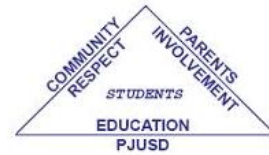


Pierce Joint Unified School District

P.O. Box 239 • Arbuckle CA 95912 • (530) 476-2892 • Fax (530) 476-2289

Carol Geyer, Superintendent



17-18:

DATE POSTED: June 8, 2018

PIERCE JOINT UNIFIED SCHOOL DISTRICT Citizens' Bond Oversight Committee for Measure B

Information Technology Building, Pierce High School 960 Wildwood Road, Arbuckle CA 95912
Monday, June 11, 2018
8:30 AM

1. **CALL TO ORDER** Time: _____

2. **ROLL CALL FOR**

	Present	Absent
Mike Doherty (Chair)	_____	_____
Barbara Scheimer	_____	_____
Chuck Wayman	_____	_____
Ariel Alonso	_____	_____
Joh Lauwerijssen	_____	_____
Ellen Voorhees	_____	_____
Edella Maldonado	_____	_____

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF AGENDA**

Motion by _____ Second _____ Vote _____ Abstentions _____

5. **COMMUNITY INPUT/PRESENTATIONS/PUBLIC HEARING**

This is the time for members of the public to address the Citizens' Oversight Committee on any matters of general interest within the Committee's jurisdiction that are not on the agenda. In accordance with the provisions of the Ralph M. Brown Act, the Committee may refer to the Administration on any matters that are brought before them at this time, and the matter may be placed on future agenda. Please note that the Committee Members may ask limited questions for clarification on a subject not on the agenda, but may not discuss the subject or take any action. All remarks must be kept to a maximum of five minutes per person on a given topic (Government Code 54954.2)

6. **DISCUSSION ITEMS**

- Quarterly Progress Report – Executive Summary** – George Parker
- Attachment A - Draft Meeting Minutes for March 12, 2018**
- Attachment B – Series B Bond Sale Recap**
- Attachment C – Program Budget Analysis for Escalation**
- Attachments D - Program Updates**

Board of Trustees: John Friel • Nadine High • George Green • Amy Charter • Abel Gomez
President Vice-President Clerk Member Member

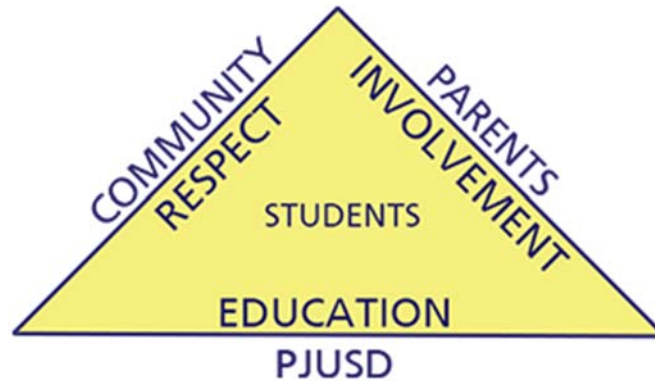
7. **FUTURE BUSINESS**

- a. CBOC Annual Report
- b. CBOC Member Terms and Appointments
- c. Next COC Meeting Date

8. **ADJOURNEMENT**

Motion by _____ Second _____ Vote _____ Abstentions _____

PIERCE JOINT UNIFIED SCHOOL DISTRICT



Measure B Bond Quarterly Program Progress Report

Reporting Period:

March 1, 2018 through June 1, 2018

June 11, 2018

Prepared by: G. Parker – Capital Projects Manager

TABLE OF CONTENTS

• Executive Summary	Pages 3-5
• Program Updates:	Pages 6-9
○ Pierce High School	
○ Lloyd Johnson Middle School	
○ Arbuckle Elementary School	
○ Grand Island Elementary School	
• Attachments:	
○ Previous Meeting Minutes	Attachment A
○ Series B Bond Sale Recap	Attachment B
○ Program Budget Analysis for Escalation	Attachment C
○ Program/Project Updates, Listing Matrix	Attachment D

The information contained herein is effective as of June 1, 2018, and only includes projects in “Active” status. All information is subject to change and/or revision by the Measure B Bond Program requirements.



