for a project manager: **Total Project 1 Budget: $1,375,000**

<table>
<thead>
<tr>
<th>Component 1 – Securing School Perimeter</th>
<th>Component 2 - Kindergarten Parking lot</th>
<th>Component 3 – In progress Securing School Perimeter &amp; ADA requirements</th>
</tr>
</thead>
</table>
| Provide gate by 6th grade and facilities building entrance-completed | Provide new gates at east edge of parking lot  
*Completed* | Ornamental gates-enclose path of travel during school hours |
| Provide gates at Building A-completed | Decommission as teacher parking lot and covert to additional play space – completed | Accessible ramp up to the terraces – *required by ADA* |
| Provide gates at north and east edges of play area- *east completed* | | |
| | Expand parking lot and drop-off/pick up queue | |
| | | Provide an accessible parking space and aisle- *required by ADA* |
| | | Provide attractive retaining walls to handle the changing in grading – *needed because of above ramp* |

**Project 2 – Terraces Play Area Improvement – 2 Phases**

Amount committed by the Board for Phase II - $369,000, plus $12,000 for a project manager, **Total Project 2 Budget: $381,000 from Deferred Maintenance Fund 14**

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2 – In Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resurfacing of basketball courts – <em>completed</em></td>
<td>Concrete Ball Walls - DSA</td>
</tr>
<tr>
<td>Drainage improvement - <em>completed</em></td>
<td>Completion of hardscape</td>
</tr>
<tr>
<td>Total Spent for Phase 1: $414,281- <em>completed</em></td>
<td>Completion of drainage improvement</td>
</tr>
<tr>
<td></td>
<td>Accessible path of travel</td>
</tr>
</tbody>
</table>

**Project 3 – Environmental Impact Study (CEQA)**

The California Environmental Quality Act, (CEQA) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Amount committed by the Board in 2015-2016 fiscal year: $100,000 from Capital Improvement Project Fund 40, Additional Funds committed in 2016-2017 - $59,000. **Total Project 3 Budget: 159,000**
Project 4 – South Parking Lot Expansion Project

Amount committed by the Board in 2015-2016 fiscal year, $2,000,000, from Capital Improvement Project Fund 40 and committed in 2016-2017, $406,962 from Fund 25, Developer Fees, plus $75,000 for a project manager. Total Project 4 Budget: $2,481,962

Project components:

- Expansion of parking lot to adjacent property (the Adobe) for safety improvement to get cars off San Ysidro Road
- Extend wall at ramp by Building C
- Move existing fence to the east for accessible path of travel within secure perimeter, maintain the current drop off/pick up area
- Add fencing between the ramp and the fence
- Replace fence at South edge of property

Status and Next Steps

Progress continues to be made as noted below:

Project 1: Secure Perimeter & North Parking Lot Improvement Project

Bids were requested in Spring 2017 to complete this project in summer 2017. No bids were received and the project was rescheduled for June 2018. The bidding process is scheduled to begin in early 2018 to start construction/expansion in early June 2018.

Project 2 – Terraces Play Area Improvement – 2 Phases

Bids were also requested in Spring 2017 to complete this project in summer 2017. No bids were received and the project was rescheduled for June 2018. The bidding process is scheduled to begin in early 2018 to start construction/expansion in early June 2018

Project 3 – Environmental Impact Study (CEQA)

A draft report has been submitted to the District for review. Rincon consultants are requesting additional budget of $39,548 due to additional time needed to complete the report.

Project 4 – South Parking Lot Expansion Project

The Department of State Architects is currently reviewing the South Parking Lot Expansion Project and communication continues with the County Transportation Department. The bidding process is scheduled to begin in early 2018 to start construction/expansion in early June 2018.

Please feel free to contact me if you have any questions regarding this information.