EXECUTIVE SUMMARY

I. Executive Summary

Since the last progress update report to the Measure B Citizens' Oversight Committee held on March 12, 2018, the District Board of Trustees have authorized the award of numerous projects and designs. On March 14, 2018, the District executed the sale of Series B Bonds (\$8M) and these funds have been deposited at the County Treasure for use on District Bond projects. The recap accounting of this sale has been included in this report as Attachment B for Citizens' Oversight Committee review and comment. As part of the Proposition 39 voter initiative (*Education Code 15278*), the Citizens' Oversight Committee is established to provide accountability for the expenditures (*CBOC Bylaws, 3.2*) of bond proceeds that were approved by the voters for Measure B on November 8, 2016.

The District has encountered a significant escalation in recent bids that are concerning in overall program budget forecasting. The Governing Board was presented a working analysis (Attachment C) for potential escalation of 7% of the remaining (un-awarded projects) program budget that will be rolled into a project by project basis.

Work nears completion for Pierce High School's new multi-purpose building. Final inspections and building testing/commissioning is ongoing with the expected turnover of the building by the end of June. During the month of May, a site tour was conducted with approximately 120 students from the High School and Junior High for career day. These students were provided information on the various job types that this project would generate. A formal ribbon cutting event has been scheduled for July 31, 2018 that will exhibit the open spaces, audio/visual elements and meal choices for the coming Fall Session.

Other projects around the District include; Portable Classroom Relocation Project located at Arbuckle Elementary School, Pierce High School projects include; Girls locker room addition in Bldg. B, Main Gym Lobby. The Weight Room project is in final design planning phase with the modernization of the existing kitchen for potential Business Keyboarding (being relocated to accommodate Ornamental Horticulture – CTE alignment) and existing cafeteria into music room. Meeting with key High School Staff continues around the Career Technical Program with the discussions surrounding the potential to expand the current Farm facility.



EXECUTIVE SUMMARY

The District has completed all roofing project at Pierce HS, Johnson MS and Arbuckle ES. These roof repairs are **NOT** Measure B Bond Funded but are related as part of the larger commitment to provide adequate facilities for student instruction.

Since the last report update, design work for the New Classroom Building at Arbuckle Elementary has reached a milestone event by the submission of plans to the State Architects Office for review and approval. The District has also began moving forward with a Facility Hardship Application to replace the current bleacher and press box at Pierce High School. The District has also begun the search for responsible contractors through a Request for Qualification and Contractor Pre-Qualification effort for all new construction projects and intends to utilize the Lease Leaseback Procurement Method (*Public Contract Code 17406*).

II. Contracts and Procurement

During this period the District continued the process of finalizing contracts and agreements for various professional services as approved by the Board of Trustees.

Agreements for Architect/Engineer Services:

- Architect's Modification issued to Sommers Architects to capture a business merger and now is known as CA + SA Studios. The modification is administrative only and identifies the new corporation name and their added officers.
- A&E Services Agreement to Third Shoe Architects (*DBA Eagle Architects*) for Pierce High School's Facility Hardship Stadium Bleacher/Press Box Project (\$38,320).
- A&E Services Agreement to Third Shoe Architects (*DBA Eagle Architects*) for Pierce High School's Weight Room Project (North Gym Renovation) (\$17,265)

Professional Services Agreement (PSA)

As required pursuant to the CA Public Contract Code and District Policies, the District has or may subsequently, enter into more than one agreement with individual firms for separate and related services. This is the result of specifically distinct solicitation and procurement efforts being undertaken by the District for each particular service or scope of work. This process has continued during this reporting period. The District has entered into professional services for those listed below during this reporting period and are provided for information of expected Measure B Bond expenditures.

- *Laugenour & Meikle Civil Engineering*. – Professional Services Agreement – Survey Topographical Services – PHS-11, Bleacher & Press Box Replacement at Pierce High School (\$4,040)



EXECUTIVE SUMMARY

- *All Phase Systems Integration* – Professional Services Agreement – Information Technology Upgrades/Repairs – DM-02, Installation of 10GB fiber to North Gym, Alternative HS, Stadium, Farm at Pierce High School – (\$63,508 -Non Bond Project)
- *Terracon* – Special Testing and Inspection – AES-01, Classroom Relocation Project at Arbuckle Elementary School (\$12,380)
- *McCumbers Glass* – DM-02, Window Replacement North Gym (\$129,290)
- *Crown Moving* – Professional Services Agreement – AES-01, Classroom Relocation Project at Arbuckle Elementary School (\$8,750)
- *Workspace Interiors* by Office Depot – PHS-01, Furniture for PHS's new MPR Bldg. (\$65,644)
- *TMP Services* – Handicap Ramps & Landings – AES-01, Classroom Relocations Project at Arbuckle Elementary School (\$16,533.66)
- *PG&E* – New Electrical Service – AES-01, Classroom Relocations Project at Arbuckle Elementary School (\$30,879.25)
- *McCuen Construction* – Site Work Package AES-01, Classroom Relocations Project at Arbuckle Elementary School (\$710,000)
- *DSA Plan Check Fee* - AES-01, Classroom Relocations Project at Arbuckle Elementary School (\$53,250)

Solicitations:

- Request for Qualifications, AES -01, Addenda No. 3 for Classroom Additions at Arbuckle Elementary School

III. Planning/Design/Pre-Construction:

District Stakeholder Group Committees – Meetings continue each month to maintain active stakeholder participation for each project. Below are the listings of the various user planning groups and the associated projects:

Pierce HS – PHS - 03, Girls Locker Room Addition & Gym Lobby/Restroom Modernization
PHS - 04, Modernization of Existing Kitchen and Cafeteria (CTE/Culinary Arts)
PHS – 06, Weight Room Modernization
PHS – 08/09, Farm Expansion (CTE) & Agricultural Education Center (CTE)

Arbuckle ES – AES - 01, Classroom Additions & Portable Building Relocations
AES – 02, Kitchen Modernization

District Wide - DM – 01, Deferred Maintenance at All Sites

DM – 02, Infrastructure Upgrades at AES & PHS



Standards Development (Paint Color, Instructional Technology, etc.)

IV. Program Controls:

Cost Report – Program Cost Summary Report (Attachment C) was created using the District Cost Report dated June 5, 2018, and is reflective of all bond costs expended to date through May 31, 2018.

Scheduling – The attached schedule (Project Listing Master & Design Summary Schedule) will be updated periodically, per Measure B Bond Program requirements.

Project Listing – The attached Project Listing Matrix (Attachment D) provides an at-a-glance look at the current status, by phase, for all projects.

Budgets - Total Project Budgets reflect the Board of Trustees approved Bond Program Budget Update on May 17, 2018.



PROJECT UPDATES

PIERCE HIGH SCHOOL – Multi-purpose Bldg.



Exterior View

Project Description:

The intent of this project is to provide a permanent expanded facilities for student dining and multi-use needs. The new 8,875 S.F. multi-purpose building began construction in August of 2017. Within this facility is a 2,600 S.F. Commercial kitchen with the plan that it will be able to prepare sufficient meals for the entire District. The building, situated in the center of campus, has deep architectural ties to the surrounding campus structures. The main multi-use room is 4,485 S.F. which can comfortably accommodate approximately 300 students (non-seated using 15 SF/person ratio).

As of this report:

Completed This Period	Activity Planned for Next Period
<ul style="list-style-type: none">* Interior MEP Systems* Kitchen Equipment* System (HVAC) Startup* Electrical & Fire Alarm* IT/AV Systems	<ul style="list-style-type: none">* Interior Finishes Completed* Building Commissioning/Punch List* Beneficial Occupancy* Furniture Installation* Grand Opening