Thank you for your time in reading this report.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Approved Project Budget</th>
<th>Project Manager Estimate</th>
<th>Approved Project Total Cost</th>
<th>Spent to 9/30/2017</th>
<th>Project Budget Balance</th>
<th>Project Status as of 9/30/2017</th>
<th>Fund Balance with approved project budgets</th>
<th>Funding Source</th>
<th>Uncommitted Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secure Perimeter &amp; North Parking Lot Improvement (Including K lot)</td>
<td>$1,300,000</td>
<td>$75,000</td>
<td>$1,375,000</td>
<td>$267,170</td>
<td>$1,107,830</td>
<td>Scheduled to start bidding process in early 2018 to start project summer 2018</td>
<td>$2,007,381</td>
<td>Fund 40</td>
<td>$51,781</td>
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<tr>
<td>Spent to 9/30/2017</td>
<td>$243,116</td>
<td>$24,054</td>
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</tr>
<tr>
<td>South Parking Lot Expansion Project</td>
<td>$2,406,962</td>
<td>$75,000</td>
<td>$2,481,962</td>
<td>$198,073</td>
<td>$2,283,889</td>
<td>Construction documents, SB County Road Department and DSA review in process. Scheduled to start bidding process in early 2018 to start project summer 2018</td>
<td>$181,932</td>
<td>Fund 40</td>
<td>$51,781</td>
</tr>
<tr>
<td>Spent to 9/30/2017</td>
<td>$198,073</td>
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<tr>
<td>Note: Fund 25 Budget: $476,962 towards the new construction of the South Parking Lot Expansion and $2,005,000 from Fund 40</td>
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Environmental Impact Study (CEQA) | $159,000 | $159,000 | $142,749 | $16,251 | Prepared the Administrative Draft EIR and Related Technical Studies to be reviewed by MUSD. Requesting $39,548 additional budget to complete the EIR process | $165,681 | Fund 40 | $165,681 |
| Spent to 9/30/2017 | $2,299 |

Terrace Play Area Improvement Phase II | $369,000 | $12,000 | $381,000 | $9,299 | DSA approved (ball walls). Scheduled to start bidding process in early 2018 to start project summer 2018 | $1,291,532 | Fund 14 | $1,291,532 |
| Spent to 9/30/2017 | $371,701 |

Totals all projects: | $4,234,962 | $162,000 | $4,396,962 | $472,973 | $3,777,689 |

<table>
<thead>
<tr>
<th>Transfers In</th>
<th>Approved Transfers</th>
<th>Uncommitted Balance After Transfers</th>
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</thead>
<tbody>
<tr>
<td>Total amount approved for project cost without project manager</td>
<td>Total budget approved including project manager estimate</td>
<td>Balance from approved budget after expenditures to 9/30/2017</td>
</tr>
<tr>
<td>Fund 40</td>
<td>$280,000</td>
<td>$315,681</td>
</tr>
<tr>
<td>Total estimate for project manager</td>
<td>Spent to 9/30/2017</td>
<td>Note: Fund 14: Deferred Maintenance: The $50,429 transfer was made to partially replenish the funds spent for the Building A balcony repair.</td>
</tr>
<tr>
<td>Fund 14</td>
<td>$50,429</td>
<td>$1,341,961</td>
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<tr>
<td>Note: Fund 25: Developer fees</td>
<td>Fund 25</td>
<td>N/A</td>
</tr>
<tr>
<td>Fiscal Year</td>
<td>Project</td>
<td>Amount Spent</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>2011-2012</td>
<td>Campus Condition Assessment</td>
<td>$199,492</td>
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<td>2012-2013</td>
<td>Campus Condition Assessment</td>
<td>$425,630</td>
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<td>2013-2014</td>
<td>2014 Bond Support, Scoping, Scheduling, Cafeteria</td>
<td>$257,152</td>
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<td>Feasibility Study Adobe</td>
<td>$11,874</td>
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<td>2014 Bond Support, Scoping, Scheduling, Cafeteria &amp; Bond</td>
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<tr>
<td></td>
<td>2016 support</td>
<td>$175,500</td>
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<td></td>
<td>Environmental Impact Study (CEQA) Preliminary Study</td>
<td>$10,252</td>
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<tr>
<td>2015-2016</td>
<td>DSA close out buildings A, B, C</td>
<td>$2,308</td>
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<td>Environmental Impact Study (CEQA)</td>
<td>$57,617</td>
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<tr>
<td></td>
<td>Terraces Phase I</td>
<td>$408,669</td>
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<td>Scoping for Bond 2016</td>
<td>$82,602</td>
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<td>Financial Advisor for Bond 2016</td>
<td>$5,000</td>
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<td></td>
<td>Design, Construction Documents, DSA submittals, project manager gates,</td>
<td>$176,900</td>
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<tr>
<td></td>
<td>Secure Perimeter Kindergarten &amp; North Parking lots</td>
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<tr>
<td></td>
<td>Voter Survey Consultants Bond 2016</td>
<td>$17,500</td>
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<td>Mary Rose and Associates Consultant Bond 2016</td>
<td>$11,973</td>
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<tr>
<td>2016-2017</td>
<td>Value Engineering</td>
<td>$3,351</td>
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<td>Environmental Impact Study (CEQA)</td>
<td>$84,898</td>
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<td></td>
<td>Terraces Phase II Project Manager</td>
<td>$9,299</td>
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<td></td>
<td>Secure Perimeter &amp; K Gate Installation</td>
<td>$66,218</td>
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<td>Project Manager - Secure Perimeter &amp; North Parking Lot</td>
<td>$24,054</td>
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<td></td>
<td>Bond 2016 scoping additional studies</td>
<td>$10,843</td>
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<td></td>
<td>South Parking Lot Expansion</td>
<td>$166,035</td>
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<tr>
<td>2017-2018</td>
<td>South Parking Lot Construction Documents, DSA</td>
<td>$36,072</td>
</tr>
</tbody>
</table>