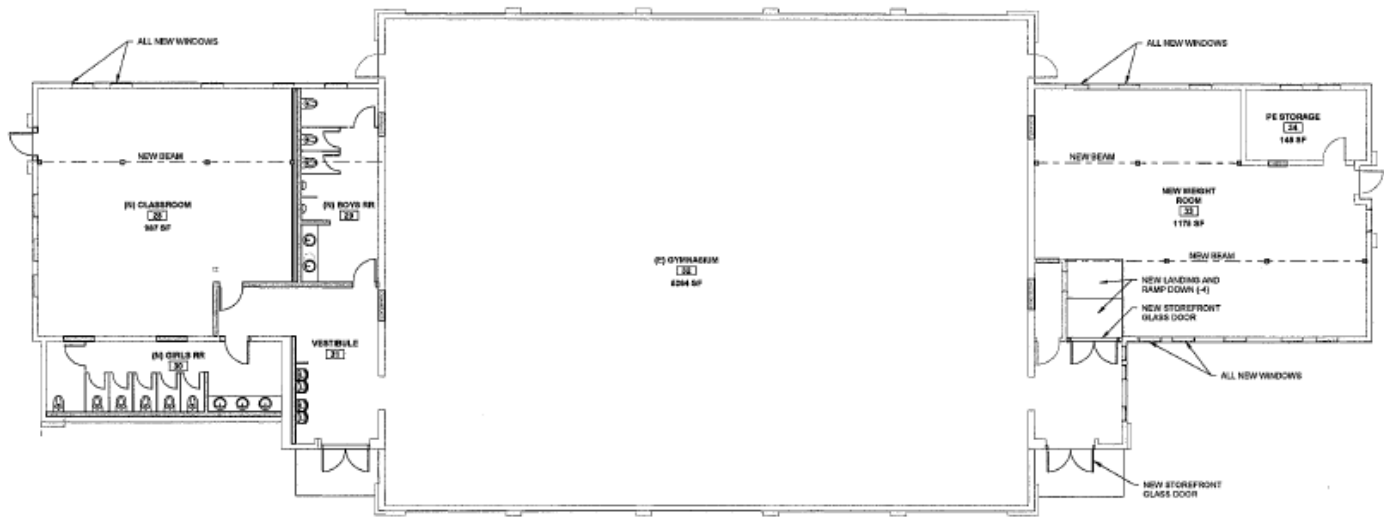


PROJECT UPDATES

Pierce High School – Weight Room Project

Project Description:

The intent of this project is to provide adequate space for weight training and other athletic conditioning stations. The Facilities Committee approved to renovate the old boys locker room located in the North (Girls) Gym at Pierce HS. This cost saving strategy would eventually support the use of the adjoining spaces for other P.E. or Athletic Sports Program. The total areas planned of renovation equals 1,325 S.F. and will provide suitable access to all.



SMALL GYMNASIUM CLASSROOM AND WEIGHT ROOM

NOT TO SCALE

As of this report:

Completed This Period

- * New Windows Installed
- * Structural Design Analysis Completed
- * Procurement Bidding On-going

Activity Planned for Next Period

- * Installation of new supporting beams
- * Installation of Interior Finishes
- * Modifications to Entrances Complete
- * Identify Stakeholder Group Needs



PROJECT UPDATES

ARBUCKLE ELEMENTARY SCHOOL – New Classroom Additions & Portable Relocations



Demolition Started

Project Description:

The intent of this project is to relocate 8 existing portable classroom buildings and construct one single building with 8 classrooms in their location. This project will provide permanent instructional facilities for students and create a connected environment for these new spaces. The proposed 9,500 S.F new facility will be located along the East edge of campus and be self-contained with its own restroom facilities.

As of this report:

Completed This Period

- * Construction Documents Completed
- * Underground Utility Located
- * 90% Construction Documents
- * Final Site Plan Planning
- * Removal of Classroom Furniture

Activity Planned for Next Period

- * Increment 1, Site Work – Completed
- * Increment 2, Bldg. Plans – DSA Submittal
- * Interior Space Planning Completed
- * Procurement Process – On Going



OTHER PROJECT UPDATES

ARBUCKLE ELEMENTARY SCHOOL -

AES 02 - Kitchen Remodel/Modernization

Project Schematic Design Development Completed, Design Development Continuing

AES 03 - Joint Use w/County Library

Project Development on hold

GRAND ISLAND ELEMENTARY SCHOOL -

GIES 01 - *Roof Replacement Project – On Hold*

Project Schematic Design Development not yet begun

PIERCE HIGH SCHOOL –

PHS 03 - Second Locker Room Addition (Bldg. B)

Design Development Continuing

PHS 04 – *Modernization of Existing Cafeteria (Bldg. A) – On Hold*

Schematic Design Development Completed, Design Development On Hold

PHS 05 – Replacement of Existing Portable Classrooms

Project Development on hold

PHS 06 – Weight Room Modernization

Design Development Completed

PHS 07 – ~~Career Center Addition at Small Gym~~ - Project Cancelled

Project Development on hold

PHS 08 – Farm Expansion – Possible CTE Project Inclusion

Program Needs Assessment On-going

PHS 09 – Agricultural Education Center – CTE Project

Program Needs Assessment On-going

PHS 10 – Modernization of Historic Main Bldg. (Bldg. A)

Project Development on hold



ATTACHMENTS

- Attachments:
 - Previous Meeting Minutes Attachment A
 - Series B Bond Sale Recap Attachment B
 - Program Budget Analysis for Escalation Attachment C
 - Project Listing Matrix Attachment D

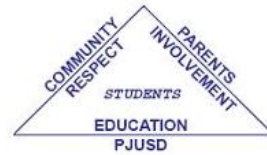


ATTACHMENT A

Pierce Joint Unified School District

P.O. Box 239 • Arbuckle CA 95912 • (530) 476-2892 • Fax (530) 476-2289

Carol Geyer, Superintendent



Pierce Joint Unified School District
Citizens' Bond Oversight Committee for Measure B
March 12, 2018
IT Building

1. Meeting was called to order at 8:30 by the vice-chair, Chuck Wayman
2. Roll call was taken. All members with the exception of Michael Doherty were present. Also present were George Parker, Capital Projects Manager and Carol Geyer, Superintendent.
3. Pledge of Allegiance took place.
4. A motion to approve the agenda was made by Edella Maldonado and seconded by Ariel Alonso. Voting Aye: Barbara Scheimer, Joh Lauwerijssen, Ariel Alonso, Ellen Voorhees, Edella Maldonado and Chuck Wayman. Voting No: None. Absent: Michael Doherty
5. Community Input/Public Hearing: No one from the public spoke.
6. a. Quarterly Progress Report – George Parker went through the Executive Summary sheet he distributed to all present. The summary included project updates.
b. Draft meeting minutes from December 18, 2017 – Motion made by Barbara Scheimer and seconded by Ellen Voorhees to approve the minutes. Voting Aye: Barbara Scheimer, Joh Lauwerijssen, Ariel Alonso, Ellen Voorhees, Edella Maldonado and Chuck Wayman. Voting No: None. Absent: Michael Doherty.
c. Program Design Schedule was reviewed with the group.
d. Program Updates – A spreadsheet of the Cost Summary was reviewed. Joh asked that a column be added to the spreadsheet to show the final actual costs when a project is completed. George said he will include that column when our first project is completed. A Project Matrix spreadsheet was reviewed that shows the status of each proposed bond project.
e. Design images – A sheet was distributed with photo designs of the MPR building, the floor design of the MPR, AES classroom building renderings, locker room at PHS and weight room at PHS.
7. Next CBOC meeting will be June 11, 2018 at 8:30 a.m. in the IT Building.
8. Meeting was adjourned at 9:24 p.m.

The committee toured the new MPR building and the north gym where the weight room is going to go.