**Total Spent to September 30, 2017**

| $2,243,240 |

<table>
<thead>
<tr>
<th>Projects in Progress</th>
<th>Balance of Committed Funds</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project 1</strong></td>
<td>Secure Perimeter &amp; North Parking Lot Improvement Project (Including Kindergarten Lot)</td>
<td>$1,107,830</td>
</tr>
<tr>
<td><strong>Project 2</strong></td>
<td>Terraces Play Area Improvement Phase II</td>
<td>$371,701</td>
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<tr>
<td><strong>Project 3</strong></td>
<td>Environmental Impact Study (CEQA)</td>
<td>$16,251</td>
</tr>
<tr>
<td><strong>Project 4</strong></td>
<td>South Parking Lot Expansion Project</td>
<td>$2,283,889</td>
</tr>
<tr>
<td><strong>Total Balance of Committed Funds</strong></td>
<td>$3,779,671</td>
<td></td>
</tr>
</tbody>
</table>

**Grand Total of Funds Spent to Sept 30, 2017 and of Committed Funds**

| $6,022,911 |
PROJECT: Hazardous Material Abatement and Code Compliance

1. Building D Hazardous Material Abatement and Code Compliance
   - Hazardous material abatement – remove lead and asbestos
   - Bring windows and doors into compliance with current code
   - Bring electrical systems into compliance with current code
   - Bring plumbing systems into compliance with current code
   - Bring HVAC into compliance with current code
   - Bring existing restrooms into compliance with current code
     - Includes ground floor and second floor code compliant unisex restroom for public use
   - Bring ADA path of travel into compliance with current code
     - Provide elevator to extend an ADA compliant path of travel between floors
   - Fixtures Furnishings and Equipment

Auditorium code compliance:
   - ADA access to backstage
   - Bring auditorium lighting into compliance with current code
   - Bring electrical systems into compliance with current code

2. Building E Remodel Hazardous Material Abatement and Code Compliance
   - Hazardous material abatement – remove lead and asbestos
   - Bring windows and doors into code compliance
   - Bring existing restrooms into compliance with current code
   - Bring cabinetry and sinks into ADA code compliance
   - Bring access to outdoor classroom into ADA code compliance
   - Bring electrical systems into compliance with current code
   - Bring plumbing systems into compliance with current code
   - Bring HVAC into compliance with current code
   - Fixtures Furnishings and Equipment

Interim Campus:

8 Portable Classroom Buildings and 1 Portable Restroom Building
   - Temporary School Administration – Reception, Principal, Vice Principal, Nurse, Copy
   - Temporary Art Classroom
   - Temporary Classrooms – 4 Fourth Grade Classrooms
   - Temporary ADA compliant route to Campus
   - Provide utility connections
     - Minimize water and sewer connections

PROJECT: Safe School Grounds

Parking Expansion
   - South parking lot expansion
Projects not included
The following projects were removed from the Bond Project Scope but are included here to preserve the scoping work done for when the District elects to complete these projects on their own timeline. Highlighted projects are currently considered for execution parallel with the Bond Project Scope.