Board of Trustees: John Friel • Nadine High • George Green • Amy Charter • Abel Gomez
President Vice-President Clerk Member Member

ATTACHMENT B

40699-04

JH:WJK:KJD:VKT

3/8/18

\$8,000,000
PIERCE JOINT UNIFIED SCHOOL DISTRICT
(Colusa and Yolo Counties, California)
General Obligation Bonds
Election of 2016, Series B
(Bank Qualified)

COUNTY RECEIPT OF BOND PROCEEDS

The undersigned hereby states and certifies that:

(i) I am the duly elected or appointed, qualified and acting Treasurer-Tax Collector of Colusa County, California (the "County"), and as such, I am familiar with the facts herein certified and am authorized and qualified to certify the same;

(ii) on behalf of the Pierce Joint Unified School District (the "District"), I have received from D.A. Davidson & Co., as underwriter (the "Underwriter"), a portion of the purchase price for the bonds issued by the District designated "Pierce Joint Unified School District (Colusa and Yolo Counties, California) General Obligation Bonds Election of 2016, Series B," in the aggregate principal amount of \$8,000,000 (the "Bonds"), and have deposited the portion of the purchase price received on the date hereof as follows:

\$ 7,855,000.00	Deposited into the Pierce Joint Unified School District, Election of 2016, Series B Building Fund
<u>316,890.90</u>	Deposited into the Pierce Joint Unified School District Election of 2016, Series B General Obligation Bonds Debt Service Fund
<u>\$ 8,171,890.90</u>	TOTAL AMOUNT DEPOSITED THIS DATE

(iii) the net purchase price of the Bonds was represented by the Underwriter to be computed as follows:

\$ 8,000,000.00	Principal Amount of Bonds
< 372,890.90	Plus Net Original Issue Premium
<u>(56,000.00)</u>	Less Underwriter's Discount
\$ 8,316,890.90	TOTAL PURCHASE PRICE OF THE BONDS
/ <u>(145,000.00)</u>	Less, amount wired by the Underwriter to The Bank of New York Mellon Trust Company, N.A., for payment of costs of issuance
<u>\$ 8,171,890.90</u>	PORTION OF PURCHASE PRICE RECEIVED BY COUNTY THIS DATE

Dated: March 14, 2018

COLUSA COUNTY

By: _____
Daniel A. Charter
Treasurer-Tax Collector

UPDATED BASED ON STATE FUNDING
CONSTRUCTION ESCALATION

**PIERCE JOINT UNIFIED SCHOOL DISTRICT
MEASURE B BOND PROGRAM
COST SUMMARY**

ATTACHMENT C

May 17, 2018

PROJECT NO.	PROJECT	Current Program Budget	District Share	State Share* (Unfunded)	Total Estimated Construction Costs	Obligations/ Commitments to Date	% Obligated	% Complete	Notes
	STARTING BOND VALUE (Series A - \$7,000,000/Series B - \$8,000,000)	\$ 15,000,000.00				\$ 876,321.75			Excess Funds Moved to Debt Service Account (Fund 51)
Issuance	Issuance - Series A, Underwriting and Insurance Costs	\$ 7,000,000.00				\$ 228,812.83	100%	100%	
	Issuance - Series B, Underwriting and Insurance Costs	\$ 8,000,000.00				\$ 145,000.00	100%	100%	
AES-01	Classroom Addition & Portable Bldg. Relocation	\$ 5,116,900.00	\$ 3,516,900.00	\$ 1,600,000.00			0.05%	1%	\$710K Awarded for Site Work
AES-02	AES Kitchen Modernization	\$ 600,000.00	\$ 300,000.00	\$ 300,000.00					Modenization Program
AES-03	Joint Use Project w/County Library	\$ -							
LMS-01	Classroom Reconfiguration (Removal of Tech Areas)	\$ -							
PHS-01	New Multi-Purpose Bldg.	\$ 4,800,000.00	\$ 3,094,366.00	\$ 1,705,634.00	\$ 4,300,000.00	\$ 4,034,187.00	80%	45%	Incl. Const. & Soft Costs
PHS-02	Modernize Snack Bar Bldg. - Football Field	\$ -							
PHS-03	Construct Second Locker Room (Girls & Boys)	\$ 2,352,960.00	\$ 1,152,960.00	\$ 1,200,000.00		\$ 100,000.00			*(1,920 SF New Const)
PHS-04	Modernize Existing Cafeteria into (N) Ag Science Classroom/Lab	\$ 780,000.00	\$ 390,000.00	\$ 390,000.00					Possible State CTE Funding
PHS-05	Portable Classroom Replacement w/New CR Bldg.	\$ -							
PHS-06	Construct New Weight Room	\$ 388,000.00	\$ 232,800.00	\$ 155,200.00					Old Boys Locker Rm
PHS-07	Constr. Career Center at Small Gym	\$ -							
PHS-08	Farm Expansion - Upgrades to Existing Barn	\$ -							
PHS-09	Agricultural Education Center	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00					Possible State CTE Funding
PHS-10	Modernization of Historic Main Bldg.	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00					Restrooms and Interiors - Mod.
PHS-11	Improvements to Atheltic Complex - FH Program	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00					New Bleachers - FH Program
DM-01	Deferred Maintenance Project - All Sites	\$ 600,000.00	\$ 300,000.00	\$ 300,000.00					Fire Alarm (AES & HS) - FH Program
DM-02	Infrastructure Upgrades at AES & PHS	\$ -							
PC	Program Contingency								
	Totals	\$ 16,637,860.00	\$ 9,987,026.00	\$ 6,650,834.00	\$ 4,300,000.00	\$ 4,507,999.83			