PRECONSTRUCTION

1. Facilities Workshop Building
   - Provide a replacement facilities workshop building so that the current facilities workshop can be converted into the Staff and Teacher Workroom

2. Staff and Teacher Workroom
   - Remodel former Facilities Workshop to become a new Staff and Teacher Workroom, including space for group meetings and lunches.
   - Furnishings, Fixtures and Equipment

3. Adobe Remodel
   - Remodel structure to suit IT and serve as a temporary location for District Office during Building D Remodel.
   - Include minimum ADA path of travel improvements to connect to existing ADA path of travel at Building C
   - Furnishings, Fixtures and Equipment

Building A - District Scope
- Weatherproofing and roofing repairs
- Roofing and drainage improvements
- Lighting retrofit at lower level in north wing only
- Exterior finishes improvements
- Upgrade electrical systems
- Minor remodeling of existing restroom
- Teaching Stations-minimal improvements
- Interior Finishes-minimal improvements
- Daylighting controls
- Cabinetry – remove existing computer table only
- Lighting in rest of building
- Replace aging HVAC system with new more energy efficient system and controls
- New restrooms at second floor
- Outdoor classroom improvements
- Acoustical Separation
- New more energy efficient windows

Building B - District Scope
- Restroom remodel
- ADA door repair & cabinetry alterations
- Roofing and drainage improvements
- Teaching Stations-minimal improvements
- Interior Finishes-minimal improvements only as necessary to complete projects
- Exterior finish improvements only as necessary to complete projects
- Day lighting controls
- New cabinetry and sinks
- HVAC upgrades
- Lighting system improvements
- New more energy efficient windows
- Upgrade electrical systems
- Upgrade plumbing systems (minor)

- Outdoor classroom improvements
- Break-out space

**Building B – Media Center - District Scope**

Complete remodel to add student services and re-envision media center's role on campus
Minor remodel to connect current resource room to main stack space

**Building C - District Scope**

- New cabinetry and sinks – ADA
- Teaching Stations-minimal improvements
- Interior finishes-minimal improvements only as necessary to complete projects
- Roofing and drainage improvements
- Upgrade electrical systems
- Outdoor classroom improvements
- Daylighting controls
- HVAC upgrades
- Lighting system improvements
- New cabinetry and sinks – non-ADA

**Building D**

- Movable seating riser system
  - **Balcony**
  - New mail room
  - New nurse room
  - Music department renovation in south wing – do not build third classroom only renovate existing
  - New lower grade SDC classroom with in-classroom restroom
  - New rooms for speech and reading
  - Teacher workroom and lounge on second floor of Building D
  - Auditorium, backstage, sound and stage lighting improvements (retractable seating and lighting/AV equipment are part of District's Fixtures, Furnishings and Equipment Scope)

**Building E**

- Window shades – remote control
- Additional electrical systems upgrades
- Day lighting controls (required by current code)

- Outdoor classroom improvements

**Play Area Improvements - District Scope**

- Replace handball walls
- Turn terrace restrooms around
**Wellness & Recreation Center**
- Complete project execution

**New District Administration Building**
- Complete project execution

**SITE AND INFRASTRUCTURE PROJECTS**

**Secure Perimeter**
- Full execution at north property
- Full execution at south property

**Parking Expansion**
- Full execution at north property
- Reduced landscaping

**Landscaping**
- Minimal remainder not in preliminary project scope but included in District Scope

**Utilities On Site**
- Complete – about half of entire master plan scope

**Renewable Energy**
- Not included – utility agreement

**PROJECT: Connected School Grounds**

**Accessible Site**
- Included improvements needed to bring accessible route from south property to south edge of terraces in the most direct method possible and also the way closest aligned to the direct path of travel for able bodied people.
- Accessible connection to the upper terrace from the lower terrace
## Bond 2016 Scope & Costs Worksheet

**NOTE:** This worksheet takes the previous project numbers (2012 dollars) and scope and re-evaluates escalation, construction mark-ups and soft costs and includes the additional district Bond costs.

| HEALTH SAFETY AND WELFARE BLDGS D, E
NO TRAFFIC (reduced temporary construction) | ALTERNATE: HEALTH SAFETY AND WELFARE D, E no TRAFFIC + Resultant Projects | NO ADOBE STRUCTURAL RETROFIT NO NEW CLASSROOM NO CONN. S.G. | Potential Additional Investment |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Total Project Cost</td>
<td>$12,239,197</td>
<td>$13,111,054</td>
<td>$17,083,722</td>
</tr>
<tr>
<td>Construction Project Cost</td>
<td>$10,239,197</td>
<td>$11,111,054</td>
<td>$15,083,722</td>
</tr>
<tr>
<td>Construction Contract Cost</td>
<td>$4,196,906</td>
<td>$8,361,068</td>
<td>$795,123</td>
</tr>
<tr>
<td>Architectural and Engineering Cost</td>
<td>$230,706</td>
<td>$6,354,412</td>
<td>$11,350,501</td>
</tr>
<tr>
<td>Building D Remodel</td>
<td></td>
<td></td>
<td>$8,626,380</td>
</tr>
<tr>
<td>1. Remodel Scope</td>
<td></td>
<td></td>
<td>$8,799,288</td>
</tr>
<tr>
<td>Auditorium Lighting &amp; A/V equipment (500k - 51 mil.)</td>
<td>$ -</td>
<td>-</td>
<td>$332,634</td>
</tr>
<tr>
<td>Boilery and seating (525k - 565k)</td>
<td>$ -</td>
<td>-</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>Building E Remodel</td>
<td>$2,590,284</td>
<td>$2,583,797</td>
<td></td>
</tr>
<tr>
<td>Renew Historic Buildings</td>
<td>$8,880,229</td>
<td>$9,155,748</td>
<td></td>
</tr>
<tr>
<td>South Campus Projects</td>
<td>$3,438,968</td>
<td>$3,955,306</td>
<td>$5,562,934</td>
</tr>
<tr>
<td>MIN Temporary Construction Portable Bldg (Admin = 4 modules) includes restroom module and copy previously 4</td>
<td>$1,910,538</td>
<td>$1,905,753</td>
<td>$1,849,126</td>
</tr>
<tr>
<td>ADD Temporary Construction Portable Bldg (Admin = 3 modules)</td>
<td>$ -</td>
<td>-</td>
<td>$81,543</td>
</tr>
<tr>
<td>MIN Temporary Construction Portable Bldg (Classroom = 4 modules) formerly 5 modules</td>
<td>$1,528,430</td>
<td>$1,524,603</td>
<td>$2,895,854</td>
</tr>
<tr>
<td>ADD Temporary Construction Portable Bldg (Classroom = 2 modules)</td>
<td>$ -</td>
<td>-</td>
<td>$2,050,407</td>
</tr>
<tr>
<td>Adobe Remodel (incl demo)</td>
<td>$ -</td>
<td>-</td>
<td>$193,321</td>
</tr>
<tr>
<td>Teachers Workshop</td>
<td>$ -</td>
<td>-</td>
<td>$223,802</td>
</tr>
<tr>
<td>Facilities Workshop Building</td>
<td>$ -</td>
<td>-</td>
<td>$65,459</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$57,834</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$196,316</td>
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<td></td>
<td></td>
<td></td>
<td>$180,754</td>
</tr>
</tbody>
</table>

**Approved District investment (Project Cost + Construction Cost + Soft Costs)**

$4,044,190
### Safe School Grounds

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Secure Perimeter (South)</td>
<td>$357,801</td>
</tr>
<tr>
<td>2. Parking Expansion (South)</td>
<td>$1,136,824</td>
</tr>
<tr>
<td>3. Site Preparation &amp; Demo (South)</td>
<td>$1,103,903</td>
</tr>
<tr>
<td>4. Secure Perimeter (North)</td>
<td>$755,408</td>
</tr>
<tr>
<td>5. Parking Expansion (North)</td>
<td>$263,376</td>
</tr>
<tr>
<td>6. Site Preparation &amp; Demo (North)</td>
<td>$98,017</td>
</tr>
</tbody>
</table>

### Connected School Grounds (as budget permits)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. North Parking</td>
<td>$513,975</td>
</tr>
<tr>
<td>2. Upper Terrace connection</td>
<td>$513,975</td>
</tr>
<tr>
<td>3. Central Campus Connection</td>
<td>$513,975</td>
</tr>
</tbody>
</table>

### Mark-ups Included in Total Project Cost

**Soft Costs**

- **Owners Contingency**: 10%
- **A/E Fees**: 12%
- **Reimbursables**: 0.75%
- **Geotechnical/Testing**: 0.50%
- **FF&E**: 4.00% Add FF&E to Building D, E, Adobe, and Teacher's Workroom
- **Security / AV Equip**: 1.50%

**Construction Mark-up**: 24.0%

- **General Conditions**: 10%
- **Fees**: 4%
- **Design Contingency**: 10%

**Direct Cost Adjustment**: 16.0%

- **Escalation since 2012**: 8%
- **Forecasted Average Escalation**: 8% formerly 0%

**Additional District Costs**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager</td>
<td>$1,560,000</td>
</tr>
<tr>
<td>Financial Advisor Fee</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>Financial Advisor Expenses</td>
<td>$55,000</td>
</tr>
<tr>
<td>Bond Counsel Fee</td>
<td>$3,000</td>
</tr>
<tr>
<td>Bond Counsel Expenses</td>
<td>$60,000</td>
</tr>
<tr>
<td>Bond Counsel Expenses</td>
<td>$5,000</td>
</tr>
<tr>
<td>Rating Agency (S&amp;P)</td>
<td>$14,500</td>
</tr>
<tr>
<td>Rating Agency (Moody's)</td>
<td>$13,500</td>
</tr>
<tr>
<td>Printer</td>
<td>$2,000</td>
</tr>
<tr>
<td>Paying Agent Fees</td>
<td>$2,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$5,000</td>
</tr>
<tr>
<td>Tranche Forecast</td>
<td>HEALTH SAFETY AND WELFARE BLDGS D, E NO TRAFFIC (reduced temporary construction)</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Tranche 1:</strong> Includes South Property Projects and ALL Design Fees</td>
<td>$4,267,581.98</td>
</tr>
<tr>
<td>5% under contract within 6 months of Issuance</td>
<td>$213,379</td>
</tr>
<tr>
<td>85% spent within 3 years</td>
<td>$3,527,444.68</td>
</tr>
<tr>
<td><strong>Tranche 2:</strong> 2019 Renew Historic Buildings</td>
<td>$7,971,615</td>
</tr>
<tr>
<td>5% under contract within 6 months of Issuance</td>
<td>$208,681</td>
</tr>
<tr>
<td>85% spent within 3 years</td>
<td>$6,725,832.72</td>
</tr>
</tbody>
</table>
10-12-2017

Anthony Ranii, Superintendent
Montecito Union School District
385 San Ysidro Road
Santa Barbara, CA 93108

Re: Campus Safety Assessment Summary

Dear Mr. Ranii:

Per your request, we have included excerpts from other documents and assessments previously produced for the District in order to consolidate the information related to campus safety (particularly the older buildings) for ease of review.

**CAMPUS ASSESSMENT REPORT:**
The following elements are excerpted from the original Campus Assessment Report performed by RNT and our consultant team in 2012:

KPFF has completed the Tier 1 Evaluations of all the campus buildings. No significant structural deficiencies were identified. All of the buildings are certified by DSA, therefore they should meet or exceed the Life Safety Performance Level, which is aimed at preventing collapse and allowing occupants to safely evacuate the structure.

In the future some of buildings may need to be altered or modified. If any building modifications trigger a seismic retrofit, the structural cost of upgrade will be significant.

**Building D - Administration Building:** This building was built in 1926 and later retrofitted in 1970. The retrofit drawings clearly indicate the extent of repair and retrofit of the existing structural elements. New concrete buttresses were added to the North End of the building. Most of the roof truss members were retrofitted and the connections to the supporting walls were reinforced. The roof plywood, sill plates and sill bolts were replaced. We also observed a small amount of concrete deterioration on gravity joint beams at the basement level, but do not see this as a safety concern. Overall this concrete building appears to be in acceptable condition.

**Building E - Classroom Building:** These classrooms were built in 1952. We reviewed the existing structural drawings and details. We also verified the bottom of the footings, specifically the footings closer to building “A2”. Most of the footings on the North End are supported on piles with an average depth of 10'-0". Therefore, the construction of building “A2” did not appear to cause any differential settlement under the main building. Overall, these buildings appear to be in good condition and will meet the Life Safety Performance Level during the code level earthquake.

**EMERGENCY PREPAREDNESS – EVACUATION ROUTES:**

From email correspondence dated 11/2/2016: No building on campus needs to be avoided over any other during emergency evacuation. The only significant hazard was the existence of non-safety glass in the original windows of Building D – Administration
Building and Building E – Classroom Building. This risk was rectified by the application of safety film to these windows.

Please do not hesitate to contact us if further information or assessments are needed.

Sincerely,

[Signature]

Catherine Young, NCARB, LEED AP BD+C
Roesling Nakamura Terada Architects, Inc
Bond 2018/Bond 2020 Comparisons

Please note: the Board has not authorized a bond in either of these years. This document is meant to spur discussion regarding a potential bond and the various pros and cons of two different timelines. The architectural firm Roesling Nakamura Terada Architects (RNT) assisted with this chart.

<table>
<thead>
<tr>
<th>Tentative Timelines</th>
<th>2018 Bond Effort</th>
<th>2020 Bond Effort</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nov. 6, 2018 election. Approx. 12 months away. The Board would need to authorize the election through a Resolution, submit to office of elections, and publish a notice of election. The Board may choose to convene a campaign committee, secure campaign donations, poll voters, hold a kick-off event, conduct a precinct walk, convene a phone bank, and conduct media promotion. Board action required in early summer. Compressed timeline would require extensive outreach in a short time frame. Other District priorities may need to be moved back.</td>
<td>Nov. 3, 2020 election. Approx. 36 months away. Public outreach would be two-fold. #1: General Outreach. #2: Bond Outreach. All elements in the “2018 Effort” would occur, but there would be more time to accomplish these items.</td>
</tr>
</tbody>
</table>

<p>| Potential for Bond Measure Succeeding | Unclear at this time. | Unclear at this time; however, it is safe to assume that more time spent in preparation would reduce the risk of failure. Longer timeframe means public pressure to “get more done” may increase. |</p>
<table>
<thead>
<tr>
<th><strong>CEQA Process Impacts</strong></th>
<th>None.</th>
<th>Potential for EIR Scope update with additional studies. Cost up to $60,000 with several months to complete task.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DSA Process Impacts</strong></td>
<td>Potential to lose a year if DSA review process is lengthier than anticipated.</td>
<td>Potential to lose a year if DSA review process is lengthier than anticipated.</td>
</tr>
<tr>
<td><strong>Safety Risks</strong></td>
<td>If approved projects with District Funds continue, the traffic-related safety hazards will be completed. The remaining hazard of the glass in Buildings D and E has been mitigated through a safety film.</td>
<td>If approved projects with District Funds continue, the traffic-related safety hazards will be completed. The remaining hazard of the glass in Buildings D and E has been mitigated through a safety film.</td>
</tr>
<tr>
<td><strong>Financial Risks</strong></td>
<td>If the Bond does not pass due to a relatively short time for a campaign, the District will have spent considerable sums without seeing the projects executed in a timely manner.</td>
<td>The longer Buildings D and E remain without modernization, the greater the financial risk to the District.</td>
</tr>
<tr>
<td><strong>District Staffing Commitments</strong></td>
<td>The compressed timeline means a significant investment of District, School, and Consultant time. This will detract from normal District staff duties or require significant District overtime.</td>
<td>The less concentrated schedule means that demands of District staff time will not be as intense. District time will still be called away from normal duties.</td>
</tr>
</tbody>
</table>
TEMPORARY CONSTRUCTION OPTIONS

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Temporary (half constructed)</th>
<th>Final</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Spaces</td>
<td>20</td>
<td>37</td>
<td>80</td>
</tr>
<tr>
<td>Pick-up Area Length</td>
<td>65</td>
<td>160</td>
<td>160</td>
</tr>
<tr>
<td>Primary Queue Length</td>
<td>260</td>
<td>362</td>
<td>362</td>
</tr>
<tr>
<td>Secondary Queue Length</td>
<td>130</td>
<td>225</td>
<td>558</td>
</tr>
<tr>
<td>Total Queue Length</td>
<td>390</td>
<td>587</td>
<td>920</td>
</tr>
</tbody>
</table>
# MAIN ADMINISTRATION BUILDING

### Location of Uses During Construction

<table>
<thead>
<tr>
<th>CLASSROOM/USE</th>
<th>HEALTH SAFETY AND WELFARE D, E AND TRAFFIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th Grade Classroom A</td>
<td>Portable 4</td>
</tr>
<tr>
<td>4th Grade Classroom B</td>
<td>Portable 6</td>
</tr>
<tr>
<td>4th Grade Classroom C</td>
<td>Portable 6</td>
</tr>
<tr>
<td>4th Grade Classroom D</td>
<td>Portable 7</td>
</tr>
<tr>
<td>Music I</td>
<td>Existing Spanish Room B</td>
</tr>
<tr>
<td>Music II</td>
<td>Open Classroom</td>
</tr>
<tr>
<td>Art</td>
<td>Portable 3</td>
</tr>
<tr>
<td>Science Lab</td>
<td>Existing Spanish Room A</td>
</tr>
<tr>
<td>School Office: Secretaries/Reception/Mail</td>
<td>Portable 1</td>
</tr>
<tr>
<td>School Office: Nurse</td>
<td>Portable 1</td>
</tr>
<tr>
<td>School Office: Principal</td>
<td>Portable 2</td>
</tr>
<tr>
<td>School Office: Assistant Principal</td>
<td>Portable 2</td>
</tr>
<tr>
<td>Break Room</td>
<td>Remodeled Facilities Workshop</td>
</tr>
<tr>
<td>Storage</td>
<td>Adobe Storage</td>
</tr>
<tr>
<td>Copy Room</td>
<td>Portable 8</td>
</tr>
<tr>
<td>Conference Room</td>
<td>Adobe “Garage” small room</td>
</tr>
<tr>
<td>Auditorium</td>
<td>Library / “Garage” small room</td>
</tr>
<tr>
<td>District Office: Superintendent</td>
<td>Adobe “Living Room”</td>
</tr>
<tr>
<td>District Office: Executive Assistant</td>
<td>Adobe “Living Room”</td>
</tr>
<tr>
<td>District Office: Waiting Area</td>
<td>Adobe “Entry”</td>
</tr>
<tr>
<td>District Office: Chief Business Officer</td>
<td>Adobe “Bedroom”</td>
</tr>
<tr>
<td>District Office: Secretary</td>
<td>Adobe “Informal Dining Room”</td>
</tr>
<tr>
<td>District Office: Accounts Payable</td>
<td>Adobe “Bedroom”</td>
</tr>
<tr>
<td>District Office: Open Office</td>
<td>Adobe “Dining Room”</td>
</tr>
<tr>
<td>District Office: IT Department</td>
<td>Adobe “Master Bedroom”</td>
</tr>
<tr>
<td>Restrooms</td>
<td>Portable Restroom Building</td>
</tr>
</tbody>
</table>

### Displaced Uses

<table>
<thead>
<tr>
<th>Facilities and Maintenance</th>
<th>New Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spanish I</td>
<td>TRAVELING w/ E.L.L. Space</td>
</tr>
<tr>
<td>Spanish II</td>
<td>TRAVELING w/ E.L.L. Space</td>
</tr>
<tr>
<td>After School Program</td>
<td>TBD</td>
</tr>
</tbody>
</table>

# TEMPORARY CONSTRUCTION OPTIONS
Lower Floor
Item G  Adjournment