Notes:

Bond Sale yielded excess revenue of \$876,321.75 and placed into Debt Service Account.

Series B Bond Sales posted on March 14, 2018 (\$8M)

Total expenditures through 2/30/2018 total \$2,154,504

Estimated State Matching Funds - Not assumed to be Released Soon

Locker Rm Project Still Undergoing Review for Size & Budget

** Many project placed on hold until the State Matching Funds can be realized

\$ 15,000,000.00 Total Expected Measure B Revenue

\$ 9,987,026.00 District Share Match

\$ 6,650,834.00 State Match

\$	16,637,860.00	Current Total Bond Program
----	---------------	----------------------------

\$ (15,000,000.00) Current Measure B Revenue

\$	1,637,860.00	Potential Measure B Surplus
----	--------------	-----------------------------

Current Budget (less PHS MPR)	\$ 11,837,860.00
Escallation of 7% from 5.1.18	\$ 828,650.20
Revised Program Budget 5.1.18	\$ 12,666,510.20

PIERCE JOINT UNIFIED SCHOOL DISTRICT
MEASURE B BOND PROGRAM
PROJECT MATRIX

	PROJECT	Initial Planning Pre-Design	A/E Selection	Programming	Schematic Design	Design Development	Construction Documents	DSA	Bid & Award	Construction	Close-out	REMARKS
AES-01	Classroom Addition & Portable Bldg. Relocation							◆				
AES-02	Kitchen Modernization	◆										Project Pending Programming
AES-03	Joint Use Project w/ County Library											Project on Hold due to Budget Constraints
LMS-01	Classroom Reconfiguration (Removal of Tech Areas)										◆	Non-Bond Project
PHS-01	New Multi-Purpose Bldg.									◆		Expect Completion by June 2018
PHS-02	Modernize Snack Bar Bldg. Football Field											Non Measure B Bond Project
PHS-03	Construct Second Locker Room (Girls)					◆						
PHS-04	Modernize Existing Cafeteria into (N) Culinary Classroom			◆								Project on Hold due to Program Eval.
PHS-05	Portable Classroom Replacement w/ New CR Bldg.											Project on Hold due to Budget Constraints
PHS-06	Construct New Weight Room						◆					
PHS-07	Constr. Career Center at Small Gym	◆										Project on Hold due to Budget Constraints
PHS-08	Farm Expansion - Upgrades to Existing Barn	◆										Possible CTE Related Project
PHS-09	Agricultural Education Center	◆										CTE Planning Mtgs Being Scheduled
PHS-10	Modernization of Historic Main Bldg.											Project on Hold due to Budget Constraints
PHS-11	Improvements to Athletic Complex		◆									Facility Hardship Project
DM-01	Deferred Maintenance Project - All Sites	◆										Window Replacement at No. Gym
DM-02	Infrastructure Upgrades at AES & PHS	◆										Fiber Cable at PHS
PN17-04	Roof Replacement at (3) Sites										◆	Non Measure B Bond Project

Notes: