

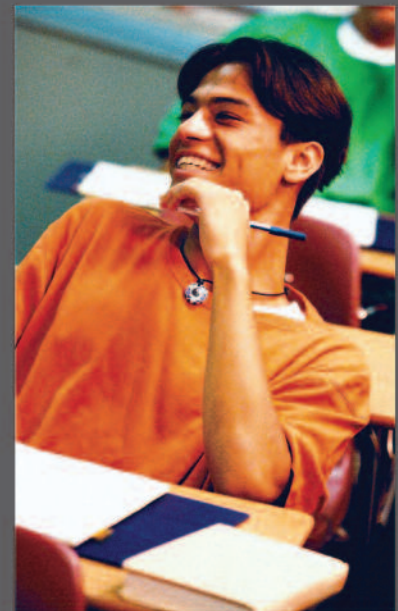
# SANTA BARBARA UNIFIED SCHOOL DISTRICT

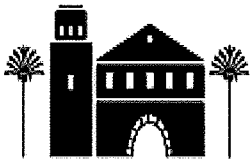


February 6, 2013

Progress Report for:  
Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

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**SANTA BARBARA UNIFIED SCHOOL DISTRICT  
MEASURE Q AND MEASURE R  
BOND IMPLEMENTATION AND RECONCILIATION PROGRAM  
PROGRESS REPORT 2/6/13**

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**Santa Barbara  
Unified**  
SCHOOL DISTRICT



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**SANTA BARBARA USD  
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PROGRESS REPORT 2/6/13**

**EXECUTIVE SUMMARY**

This Progress Report includes reporting and activity completed by TELACU Construction Management, for Task 1 Activity completed through 2/6/2013:

Review and reconciliation of bond program expenditures through 12/31/2012 and  
Projected Cost to complete bond projects **REPORT SECTION 1**

Bond Program Summaries of Revenue and Expenses for both Measure Q and Measure R are provided in Section 1.

Summaries include tabulation of expenses and projected costs to complete projects. Source document for revenue and expenses through 12/31/13 was provided to TELACU from SBUSD Fiscal services.

Review includes:

Specific Site Project costs and Undesignated Expenses are summarized in Attachment "Q-1" "Q-2", for Measure Q, and in Attachment "R-1" for Measure R.

Project costs to complete are a compilation of figures provided in reports from SBUSD Fiscal Services, and Budgetary Estimates provided by TELACU.

Budgetary Estimates are summarized in Attachments "Q-2" and Attachment "R-2".

Revised & Updated Project Priority Matrixes **REPORT SECTION 2**

A Priority Matrix identifying each Site Project was provided to TELACU by SBUSD Facilities. We understand these lists were developed by Facilities and provided to the Board in 2012.

Priority Matrixes have been updated to reflect status of certain projects already completed, those submitted to DSA for review and permit issuance, and those which have been released for design.

Budgetary Estimates for Measure Q and Measure R projects **REPORT SECTION 3**

Each Site Project has been evaluated and assigned a Budgetary Estimate for completion.

The process to arrive at the Budgetary Estimates is:

1. TELACU has inspected each site and met with Principal or other staff on site to obtain their perspective and input on projects and to evaluate facility conditions.
2. Consultation with architects and engineers involved with the projects and regularly contracting with SBUSD, including their Estimates for specific projects.
3. Consultation with SBUSD staff from Planning, and from Maintenance and Operations.
4. Consultation and estimates from specialty vendors with history of providing services to SBUSD.
5. Review and evaluation of costs data through 12/31/12 per reports provided by SBUSD Fiscal Services.
6. Budgetary Estimates include factors
  - 10% Contingency over projected costs
  - Cost Escalation through a projected date of completion
  - 30% Soft Costs.

Narrative Reports for each Site Project are included in Section 3.

Reports for Measure Q projects are complete. Reports for Measure R projects are in compilation.



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**EXECUTIVE SUMMARY**

Systems Approach Assessments:

SECTION 4

In addition to the Site Project Reports of Section 3, different systems and categories of District Facilities are evaluated for determining age, general condition and specific conditions requiring attention and near-term outlay of expense, and for developing schedules with costs projections for maintenance and replacement.

TELACU will complete the Systems Assessments and provide Budgetary Estimates for consideration by the Board.

The following is completed in conjunction with the Site Project assessments of Section 2:

**Roofs:**

All school site roofs are inspected.

Inspection Report with recommendations is completed. Much of this reporting has been transferred to Site Project reports when a specific need was identified in the Project Priority Matrixes.

**Paving and Site:**

All school site asphalt-paved and other site surfaces are inspected.

Inspection Report is in process of completion. As with the roof inspection data, much has been transferred to Site Project reports when a specific need was identified in the Project Priority Matrixes.

**Exterior Building Envelope:**

This category includes the thermal and moisture closure of the buildings, protective and aesthetic exterior finishes, such as painting and waterproofing.

Initial Inspection all sites completed.

Inspection Report is in process of completion.

Historical sites Santa Barbara High School, Santa Barbara Junior High School, La Cumbre High School and Mc Kinley Elementary all had exterior painting and window replacement. Peabody Elementary had an exterior painting project. Much of the data gathered for these sites is in the Reports in section 3.

Non-historical site Dos Pueblos likewise had an exterior painting project, with Report in Section 3.

**Mechanical and Plumbing Systems:**

Initial Inspection all sites completed.

Detailed inspection and reports for sites with specific MQ projects completed: Santa Barbara High School, Santa Barbara Junior High School San Marcos High School, La Cumbre Junior High School (Kitchen Exhaust project), and Peabody Elementary.

Inspection Report for remainder of site HVAC system is in process of completion.

TELACU intends to continue developing categories in addition to those listed above for assessment and reporting

**SANTA BARBARA USD  
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PROGRESS REPORT 2/6/13**

**EXECUTIVE SUMMARY**

Task 1 Assignment remaining to complete:

Continuing Progress: Completion of Assessment

1. Site and Project Reports for Measure R
2. Systems reviews and assessment

Remaining to Complete:

1. Implementation Plan
2. Master program schedule
3. Cash flow forecast
4. Project completion schedule.

TASK 1 ASSIGNMENT

1. Reconcile all costs to date for Measure Q and Measure R
    - A. For completed projects, determine total final costs
    - B. For projects in progress
      - i. Develop or Review Project Budget
      - ii. Determine Cost to complete
      - iii. Create completion schedule
  2. Development of Implementation Plan for all Future Projects under Measure Q and Measure R
    - A. Develop or Review project budgets
    - B. Develop Master Program Schedule including Cash Flow, Expenditure Forecast and other financial tools
    - C. Support District in Prioritization of Projects
-



**MEASURE Q PROJECTS PRIORITY MATRIX  
1/23/2013**

<b>Goleta Valley JHS</b>	<b>SCORE</b>	<b>Code Safety DSA</b>	<b>Past Bond Priority</b>	<b>Shovel Ready</b>	<b>Program Parity</b>	<b>Alleviate General Fund</b>	<b>Green</b>	<b>ADA or Settlement</b>	<b>Matching Funds</b>	<b>CTE</b>	<b>Protect Asset</b>
Exterior Waterproofing	2		x								x
ICM Upgrade	on hold	x	x								
Site Drainage	2		x								x
Upgrade Locks/Keys	90%	x									x
VOIP Phone System	2				x	x					
A/C for Servers	2				x						x
Photovoltaics/Solar	2					x	x				
Playground Asphalt	1				x						x
Roof Replacement	1										x
Sewer Replacement	1										x
Wireless Internet	Complete				x						

<b>La Colina JHS</b>	<b>SCORE</b>	<b>Code Safety DSA</b>	<b>Past Bond Priority</b>	<b>Shovel Ready</b>	<b>Program Parity</b>	<b>Alleviate General Fund</b>	<b>Green</b>	<b>ADA or Settlement</b>	<b>Matching Funds</b>	<b>CTE</b>	<b>Protect Asset</b>
ICM System Replacement	on hold	x	x		x						
Hillside Stabilization	Complete										
Photovoltaics/Solar	2					x	x				
Portable Replacement (Quad)	2	x			x						
Upgrade Locks/Keys	2	x									x
VOIP Phone System	2				x	x					
Kitchen Walk-in Cooler Replacement	1	x									
Parking Lot Asphalt	Complete										x
Roof Replacement	1										x
Site Drainage	Complete										x
Wireless Internet	Complete				x						

<b>La Cumbre JHS</b>	<b>SCORE</b>	<b>Code Safety DSA</b>	<b>Past Bond Priority</b>	<b>Shovel Ready</b>	<b>Program Parity</b>	<b>Alleviate General Fund</b>	<b>Green</b>	<b>ADA or Settlement</b>	<b>Matching Funds</b>	<b>CTE</b>	<b>Protect Asset</b>
Playground Asphalt	3	x			x						x
Remaining Lawsuit ADA	Complete										
Windows Replacement	3	x	x								x
Exterior Painting / Gutters	2		x								x
ICM Replacement	on hold	x	x								
Photovoltaics/Solar	2					x	x				
Upgrade Locks/Keys	90%	x									x
VOIP Phone System	2				x	x					
Ceiling Replacement (hall/café)	1	x									
Classroom Modernization	1				x						
Kitchen Exhaust	1	x									
Parking Lot Asphalt	1										x
Roof Replacement	1										x
Site Drainage	Complete										x
Theater Modernization	in design				x						
MP Room Modernization	1				x						
Wireless Internet	Complete				x						



**MEASURE Q PROJECTS PRIORITY MATRIX  
1/23/2013**

<b>Santa Barbara JHS</b>	SCORE	Code Safety DSA	Past Bond Priority	Shovel Ready	Program Parity	Alleviate General Fund	Green	ADA or Settlement	Matching Funds	CTE	Protect Asset
ADA & RR Upgrades	3	x			x			x			
Computer Lab HVAC	2	x			x						
Heating/Ventilation Replacement	2	x			x						
Kitchen Modernization	2	x			x						
Photovoltaics/Solar	2					x	x				
Classroom Mod Science/PE	in design				x						
Classroom Modernization	1				x						
Exterior Paint	1										x
Locker Room Renovation	1				x						
MP Room Modernization	1				x						
Playground Asphalt	in design										x
Roof Replacement	1										x
Site Drainage	1										x
Upgrade Locks/Keys	2	x									x
VOIP Phone System	2				x	x					
Window/Skylight Replacement	1										x
Wireless Internet	Complete				x						

<b>Don Pueblos HS</b>	SCORE	Code Safety DSA	Past Bond Priority	Shovel Ready	Program Parity	Alleviate General Fund	Green	ADA or Settlement	Matching Funds	CTE	Protect Asset
Asphalt Replacement	Complete	x			x						x
HVAC Replacement (A/C comp)	Complete	x	x		x						
Fire Alarm Upgrade	2	x									x
Photovoltaics/Solar	2					x	x				
Replace Tennis Courts	2			x	x						
Security Cameras	2	x									x
Shower/Locker/RR Rehab	2	x			x						
Stadium RR Addition	2	x			x						
Upgrade Locks/Keys	2	x									x
VOIP Phone System	in progress				x	x					
Classroom Mod Ph II	1				x						
Exterior Paint	1										x
ICM System Replacement	on hold	x									
Kitchen Modernization	1	x									
Roof Replacement	1										x
Wireless Internet	Complete				x						

<b>San Marcos HS</b>	SCORE	Code Safety DSA	Past Bond Priority	Shovel Ready	Program Parity	Alleviate General Fund	Green	ADA or Settlement	Matching Funds	CTE	Protect Asset
New Wing to Replace Portables	Complete	x		x	x					x	
ADA & RR Upgrades	Complete	x		x	x			x			
Asphalt Replacement	3	x			x						x
VOIP Phone System	2				x	x					
Upgrade Locks/Keys	65%	x									x
Security Cameras	2	x									x
Roof Repair	2	x									x
Photovoltaics/Solar	2					x	x				
Library Modernization	2				x						x
HVAC Upgrade	2	x			x						
Gym Roof Replacement	in progress	x									x
Electrical System Upgrade Phase I	Complete	x			x						
Electrical System Upgrade Phase II	In design	x			x						
Wireless Internet	Complete				x						
Water Line Replacement	Complete	x									
Sewer line Replacement	1	x									
Site Drainage Phase I	Complete										x
Site Drainage Phase II & ADA pathway	in design										x
Classroom Modernization	1				x						





**MEASURE Q PROJECTS PRIORITY MATRIX  
1/23/2013**

<b>Santa Barbara HS</b>	<b>SCORE</b>	<b>Code Safety DSA</b>	<b>Past Bond Priority</b>	<b>Shovel Ready</b>	<b>Program Parity</b>	<b>Alleviate General Fund</b>	<b>Green</b>	<b>ADA or Settlement</b>	<b>Matching Funds</b>	<b>CTE</b>	<b>Protect Asset</b>
Health Office RR Upgrade	4	x		x	x			x			
Kitchen Upgrade	Complete	x	x	x	x						
Remaining Lawsuit ADA	Complete	x			x			x			
Green Academy Renovation	3				x			x		x	
Asphalt Replacement	2	x									x
Boiler Upgrades/relocation	2	x			x						
Classroom Modernization Phase II	2			x	x						
Exterior Fencing	2	X									x
Field House Modernization	2	x			x						
HVAC Upgrades	2	x			x						
Photovoltaics/Solar	2					x	x				
Security Cameras	2	x									x
Stadium Upgrade	2	x			x						
Upgrade Locks/Keys	2	x									x
VOIP Phone System	2				x	x					
Exterior Paint (main)	1										x
Gym Renovation (inc. floor)	in design				x						
Roof Replacement	1										x
Theater Modernization	1				x						
Window Replacement (main, 20, 30)	1										x
Wireless Internet	Complete				x						

## BOND PROGRAM SUMMARY

### Measure Q2010

Voter-Approved Bond Total		\$	75,000,000
MQ 2010 REVENUE TO DATE	through 12/31/2012	\$	42,199,181
EXPENSES THROUGH 12/31/2012 (ATTACHMENT "Q-1")		\$	27,704,109
	COMPLETED PROJECTS	\$	26,546,146
	UNDESIGNATED EXPENSES	\$	1,157,963
REMAINING REVENUE: REVENUE LESS EXPENSES TO DATE		\$	42,199,181
Add: FUTURE BOND SALES REVENUES		\$	35,001,658
= * AVAILABLE FOR PLANNED PROJECTS UPON FULL BOND SALES		\$	77,200,839
Less: MQ Pending & Future Projects (ATTACHMENT "Q-2")		\$	224,607,110
Less: ** MQ PROJECTED EXPENSES NOT INCLUDED IN MEASURE Q PROJECTS LIST (ATTACHMENT "Q-3")		\$	44,349,066
	UNDESIGNATED EXPENSES	\$	1,510,574
	ADDITIONAL SITE PROJECTS	\$	1,821,730
	PORTABLE REPLACEMENTS	\$	38,593,412
	ASPHALT PAVING	\$	639,750
	ROOFING PROJECTS	\$	1,783,600
= MQ FUNDING <b>SHORTFALL</b> FOR PLANNED PROJECTS		\$	<b>301,807,949</b>

#### FOOTNOTES:

All Revenue and Expense figures are per SBSD Fiscal Services Reports 12/31/2012

- \* 1. Amount for Future Bond Sales equals Voter-Approved total less sales to date
- 2. Future Bond Sale Revenues shown **does not** include any sources other than bond sales Revenues ( such as State Matching Funds, grants, or other fundraising)

Refer to Attachment "Q-3" for Budgetary Estimates for the following NOT SPECIFICALLY INCLUDED ON Measure Q

\* Project List

1. Projected Undesignated Expenses are calculated using the ratio of Undesignated Expenses to date to Total Expenses to date, as applied to totals for Pending and Future Projects
2. Site Projects not on the Priority Project Matrix
3. Replacement of Portable Classroom buildings with permanent Buildings
4. Asphalt surface paving projects
5. Roof Replacement projects



**ATTACHMENT Q-1**

**MEASURE Q SECONDARY SCHOOLS**

**EXPENSES THROUGH 12/3/2013**

**COMPLETED PROJECTS AND UNDESIGNATED EXPENSES**

**1. SITE PROJECTS COMPLETED**

MG CODE	SITE	PROJECT	SITE PROJECTS	SITE TOTAL
01-0000	La Colina JHS	Undesignated Expenses	\$ 236.65	
5705	La Colina JHS	Hillside stabiliz. & Site Drainage(south)	\$ 38,791.25	
5707	La Colina JHS	Site drainage (west)	\$ 117,426.75	
5708	La Colina JHS	Wireless Access	\$ 220,509.46	
5720	La Colina JHS	Parking Lot Asphalt	\$ 1,083,766.42	\$ 1,460,730.53
02-0000	La Cumbre JHS	Undesignated Expenses	\$ 1,485.80	
5709	La Cumbre JHS	Wireless Access	\$ 210,286.19	
5723	La Cumbre JHS	ADA upgrades / Remaining Lawsuit	\$ 2,603.33	\$ 214,375.32
03-0000	San Marcos HS	Undesignated Expenses	\$ 7,697.80	
5702	San Marcos HS	New Classroom Addition (B Wing)	\$ 9,906,736.15	
5702	San Marcos HS	Electrical Infrastructure Phase 1	\$ 155,481.64	
5702	San Marcos HS	Water Line Replacement	Inc. w/ 5702	
5710	San Marcos HS	Wireless Access	\$ 388,807.16	
5718	San Marcos HS	Site Drainage Phase 1	\$ 82,487.38	\$ 10,541,210.13
04-0000	Santa Barbara HS	Undesignated Expenses	\$ 332,982.80	
5704	Santa Barbara HS	Kitchen Renovation	\$ 5,053,666.67	
5711	Santa Barbara HS	Wireless Access	\$ 328,614.85	
5725	Santa Barbara HS	Remaining ADA Lawsuit	\$ 55,718.40	
5737	Santa Barbara HS	New Roofing Phase 1: Nopal Building	\$ 223,102.25	\$ 5,994,084.97
05-0000	Santa Barbara JHS	Undesignated Expenses	\$ 7,875.48	
5708	Santa Barbara JHS	Wireless Access	\$ 237,457.69	\$ 245,333.17
06-0000	Goleta Valley JHS	Undesignated Expenses	\$ 943.90	
5713	Goleta Valley JHS	Wireless internet	\$ 226,414.59	\$ 227,358.49
07-0000	Dos Pueblos HS	Undesignated Expenses	\$ 41,103.70	
5701	Dos Pueblos HS	HVAC Replacement	\$ 6,287,541.35	
5703	Dos Pueblos HS	Faculty Lot Asphalt	\$ 660,666.17	
5706	Dos Pueblos HS	Cafeteria Road Construction	\$ 481,357.27	
5714	Dos Pueblos HS	Wireless Access	\$ 338,474.05	\$ 7,809,142.54
08-0000	La Cuesta HS	Undesignated Expenses	\$ 4,203.00	
5714	La Cuesta HS	Wireless Access	\$ 49,707.36	\$ 53,910.36
<b>TOTAL Completed Projects</b>				<b>\$26,546,145.51</b>

Source: Fund 27 Project Costs Summary 12/31/12 SBSD Fiscal Services



**ATTACHMENT Q-1**

**MEASURE Q SECONDARY SCHOOLS  
EXPENSES THROUGH 12/3/2013**

**COMPLETED PROJECTS AND UNDESIGNATED EXPENSES**

**2. UNDESIGNATED EXPENSES**

MG CODE	District Undesignated MQ Expenses:	Life-To-Date	Encumbered 2012- 2013	
2210/2310	Classified Salaries	\$235,995.41	\$ 99,280.20	
2910	Other Classified Salaries	\$92,719.68	\$ 36,803.28	
3000-3999	Benefits	\$112,026.19	\$ 44,871.04	
4400/4450	Equipment & Computers	\$2,577.29	\$ 493.31	
5810	Contracted Services	\$374,373.98	\$ 14,000.00	
5825	Audit Fee	\$7,722.72	\$ 4,000.00	
5910	Postage	\$45.81	\$ -	
6209	Engineering	\$191.25	\$ 2,308.75	
6214	Others	\$13,582.42	\$ 158.72	
6215	Main Construction	\$0.00	\$ 21,486.45	
6216	Management	\$48,203.60	\$ 10,860.00	
6218	Other Construction	\$11,844.00	\$ 23,913.54	
6400	Equipment	\$505.68	\$ -	
	Totals	\$899,788.03	\$ 258,175.29	
TOTAL Undesignated, Life-to-Date + Encumbered			\$1,157,963.32	

Source: Fund 27 Project Costs Summary 12/31/12 SBSD Fiscal Services



**ATTACHMENT Q-2**

**MEASURE Q SECONDARY SCHOOLS  
MEASURE Q SECONDARY SCHOOLS PENDING AND FUTURE PROJECTS**

Sources: Measure Q Projects Priority Matrix 1/23/13  
Site Project Reports - Budgetary Estimates

**TOTAL BUDGETARY ESTIMATE, MEASURE Q PENDING AND FUTURE PROJECTS** \$ **224,607,110**

**TOTALS BY SITE**

La Colina Junior High School	\$	8,398,787
La Cumbre Junior High School	\$	29,951,759
San Marcos High School	\$	33,311,931
Santa Barbara High School	\$	64,765,931
Santa Barbara Junior High School	\$	38,266,963
Goleta Valley Junior High School	\$	6,851,828
Dos Pueblos High School	\$	43,054,912
La Cuesta Continuation HS	\$	5,000

Refer to SUMMARY and ATTACHMENT Q-3 for:

ADDITIONAL RECOMMENDED PROJECTS NOT ON MEASURE Q PROJECTS LIST  
PORTABLE CLASSROOM REPLACEMENTS NOT ON MEASURE Q PROJECTS LIST  
ROOF REPLACEMENT AND MAINTENANCE NEEDS NOT ON MEASURE Q PROJECTS LIST  
ASPHALT PAVING NEEDS NOT ON MEASURE Q PROJECTS LIST

**PROJECTS, BY SITE - PENDING AND FUTURE PROJECTS FROM MEASURE Q PROJECTS LIST**

MG CODE	SITE & PROJECT	BUDGETARY ESTIMATE	STATUS	COMMENTS
	<b>001 La Colina Junior High</b>			
5730	Intercom Replacement	\$ 393,250	Design on hold	On hold pending resolve of Beta Test using JIVE system VOIP on Dos Pueblos to accommodate Intercom
----	Lock and Key Upgrade	\$ 17,000	Assessment	Material Purchase Estimate from District F&O
----	Photovoltaics / Solar	\$ 2,000,000	Assessment	
5729	Replace Quad Portables	\$ 1,870,979	Assessment	Demolition of old bldgs. Is completed
----	VOIP phone system	\$ 10,000	Assessment	E-Rate Project; infrastructure allowance
----	Kitchen / Walk - in coolers replacement	\$ 270,257	Assessment	
----	Roof Replacement	\$ 3,837,300	Assessment	
	<b>La Colina Junior High Total</b>	<b>\$ 8,398,787</b>		

	<b>002 La Cumbre JHS</b>			
5726	Theater Modernization	\$ 2,964,924	Permit pending	IN DSA
5731	Intercom Replacement	\$ 350,350	Design on hold	On hold pending resolve of Beta Test using JIVE system VOIP on Dos Pueblos to accommodate Intercom
5717	Parking Lot Asphalt	\$ 528,710	Assessment	
----	Play Ground Asphalt	\$ 261,486	Assessment	
----	Exterior - Painting / Gutters	\$ 904,826	Assessment	
----	Window Replacement	\$ 6,189,182	Assessment	
----	Photovoltaics / Solar	\$ 2,000,000	Assessment	
----	Lock and Key Upgrade	\$ 24,000	Assessment	Material Purchase Estimate from District F&O
----	VOIP phone system	\$ 10,000	Assessment	E-Rate Project; infrastructure allowance
----	Ceiling Replacement	\$ 83,618	Assessment	
----	Classroom Modernizations	\$ 13,703,433	Assessment	
----	Kitchen Exhaust	\$ 485,098	Assessment	
----	Multi-Purpose Room Modernization	\$ 984,256	Assessment	
----	Roof Replacement	\$ 1,461,876	Assessment	
	<b>La Cumbre Junior High Total</b>	<b>\$ 29,951,759</b>		

**ATTACHMENT Q-2  
MEASURE Q SECONDARY SCHOOLS**

MG

CODE	003 San Marcos HS			
5702	Classroom Addition Phase III	\$ 350,000	DSA Approved	Final Phase, portable bldgs. move on site & off site to Adams ES
5375	Gymnasium Roof Replacement	\$ 533,984	In Construction	
5724	Electrical Infrastructure Phase 2	\$ 1,732,800	DSA Approved	
5721	ADA Ramps & Site drainage (Phase II)	\$ 350,575	DSA Approved	
----	Lock and Key Upgrade	\$ 170,000	Assessment	Material Purchase Estimate from District F&O
----	Photovoltaics / Solar + Metal Roofs	\$ 6,365,916	Assessment	A, B,C,D,E,F,I bldgs.; 02/12, PMSM study
----	VOIP phone system	\$ 40,000	Assessment	E-Rate Project; infrastructure allowance
----	Sewer Line Replacement	\$ 50,000	Assessment	
----	Senior lot asphalt replacement	\$ 604,517	Assessment	
----	Roof Structure Repairs	\$ 471,290	Assessment	
----	HVAC Replacement	\$ 3,390,437	Assessment	
----	ADA Ramp & Restroom Upgrades	\$ 1,099,308	Assessment	
----	Asphalt Replacement / Restoration	\$ 2,098,082	Assessment	
----	Library Modernization	\$ 3,128,496	Assessment	
----	Classroom Modernization	\$ 12,767,400	Assessment	
----	Security Cameras	\$ 159,125	Assessment	
San Marcos High School Total		\$ 33,311,931		

MG

CODE	004 Santa Barbara HS			
5725	Gym renovation	\$ 1,209,452	Permit pending	IN DSA
----	Gym Renovation, Recommended concurrent projects	\$ 642,356	Assessment	
5719	Field House Modernization	\$ 4,863,144	Assessment	
----	Lock and Key Upgrade	\$ 205,000	Assessment	Material Purchase Estimate from District F&O
----	VOIP phone system	\$ 40,000	Assessment	E-Rate Project; infrastructure allowance
----	Photovoltaics / Solar	\$ 5,000,000	Assessment	
----	60's wing structural and roof repair	\$ 903,956	Assessment	
----	Roofing Replacement	\$ 1,892,259	Assessment	
----	Window Replacement	\$ 7,739,274	Assessment	Main Building +20's & 30's Wings
----	Green Academy renovation	\$ 981,552	Assessment	
----	Boiler Replacement	\$ 4,212,600	Assessment	
----	HVAC Upgrades	\$ 830,232	Assessment	
----	Theater Modernization	\$ 5,153,769	Assessment	
----	Exterior Painting	\$ 1,044,758	Assessment	
----	Health Office	\$ 267,696	Assessment	
5724	Peabody Stadium Modernization	\$ 11,191,448	Assessment	
----	Asphalt Replacement / Restoration	\$ 1,976,117	Assessment	
----	Classroom Modernizations II	\$ 16,080,279	Assessment	
----	Security Cameras	\$ 182,039	Assessment	
----	Exterior Fencing	\$ 350,000	Assessment	
Santa Barbara High School Total		\$ 64,765,931		

**ATTACHMENT Q-2  
MEASURE Q SECONDARY SCHOOLS**

MG

MG CODE	005 Santa Barbara JHS			
5727	Science Classroom Modernizations.	\$ 910,126	Permit pending	IN DSA
----	ADA & Rest room upgrades	\$ 350,000	Assessment	
----	Computer Lab HVAC	\$ 230,412	Assessment	
----	HVAC Replacement	\$ 3,317,646	Assessment	
----	Kitchen Modernizations	\$ 4,932,865	Assessment	
----	Photovoltaics / Solar	\$ 2,000,000	Assessment	
----	Lock and Key Upgrade	\$ 105,000	Assessment	Material Purchase Estimate from District F&O
----	VOIP phone system	\$ 10,000	Assessment	E-Rate Project; infrastructure allowance
----	Classroom Modernizations	\$ 9,000,237	Assessment	
----	Exterior Paint	\$ 943,480	Assessment	
----	Locker Room renovation	\$ 3,251,644	Assessment	
----	MPR modernizations	\$ 2,430,019	Assessment	
----	Roof Replacement	\$ 1,083,575	Assessment	
5716	Playground Asphalt / Site Drainage	\$ 2,095,445	Assessment	
----	Window Replacement	\$ 7,606,514	Assessment	
Santa Barbara J H S Total		\$ 38,266,963		

MG

MG CODE	006 Goleta Valley JHS			
5732	Intercom Replacement	\$ 357,500	Design on hold	On hold pending resolve of Beta Test using JIVE system VOIP on Dos Pueblos to accommodate Intercom
	Waterproofing	\$ 65,000	Assessment	
	Site Drainage	\$ 1,136,850	Assessment	
----	Lock and Key Upgrade	\$ 47,000	Assessment	Material Purchase Estimate from District F&O
5740	VOIP phone system	\$ 25,000	Assessment	E-Rate Project; infrastructure allowance
	A/C for Servers	\$ 223,464	Assessment	
----	Photovoltaics / Solar	\$ 2,000,000	Assessment	
	Playground asphalt	\$ 186,160	Assessment	
	Roof Replacement	\$ 2,386,814	Assessment	
	Sewer Replacement	\$ 424,040	Assessment	
Goleta Valley J H S Total		\$ 6,851,828		

MG

MG CODE	007 Dos Pueblos HS			
5734	Gym Roof	\$ 645	In Construction	Incidental Expense. Related to HVAC Replacement project
5728	Lock and Key Upgrade	\$ 91,000	Assessment	Material Purchase Estimate from District F&O
5739	VOIP phone system	\$ 40,000	Assessment	E-Rate Project; infrastructure allowance; Beta Testing JIVE system
----	Showers & Locker Rooms	\$ 3,765,475	Assessment	
----	Intercom Replacement	\$ 250,250	Design on hold	On hold pending resolve of Beta Test using JIVE system VOIP on Dos Pueblos to accommodate Intercom
----	Photovoltaics / Solar	\$ 5,000,000		
----	Tennis Courts	\$ 773,344	Assessment	
----	Kitchen Modernizations	\$ 4,670,398	Assessment	
----	Classroom Mod II	\$ 20,483,247	Assessment	
----	Exterior Paint	\$ 928,013	Assessment	
----	Stadium Restroom	\$ 1,415,014	Assessment	
----	Security Cameras	\$ 182,039	Assessment	
----	Asphalt Replacement	\$ 1,284,162	Assessment	
----	Roof Replacement	\$ 4,171,326	Assessment	
Dos Pueblos High School Total		\$ 43,054,912		

MG

MG CODE	008 La Cuesta Continuation HS			
5741	VOIP phone system	\$ 5,000	Assessment	E-Rate Project; infrastructure allowance
La Cuesta High School Total		\$ 5,000		

**ATTACHMENT Q-3  
MEASURE Q SECONDARY SCHOOLS  
PROJECTED EXPENSES NOT INCLUDED IN MEASURE Q PROJECTS LIST**

1. Projected Undesignated Expenses on remaining Measure Q expenditures	\$1,510,574
2. Projects not included in the Measure Q Project List	\$1,821,730
3. Portable Classroom Replacement with new Permanent Buildings	\$38,593,412
4. Asphalt Surfaces and Paving	\$639,750
5. Roofing	\$1,783,600
(Detail Below) TOTAL	\$44,349,066

**1. Projected Undesignated Expenses on remaining Measure Q expenditures**

Undesignated Expenses through 12/31/12	\$ 1,302,991
Total MQ Expenses through 12/31/12	\$ 34,718,015
Ratio:	3.75%
x MQ Voter-Approved fund remaining	\$ 40,281,985
= Estimated future MQ Undesignated Expense through end of Bond Program	\$ 1,510,574

**2. Projects not included in the Measure Q Project List**

This section provides Budgetary Estimate for Projects identified subsequent development of the Measure Q Projects List.

**001 La Colina Junior High**

La Colina Site Stabilization Phase III:	\$ 493,350
---	------------

Phases 1 & 2 are completed. These phases constructed drainage facilities at the west and south east portions of the property. has manifested at the O.A.S. playground area. Geotechnical investigation is underway, engineering design & specifications pending

Sub grade failure

Soils Investigation	\$ 15,000
Site Clearing and materials disposal	\$ 30,000
Soils over excavation, re-compaction & grading	\$ 150,000
Construct drainage facilities, connect to existing site storm drain system.	\$ 30,000
Asphalt paving 16,000 sf x \$ 7.50 / S.F.	\$ 120,000
Contingency, 10%	\$ 34,500
General Conditions, 12%	\$ 45,540
Subtotal	\$ 379,500
Soft Costs, 30%	\$ 113,850
Estimate Total	\$ 493,350

**002 La Cumbre JHS**

Theater HVAC Equipment Replacement (Frank Schipper Construction Estimate 1/16/2013)	\$ 422,000	Scope of work on the design drawings now in DSA for approval did not include replacement of the equipment for the Theater.
Contingency (included in Contractor Estimate)	\$ -	Included in Contractor Estimate
Soft Costs 30%	\$ 126,600	
<b>TOTAL</b>	<b>\$ 548,600</b>	



**ATTACHMENT Q-3  
MEASURE Q SECONDARY SCHOOLS**

**003 San Marcos HS**

Gymnasium Roof beam structural repairs	\$	364,780
--	----	---------

Roof beams are deteriorated at connections to the base plates at the foundations on west side of building. Structural engineer has been engaged for evaluation and to design repairs.

Beam repairs, 10 x \$ 20,000 each	\$	200,000
Shoring and temporary building support	\$	10,000
Repair and replacement of finishes, landscaping	\$	20,000
Contingency, 10%	\$	23,000
General Conditions, 12%	\$	27,600
Subtotal	\$	280,600
Soft Costs, 30%	\$	84,180
Estimate Total	\$	364,780

**007 Dos Pueblos HS**

Covered Walkway Skylight Replacement	\$	415,000	Refer to Project Report . We recommend this be completed concurrent with the re-roofing project
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**3. Portable Classroom Replacement with new Permanent Buildings**

This section provides a Budgetary Estimate for:

- 1) demolition and removal of existing portable classroom buildings
- 2) Replacement of classroom space with new single-story classroom buildings

BUDGETARY ESTIMATE :	\$	<b>38,593,412</b>
----------------------	----	-------------------

Total Portable Units	52
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Gross Total Square Footage	53,360	(58,696)	( Square Footage will be adjusted in computation of replacement buildings space to allow for 10% additional S.F. of support spaces: mechanical & electrical, restrooms, janitorial, storage spaces)
Abatement	\$	130,000	Sampling, Lab work& Reports + abatement @ \$2,500 each.
Demolition and disposal	\$	780,000	\$15,000 per unit
Construct New Permanent Buildings	\$	23,478,400	\$ 400 per sq. ft. + 10% additional square for support spaces: mechanical & electrical, restrooms, janitorial, storage spaces
Utilities & Site Work	\$	2,600,000	\$ 50,000 allowance per unit
Subtotal	\$	26,988,400	
Contingency 10%	\$	2,698,840	
Soft Costs, 30%	\$	8,906,172	
Total	\$	38,593,412	

**PORTABLE BUILDING COUNT BY SITE**

SITE	# UNITS	SF	
<b>001 La Colina Junior High</b>			OAS Units counted on Elementary Matrix
507	1	960	
508	1	960	
<b>002 La Cumbre JHS</b>	\$	-	SBCA Units counted on Measure R Attachment "R-3"

**ATTACHMENT Q-3  
MEASURE Q SECONDARY SCHOOLS**

Portables ( continued)

<b>003 San Marcos HS</b>			
S1	----	960	Not counted: to be moved to Adams ES
S2	----	960	Not counted: to be moved to Adams ES
S3	----	960	Not counted: to be moved to Adams ES
S4	1	960	
S5	1	960	
S6	1	960	
S7	1	960	
S village Restroom Building	1	480	
I 2	1	960	
I 4	1	960	
I 6	1	960	
I 8	1	960	
I 10	1	960	
I 12 & I 14	2	1920	
I 11	1	960	
I 13	1	960	
I Village Restroom	1	480	
<b>004 Santa Barbara HS</b>			
40A & 40 B - CDC	2	2000	
41	1	960	
42	1	960	
43	1	960	
53	1	960	
54	1	960	
<b>005 Santa Barbara JHS</b>			
CDP	1	1920	
ITS	1	1920	
<b>006 Goleta Valley JHS</b>			SBCC Units counted on Elementary Matrix
505 & 506	2	1920	
507 & 508	2	1920	
801 & 802	2	1920	
803 & 804	2	1920	
805 & 806	2	1920	
807 & 808	2	1920	
<b>007 Dos Pueblos HS</b>			
Q quad bldg	4	3840	
Q3	1	960	
Q4	1	960	
Q7	1	960	
Q8	1	960	
Q9	1	960	
Q10	1	960	
Q11	1	960	
Q12	1	960	
Q13	1	960	
Q Restroom	1	480	
<b>008 La Cuesta Continuation HS</b>			(None)
TOTALS	52	53,360	

**ATTACHMENT Q-3  
MEASURE Q SECONDARY SCHOOLS  
PROJECTED EXPENSES NOT INCLUDED IN MEASURE Q PROJECTS LIST**

**4. Asphalt Surfaces and Paving** **TOTAL: \$ 639,750**

This section provides a Budgetary Estimate for asphalt parking lots, playgrounds, and other asphalt surfaces which were not specifically identified on the Measure Q Project Lists.

<b>001 La Colina Junior High</b>		(O.A.S Surfaces Covered in Measure R Site Reports)	
500 Portables area:	\$	29,575	Weathering, cracking, weeds, uplifting. Recommend Crack seal, patch, slurry summer 2013
Playground	\$	145,200	Surface in good condition; recommend seal and re-striping 2014
<b>006 Goleta Valley JHS</b>			
East Parking Lot	\$	66,000	Slurry coated last few years, but heavy weathering of coated surface; Cracking; weeds; some damages to drain elements and curbs. Recommend repairs, crack seal, Patch. Slurry, re-stripe. 44,000 sq. ft.
Main Parking Lot & west side access inlet to deliveries	\$	340,000	Limited areas of pavement failure, extensive cracking, weeds, weathering. Recommend Replace failed areas, crack seal, patch, slurry, stripe Summer 2013 85,000 sq. ft.
800's portable building area	\$	4,400	Fair condition, some cracking & weeds. Recommend minor repairs and slurry coat Summer 2013 4,400 sq. ft.
500's pad+ outdoor surfaces + SBCS Access road areas	\$	25,000	Short term: pavement rehabilitation. Long term: Coordinate with Site Drainage project, plan for portable building replacement Summer 2013 12,500 sq. ft.
<b>008 La Cuesta Continuation HS</b>			
Parking lot off Garden Street	\$	29,575	Weathering, raveling, moderate cracks & weeds; recommend crack fill, patching, slurry coating Summer 2013

**5. Roofing** **TOTAL \$ 1,783,600**

This section provides a Budgetary Estimates for roofs not specifically identified on the Measure Q Project List and not covered in Attachment "Q-2":

**003 San Marcos HS**

Buildings M, I H, Cafeteria, Library) Health Center & Maintenance, & Covered Walkways:

This group of buildings is NOT planned in with the Photovoltaic / Solar installation project. See statement below regarding Buildings Admin., B, C,D, E, F.

All Buildings listed: Hot BUR, 15+ years old. Ponding n some roofs, wind scar and degradation of asphalt.

Recommendations:

Maintenance Repairs needed in 2013; Test and scan for Restoration, or Replace by 2014

Re-Roofing Estimate:

Retrofitting Cost: 84,500 s.f. x \$ 16.00 / s.f.	\$	1,352,000
Allowance: sheet metal, drainage	\$	20,000
Subtotal	\$	1,372,000
Soft Costs, 30%	\$	411,600
Total, M, I H, Cafeteria, Library, Health Center & Maintenance, & Covered Walkways:	\$	1,783,600

For Buildings A, B, C, D,E & F on site: Not included in tabulation for roofing replacement here.

Project Report for the Photovoltaic / Solar Project in ATTACHMENT "Q-2" includes the cost of new metal roofing on these buildings, which will match the recently completed B-Wing addition. Exception to buildings planned for the Photovoltaic / Solar Project is Building I. Building I IS part of the Photovoltaic / Solar Project. However, Building I is a flat roof, and DOES NOT have the built-in roof slope characteristic to A, B, C, D,E & F. Therefore Building I will require re-roofing in coordination with the Photovoltaic / Solar Project)



**SITE ASSESSMENT REPORT  
SUMMARY  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JUNIOR HIGH SCHOOL DATE 1/31/2013

**SITE PERSONNEL CONSULTED**

Mr. David Ortiz, Principal Ray Ramos, Lead Custodian  
Kathleen Mc Neil, Kitchen Manager

Date last F.I.T. report: 6/4/2009  
F.I.T. Score 98.57% Rating: Exemplary  
Issues Identified Deficient: None

**REPORTS REVIEWED:**

Haz Mat Report: Asbestos and Lead Based Paint Report, Channel Islands Corp. 9/27/12

MANAGEMENT CODE	PROJECT / AREA	PROJECTED COST	STATUS
5707	Site Drainage, West **	\$ 117,427	COMPLETED
5705	Site Drainage, South **	\$ 35,617	COMPLETED
5720	Parking Lot Asphalt **	\$ 1,083,766	COMPLETED
5708	Wireless Access **	\$ 220,509	COMPLETED
0000	Undesignated Expense ***	\$ 237	COMPLETED
5730	Intercom Replacement	\$ 393,250	DESIGN ON HOLD ****
----	Lock and Key Upgrade *	\$ 17,000	ASSESSMENT
----	Photovoltaics / Solar, System allowance only	\$ 2,000,000	ASSESSMENT
5729	Replace Quad Portables	\$ 1,870,979	ASSESSMENT
----	VOIP Phone System, Infrastructure allowance	\$ 10,000	ASSESSMENT
----	Kitchen Walk-In Replacement	\$ 270,257	ASSESSMENT
----	Roof Replacement	\$ 3,837,300	ASSESSMENT
COMPLETED PROJECTS		\$ 1,457,557	
PROJECTS IN DESIGN		\$ 393,250	
ASSESSMENT PROJECTS		\$ 8,005,537	
SITE TOTAL		\$ 9,856,344	

\* Lock and Key Estimates provided by District Facilities and Operations

\*\* Completed project Expenses posted as of 12/31/12

\*\*\* Undesignated Expenses include costs posted to date. Projected undesignated Expense is tabulated in Attachment "Q-3"

\*\*\*\* Intercom Replacement design on hold pending Beta test of system using VOIP telephone equipment at Dos Pueblos High School





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JHS

DATE 1/31/2013

AREA REPLACE QUAD PORTABLES

BUDGETARY ESTIMATE: \$ 1,870,979

BY: TCM

DISTRICT OR CONSULTANT DATA AVAILABLE:

Carl Mayrose, Panning Dept. Project Manager

INTRODUCTORY COMMENTS:

Quad grouping of portables was removed from site. Building pad remains south of Girls Locker room.  
Accessible path of travel is in place at West and East sides of side of the building pad area.

RECCOMENDATION:

Replace with permanent building.

BUDGETARY ESTIMATE:

ITEM	Est. Cost	Source / Comments
Demolition and removal costs posted to date	\$ 46,055	Costs posted through 12/31/12 for demolition of existing buildings
New Construction, Permanent building	\$ 1,152,000	4340 sq. ft. x \$ 400 / SF
Building pad construction	\$ 10,000	
Site work, Utilities	\$ 50,000	
Contingency, 10%	\$ 125,806	
Escalation	\$ 55,354	12 months @ 4% / yr.
SUBTOTAL	\$ 1,439,215	
Soft Costs 30%	\$ 431,764	
TOTAL ESTIMATED	\$ 1,870,979	

FOOTNOTES

- <sup>1</sup> Estimate is for the quad only: (4) X 24' X 40' = 3,840 SQ. FT. Plus another 500 sq. ft. for ancillary spaces:  
Mechanical & Electrical Room, janitorial, etc. = 4,340 sq ft total replacement building



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JHS DATE 1/31/2013

AREA / PROJECT INTERCOM SYSTEM REPLACEMENT BUDGETARY ESTIMATE: \$ 393,250  
BY: TCM

DISTRICT OR CONSULTANT DATA AVAILABLE:  
Bob Nettles, Santa Barbara Electrical Design

INTRODUCTORY COMMENTS:

Design of the new Intercom System was contracted to Santa Barbara Electrical Design. Completion of design and submittal to DSA for review and approval is pending.

Design is on hold pending Beta test of system using VOIP telephone equipment at Dos Pueblos High School

Budgetary Estimate assumes proceeding with design and installation of standard new intercom system

RECOMMENDATION:

Complete Beta testing at Dos Pueblos High School.

BUDGETARY ESTIMATE:

ITEM	Est. Cost	
Engineer's Estimate	\$ 225,000	August 2011
Conduit & hardware - Allowance	\$ 50,000	
Contingency 10%	\$ 27,500	
SUBTOTAL	\$ 302,500	
Soft Costs, 30% of construction cost	\$ 90,750	
TOTAL	\$ 393,250	



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JHS DATE 1/31/2013

AREA KITCHEN WALK-IN REFRIGERATOR AND FREEZER REPLACEMENT

ESTIMATE: \$ 270,257

BY: Kamran, Inc. / TCM

**DISTRICT OR CONSULTANT DATA AVAILABLE:**

Inspection of equipment and price quote from Kamran, Inc. See below  
Kathleen Mc Neil, Kitchen Manager  
Steve Vizzolini, SBSB Electro-Mechanical Foreman

**INTRODUCTORY COMMENTS:**

Original Construction was refrigerator and freezer in one space. Refrigerator was retrofitted and expanded. Freezer was added in the original serving area.  
Both are leaking, insulation saturated.

**RECCOMENDATION:**

Replace both Walk-in Refrigerator and Freezer Units  
Contract Architect to complete schematic design and provide schematic estimate.

**BUDGETARY ESTIMATE:**

ITEM	Est. Cost			Source	Comments
Demolition and construction	\$ 125,000			TCM	Project may include structural work and other changes to building.
New Walk In Equipment	\$ 49,733			Kamran, Inc.	
Contingency, 10%	\$ 17,473				
Escalation	\$ 15,684				24 months @ 4% / yr.
SUBTOTAL	\$ 207,890				
Soft Costs, 30%	\$ 62,367				
TOTAL ESTIMATED	\$ 270,257				



**Santa Barbara  
Unified  
SCHOOL DISTRICT**



**KAMRAN AND COMPANY, INC.**  
**FOOD SERVICE AND LAUNDRY EQUIPMENT CONSULTANT AND CONTRACTOR**

CA: 687988 B D34 CA: 680904 C38 AZ: ROC112017 BE NV: 52465 C21A NV: 42022 C26A

Kamran Amiri  
411 East Montecito Street  
Santa Barbara, CA 93101

September 12, 2012

Re: La Colina Junior High School Walk In

We are pleased to provide you with the following quote:

Furnish of new walk in cooler and freezer with remote refrigeration:	\$30,490.00
Sales Tax:	\$2,362.98
Freight:	\$1,300.00
Removal of old boxes and refrigeration system and haul away:	\$2,600.00
Installation of new walk in cold boxes and refrigeration including 1 year parts and labor warranty:	\$12,980.00
Exclusions: Electrical, plumbing, roofing, permits and any masonry/building work	

Phone: (805) 963-3016 or (800) 480-9418  
Fax: (805) 962-5915  
Email: [info@kamranco.com](mailto:info@kamranco.com)

411 East Montecito Street  
Santa Barbara, CA 93101  
[www.kamranco.com](http://www.kamranco.com)

## SITE ASSESSMENT REPORT

### MEASURE Q / MEASURE R CAPITAL PROJECTS

SITE	<u>LA COLINA JUNIOR HIGH SCHOOL</u>	DATE	<u>1/31/2013</u>
AREA	<u>ROOFING</u>	BUDGETARY ESTIMATE	<u>\$3,837,300</u>
		BY:	<u>TCM/ TREMCO</u>

#### DISTRICT OR CONSULTANT DATA AVAILABLE:

Inspection of all roof surfaces with Jim Gilday and Joe Razo, Tremco Roofing Products.  
Bob Nettles, Santa Barbara Electrical Design

#### INTRODUCTORY COMMENTS:

This site is nearly identical in construction to Goleta Valley JHS in configuration.

Projects list included only the 500 building. Upon inspection the majority of roofs on site were identified to be in poor to failing condition, with many deficiencies. Roof repairs and replacements are required.

The Budgetary Estimate for the 500 building is totaled separately from the remainder of the campus.

All roofs on site were inspected with Jim Gilday, Technical Services Representative, Tremco Roofing. Mr. Gilday has direct knowledge of roofing projects at the site over the years.

Refer to Roof Report and Roof Diagram for specific conditions and areas.

This Report includes Open Alternative School which utilizes the 400 building.

Deficient conditions requiring repair were discovered on electrical and low voltage system conduits, mechanical piping and system components, improper roof penetrations, and supports or securement of these items.

Roof drainage in general is via edge scuppers set at intervals around the perimeter of the roofs. Prevailing condition water discharges from these edge scuppers, falling to grade to be collected by drain inlets.

Presence of tree debris material was less than at Goleta Valley JHS. However, significant amounts were discovered in some areas.

#### RECCOMENDATION:

- 1) Engage Architect or roofing consultant to develop specifications for site, complete bidding and complete roofing projects.
- 2) We recommend roofing project should include roofing for all roofs on site
- 3) Survey all roofs and include in roofing projects correction of all deficient mechanical and electrical conditions.
- 4) Roofing project specifications should include methods to improve roof run off and drainage, correction or replacement of deficient sheet metal and flashing conditions. Provide rain gutters and downspouts to conduct roof water to site storm drain system.
- 5) Invest in maintenance contract after reroofing projects and initial maintenance repairs.
- 6) We recommend removal of debris from roofs with clearing of all drains twice per year.
- 7) Buildings not listed in Budgetary Estimate matrix below:
  - 508 & 507: Portable classroom buildings with standing seam metal roof. Maintain roofs.
  - 505, 506, 417& 418: Older portable classrooms. Buildings to be replaced with permanent classrooms buildings. maintain roofs as needed until replacement.



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JHS  
AREA ROOFING

DATE 1/31/2013

**BUDGETARY ESTIMATE:**

Building/ Area	Sq. Ft. or unit		Cost Per Sq. ft.		
<u>500 Building and covered walkways:</u>					
Roof is 20+ years old, in poor to failing condition, with repair attempts and numerous deficiencies. Some sections of the lower covered walkway roof were found to have a more recent re-roofing. This Budget Estimate considers remove and replace all roofs this building.	13,800	X	\$22	=	\$303,600
<u>300, 400, 600 Bldgs. and covered walkways:</u>					
Majority of roofs are 20+ years old, rated from fair to poor overall condition. Some roofs are more recent. Budget Estimate includes complete removal and replacement. Possible candidate for retrofitting in some areas, which saves costs of removal, disposal and any abatement. Save approx \$6 per square foot. Recommend testing and scanning.	69,000	X	\$22	=	\$1,518,000
<u>Administration Building including Library, Kitchen and Cafeteria, and upper level Activity room section:</u>					
Roof approx 20 years old, rated poor to failing condition. Remove roof and replace.	28,970	X	\$22	=	\$637,340
Allowance for repairs to metal decking, roof drains, downspouts, sheet metal.	1	ea. X	\$20,000	=	\$20,000
Allowance for repairs and correction of improper roof top MEP work and roof penetrations	1	ea. X	\$20,000	=	\$20,000
<u>Maintenance Building:</u>					
Roof 15+ years old, candidate for retrofitting, Recommend testing and scanning.	2,950	X	\$16	=	\$47,200
<u>Auditorium Foyer; West main walkway cover.</u>					
Roofs 15+ years old, rated poor to failing condition. Remove and replace.	2,850	X	\$22	=	\$62,700
<u>Auditorium main upper roof:</u>					
15+ years old, fair condition, Hot B.U.R.; test and scan; Maintain, schedule for restoration 2015.	9,650	X	\$16	=	\$154,400



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA COLINA JHS  
AREA ROOFING

DATE 1/31/2013

MAINTENANCE REPAIRS AND DRAINAGE:

<u>Electrical &amp; Mechanical repairs:</u>	1	X	\$25,000	=	\$25,000
Allowance for correction of deficient electrical conduit and mechanical items					
<u>Sheet Metal, flashings, drainage:</u>	1	X	\$50,000	=	\$50,000
Allowance for correction of deficient conditions and addition of rain gutters and downspouts					

SUBTOTAL	\$2,838,240
Escalation, assuming 1 year @ 4%	\$113,530
Soft Costs, 30%	\$885,531
TOTAL BUDGETARY ESTIMATE	\$3,837,300



Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA COLINA JUNIOR HIGH SCHOOL

PROJECT: ROOF REPLACEMENT  
BUDGETARY ESTIMATE \$ 3,837,300  
STATUS: ASSESSMENT



Varying conditions at the West main walkway cover:

**South portion:** Cold process B.U.R. with hypalon flashings, in good condition. Damaged North portion (from photo at right) is at top of this picture.

**North portion:** roof failed, cover board deteriorated and metal decking rusted through. Note transition to different roofing type adjacent to failure.

We recommend full replacement of failed areas. Certain areas on campus may be retrofitted.



Failed roof membrane at Administration Building with repair attempt at roof drain, conduit penetration at left has no roof jack.



Budgetary Estimate includes allowance for correction of improperly installed MEP elements.



**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA COLINA JUNIOR HIGH SCHOOL**

**PROJECT:** ROOF REPLACEMENT

**BUDGETARY ESTIMATE** \$ 3,837,300

**STATUS:** ASSESSMENT



500 Building:

Main/upper roof portion failed, repair attempts at edge. We recommend removing and replacing entire upper roof.

Covered walkway has some more recently re-roofed sections. We recommend evaluating these areas separately to confirm if more economical retrofitting is possible.



Auditorium roof approx. 15 years old, in fair condition. Candidate for testing and retrofitting. Needs maintenance at drains & flashings.



Upper roof section over Activity Room. Example of failed membrane needing replacement.



**SITE ASSESSMENT REPORT  
SUMMARY  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL DATE 1/31/2013

SITE & DISTRICT PERSONNEL CONSULTED

Ms. Jo Ann Caines, Principal	Tony Perez, Groundskeeper
Eduardo Mera, Head Custodian	Gary Smith, Theater Manager

Date last F.I.T. report: 6/10/2009

F.I.T. Score	96.93%	Rating:	<u>Good</u>
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Issues Identified Deficient: Window sash failing in main building classrooms and Tech / gym bldg; paint peeling exterior, windows. Grounds; asphalt needs replacement

REPORTS REVIEWED:

JOINT ASBESTOS AND LEAD PAINT REPORT - Channel Islands Corporation Date: November 9, 2001  
ASBESTOS & LEAD ABATEMENT CLOSE OUT REPORT - Physical Education Building and Auditorium. Criterion Environmental 4/21/2006

MANAGEMENT CODE	PROJECT / AREA	PROJECTED COST	STATUS
5723	Remaining ADA Lawsuit **	\$ 2,603	COMPLETED
5708	Wireless access **	\$ 210,286	COMPLETED
02-0000	Undesignated Projects **	\$ 1,486	COMPLETED
----	Site Drainage ***	\$ -	COMPLETED
5726	Theater / Auditorium Modernization	\$ 2,964,924	ASSIGNED FOR DESIGN
5731	Intercom Replacement	\$ 350,350	DESIGN ON HOLD ****
5717	Parking Lot Asphalt	\$ 528,710	ASSESSMENT
----	Playground Asphalt	\$ 261,486	ASSESSMENT
----	Window Replacement	\$ 6,189,182	ASSESSMENT
----	Exterior Painting & Gutters	\$ 904,826	ASSESSMENT
----	Photovoltaics / Solar, system allowance only	\$ 2,000,000	ASSESSMENT
----	Lock and Key Upgrade *	\$ 24,000	ASSESSMENT
----	VOIP Phone System, Infrastructure Allowance	\$ 10,000	ASSESSMENT
----	Ceiling Replacement	\$ 83,618	ASSESSMENT
----	Classroom Modernization	\$ 13,703,433	ASSESSMENT
----	Kitchen Exhaust	\$ 485,098	ASSESSMENT
----	Multi-Purpose Room Modernization	\$ 984,256	ASSESSMENT
----	Roof Replacement	\$ 1,461,876	ASSESSMENT
<u>COMPLETED PROJECTS</u>		<u>\$ 214,375</u>	
<u>PROJECTS IN DESIGN</u>		<u>\$ 2,964,924</u>	
<u>ASSESSMENT PROJECTS</u>		<u>\$ 26,986,835</u>	
<u>SITE TOTAL</u>		<u>\$ 30,166,134</u>	

\* Lock and Key Estimates provided by District Facilities and Operations

\*\* Completed Project Expenses posted as of 12/31/12

\*\*\* Site Drainage work was completed with prior site improvements under Measure V

\*\*\*\* Intercom Replacement design on hold pending Beta test of system using VOIP telephone equipment at Dos Pueblos High School



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	<u>LA CUMBRE JUNIOR HIGH SCHOOL</u>	DATE	<u>1/3/1/13</u>
AREA	<u>Theater / Auditorium Modernization</u>	BUDGETARY ESTIMATE: \$	<u>2,964,924</u>
		BY:	<u>SBSD Fiscal Services + Allowances</u>

DISTRICT OR CONSULTANT DATA AVAILABLE:

Gary Smith, Theater Director

Monisha Adnina, Project Architect, PMSM Architects

INTRODUCTORY COMMENTS:

- 1) Report is general due to project already being assigned for design: PMSM Architects Board vote approval 2/28/12
- 2) Work in Auditorium was completed in 2006 as part of the Campus Modernization Phase II including lighting and electrical system upgrades
- 3) Board has approved design contract with PMSM Architects. Design is in process. Milestones:
  - 2/4/12: PMSM completed drawings to 95% and submitted to SBSB for review
  - 2/15/12: Submitted to DSA for plan review

3) Not included in Estimate provided by PMSM:

Stage curtain and rigging system. Estimate includes some removal and re-setting of stage curtain counterweights. No other costs noted. It is assumed the stage rigging equipment exists and is in working order, no changes other than the counterweights.

Windows at north side of building. Windows are in fair condition due to minimal exposure to direct sunlight. We recommend the windows be inspected for possible inclusion in the WINDOW REPLACEMENT project, and that the replacement (if needed) be completed concurrently with the Theater Modernization.

Roof over the main auditorium area was inspected by TCM and Tremco. We recommend replacing the roof membrane by 2016 - 2018 . There are roof drainage issues.

We recommend roofing and correction of drainage and other issues be completed concurrently with this project. Refer to Roof Report and La Cumbre JHS Roof Replacement report.

RECOMMENDATIONS:

- 1) Proceed with DSA plan review
- 2) Proceed with contractor selection and construction

BUDGETARY ESTIMATE:

ESTIMATED TOTAL PROJECT COSTS per Fiscal Services Project Report through 12/31/12**	\$	2,470,770
Contingency, 10%	\$	247,077
Subtotal	\$	2,717,847
Soft Cost allowance 10% for items not yet posted: Inspection & Testing, etc.	\$	247,077
<b>TOTAL BUDGETARY ESTIMATE</b>	<b>\$</b>	<b>2,964,924</b>

\*\* For comparison: Cost Estimate from PMSM Architects / Leland Saylor & Associates 10/31/12 was based on 100% Design Development drawings.

\$ 2,420,123



**LA CUMBRE JUNIOR HIGH SCHOOL**

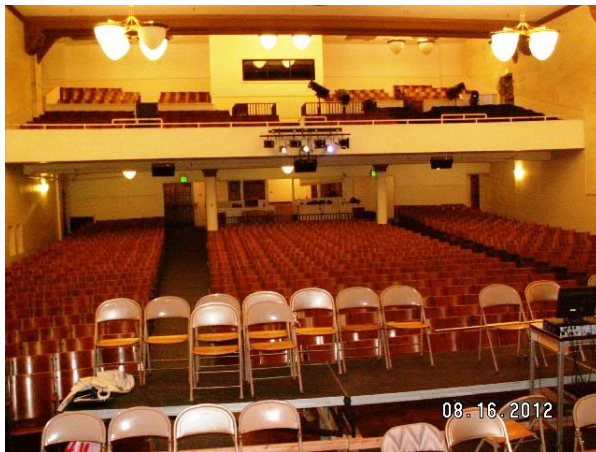
**PROJECT: THEATER MODERNIZATION**

**BUDGETARY ESTIMATE: \$2,964,924**

**STATUS: ASSESSMENT, PROJECT IN DESIGN**



Existing Stage , proscenium and speaker arrays. Project will provide restoration and upgrading of theater including proscenium, beam restoration, side grilles and shields. Investigation is underway for possible air handling equipment replacement, and additional ductwork. Refer to Attachment "Q-3" for Budgetary Estimate for replacement.



Auditorium view stage. Project includes new flooring, new paneling at side walls and balcony front, fabric-wrapped wall panels, and refurbishing control booth. Project includes a Bid Alternate for re-finishing balcony seating. Flooring replaced



Project will include replacement finishes such as ceilings and walls. Ceiling to have glue-up tile removed, ceiling repaired and painted.

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

LA CUMBRE JUNIOR HIGH SCHOOL

PROJECT: THEATER MODERNIZATION

BUDGETARY ESTIMATE: \$2,964,924

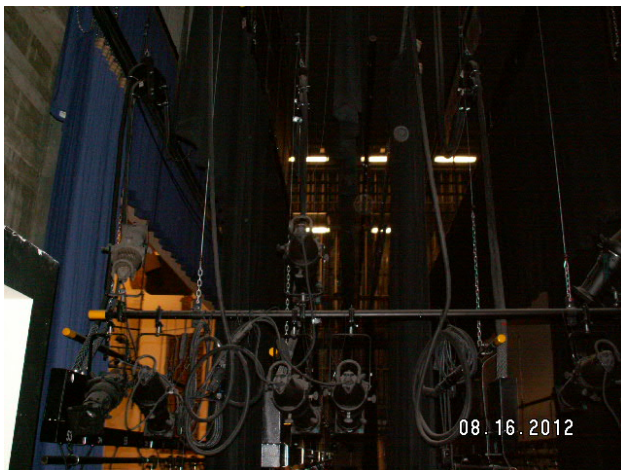
STATUS: ASSESSMENT, PROJECT IN DESIGN



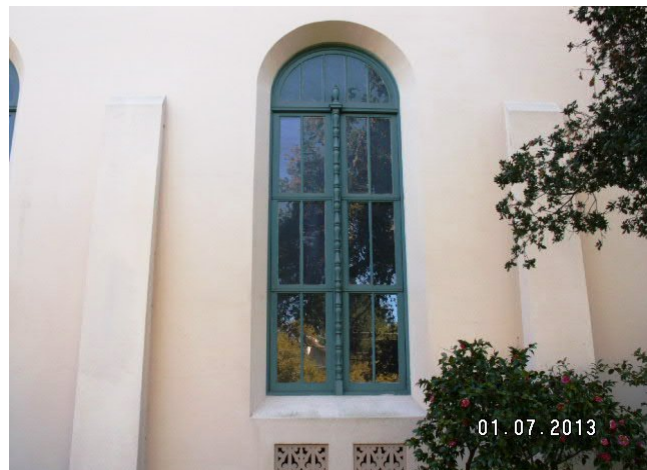
Existing Lighting Control Panel.  
Project includes an upgrade to the system



Project includes lighting and audio equipment replacement. New projector and screen are included



Existing stage rigging shown. Project included removal and resetting of counterweights. Existing rigging system to be utilized.



Project does not include windows. We recommend existing windows at North side of theater be inspected and any repairs or replacements be done concurrent with Theater Modernization. Refer to WINDOW REPLACEMENT report.



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JHS DATE 1/31/2013

AREA / PROJECT INTERCOM SYSTEM REPLACEMENT BUDGETARY ESTIMATE: \$ 350,350

BY: TCM

DISTRICT OR CONSULTANT DATA AVAILABLE:

Bob Nettles, Santa Barbara Electrical Design

INTRODUCTORY COMMENTS:

Design of the new intercom system was contracted to Santa Barbara Electrical Design. Completion of design and submittal to DSA for review and approval is pending.

Design is on hold pending Beta test of system using VOIP telephone equipment at Dos Pueblos High School

Budgetary Estimate assumes proceeding with the design and installation of a standard new intercom system

RECOMMENDATION:

Complete Beta testing at Dos Pueblos High School.

BUDGETARY ESTIMATE:

ITEM	Est. Cost	
Engineer's Estimate	\$ 225,000	August 2011
Conduit & hardware - Allowance	\$ 20,000	
Contingency, 10%	\$ 24,500	
SUBTOTAL	\$ 269,500	
Soft Costs, 30%	\$ 80,850	
TOTAL	\$ 350,350	





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	LA CUMBRE JUNIOR HIGH SCHOOL	DATE	1/31/2013
AREA	ASPHALT PARKING LOTS AND PLAYGROUNDS	Main/Front Parking Lot & Parking Lot # 2: South of Main Building	\$528,710
		Playground:	\$261,486
		BY:	TCM

DISTRICT OR CONSULTANT DATA AVAILABLE:

District Facilities PAVING PRIORITIES FOR SUMMER 2013  
Steve Flowers, Flower Engineering

INTRODUCTORY COMMENTS:

- 1) District Facilities has identified these areas for pavement Summer of 2013. Refer to recommendations below.
- 2) KBZ Architects and Flowers Engineering has completed a design study with design options for the Front/Main Parking Lot. Refer to Asphalt Report
- 3) Fiscal Services reported cost as of YE 2012 \$ 1,074.82. Included in Budgetary Estimate below

RECOMMENDATION:

1) Main/Front Parking Lot:

Steve Flowers reports that a topographical survey and geotechnical report need to be done prior to finishing the design and going to bid. Contract with KBZ Architects & Flowers Engineering, proceed with design and any permit review approvals.

This project may require DSA review due to accessibility elements of the parking lot work changing the present configuration.

We Recommend:

Contract with KBZ Architects & Flowers Engineering, proceed with design and any permit review approvals.

Plan for construction in 2013 if design and approvals can be completed on time. If not, then plan for Summer 2014.

2) Parking Lot # 2: South of Main Building:

This is a pavement restoration and repair project. The existing site configuration will remain the same.

We recommend engaging an engineer to develop a pavement rehabilitation plan and then going to bid and contract for construction in Summer 2013.

3) Playground

This is a pavement restoration and repair project. The existing site configuration will remain the same.

We recommend engaging an engineer to develop a pavement rehabilitation plan and then going to bid and contract for construction in Summer 2013.

Budgetary Estimate on following page



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL DATE 1/31/2013  
AREA ASPHALT PARKING LOTS AND PLAYGROUNDS

BUDGETARY ESTIMATES (pending development of engineering and specifications)

AREA / ITEM	CONDITION; RECOMMENDATION	SQ. FT.	UNIT	EXTENSION
Main/Front Parking Lot:	Cracking, weeds, raveling and pot-holing starting; Crack seal, patch, slurry, stripe. Refine and implement design from concept options provided by KBZ / Flowers Engineering	39,600	\$5.00	\$ 198,000
	Allowance for concrete site work, ADA elements, signage			\$ 75,000
Parking Lot # 2: South of Main Building:	Cracking, weeds, weathering, some localized pavement failure; Crack seal, slurry, stripe; Consider adding perimeter transition such as header boards or curbs at fields; Improve inlet surfaces at existing catch basins	29,900	\$3.50	\$ 104,650
Subtotal, Main/front parking lot & Parking Lot # 2: South of Main Building				\$377,650
Contingency, 10%				\$37,765
Subtotal				\$415,415
Soft Costs, 30% of construction cost				\$ 113,295
Total, Parking Lots				\$528,710

Playground	Cracking, weeds, weathering. Groundskeeper reports severe weed growth; Crack seal, slurry, stripe; Consider adding perimeter transition such as header boards or 0" curbs at fields	59,700	\$3.00	\$ 179,100
Contingency, 10%				\$17,910
Subtotal				\$197,010
Soft Costs, 30% of construction cost				\$ 64,476
Total, Playground				\$261,486

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

**LA CUMBRE JUNIOR HIGH SCHOOL**

<b>PROJECT:</b>	<b>PARKING LOT ASPHALT</b>	<b>BUDGETARY ESTIMATE:</b>	<b>\$528,710</b>
	<b>PLAYGROUND ASPHALT</b>	<b>BUDGETARY ESTIMATE:</b>	<b>\$261,486</b>
<b>STATUS:</b>	<b>ASSESSMENT</b>		



Front /Main Parking lot: Cracking raveling, weathering, some pavement failure.  
While ADA path of travel issues in the lawsuit were satisfied, safety and accessibility issues remain.  
KBZ Architects and Flower Engineering have completed studies with options for improvements  
We recommend refinement of design and complete improvements.



Rear/Back Parking lot: Pavement condition similar to Main/Front lot.  
We recommend Pavement rehabilitation Summer 2013.

**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program**

**LA CUMBRE JUNIOR HIGH SCHOOL**

<b>PROJECT:</b>	<b>PARKING LOT ASPHALT</b>	<b>BUDGETARY ESTIMATE:</b>	<b>\$528,710</b>
	<b>PLAYGROUND ASPHALT</b>	<b>BUDGETARY ESTIMATE:</b>	<b>\$261,486</b>
<b>STATUS:</b>	<b>ASSESSMENT</b>		



Playground area.  
Weathering, extensive cracks and weed.  
We recommend Pavement Rehabilitation Summer 2013



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	LA CUMBRE JUNIOR HIGH SCHOOL	DATE	1/31/2013
	WINDOW REPLACEMENT	BUDGETARY ESTIMATE:	\$ 6,189,182
	BY: TCM / ARCHITECTURAL MILLWORKS		

**DISTRICT OR CONSULTANT DATA AVAILABLE:**

Joe Matthews, Architectural Millwork

Alan Forbess, Forbess Consulting (Haz Mat Consultation)

Joe Wilcox, KBZ Architects

Haz Mat Reports: Central Coast Consulting Report 08/09/2000

**INTRODUCTORY COMMENTS:**

This Report is based on the Report for Window Replacement for Santa Barbara High School. Windows at both site are similar in their construction, detailing, installation method, and other factors. There are some larger units at the South side of the Theater with arched tops and more detailing. Allowance for these differences is made in the Estimate table below. Refer to the attached visual portion of the Report for specific window styles and counts.

This Report provides a Budgetary Estimate for the complete replacement of the existing wood window units in the Main Building, and the 20's and 30's wings.

Some of the existing wood windows may date back to the original construction while others are from subsequent modernizations. The facilities reported repeated expensive repairs and difficulty in operation.

The wood windows with operable sashes vary in condition from fair to good (North side) to poor to failed at some of the exposed South and West sides of campus. Some of the windows and/ or components of the windows may be salvaged at a cost savings compared with the BUDGETARY ESTIMATE.

**Report Assumes:**

- 1) Upon completion of a thorough survey of the windows, it may be determined that the project may completed at a lower cost by replacing fewer windows, replacing only certain components of the windows, reusing existing hardware, or other factors.
- 2) It is intended that the replacement windows shall retain the original detail and be of wood construction respecting the historical landmark status of the buildings. However, some compromises may be necessary to comply with current codes for energy efficiency and egress.
- 3) This report assumes window units shall be sourced from a single local manufacturer, Architectural Millworks. This firm has proven experience in historical renovation projects in Santa Barbara, as well as providing replacement windows at SBUSD schools.
- 4) Project will require DSA permitting and approval. DSA was consulted by KBZ Architects with regard to permitting requirements. Project will require DSA review and permitting due to the value of project, and energy regulation compliance requirements; Fire Life Safety and accessibility sections will review.
- 5) Work will include testing and abatement of hazardous materials including asbestos and lead
- 6) Architectural Millwork recommends using 1/4" laminated glass to save on maintenance costs versus sealed insulated glass units that fail over time.

**Window Blinds:**

- 1) Windows have existing venetian-style blinds which are used to regulate natural light and to reduce heat gain.
- 2) Budgetary Estimate includes replacement of existing venetian blinds with new blinds to maintain historical context. New blinds are per specification developed by SBSD Facilities with Jeff Gorell, Levnik & Minor Architects. Pricing provided by Santa Barbara Screen & Shade 37" x 107" units. Recently installed at McKinley ES offices and at SBHS.





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL  
WINDOW REPLACEMENT

DATE 1/31/2013

**RECOMMENDATION:**

- 1) Engage Architect and retain window manufacturer to perform a thorough survey and investigation of the windows, to confirm DSA requirements, develop specifications, schematic plans, and schematic estimates.
- 2) Proceed with replacement and/or refurbishment of wood window units. TCM recommends the window replacement be completed with current available Measure Q funds to preserve capital investment, mitigate safety and liability concerns, and to improve the energy efficiency of the building envelope.
- 3) Windows of other structures on campus:  
Locker Room, Cafeteria and MPR are of newer construction than the Main Building. Replacement windows for those structures are included in a separate project report

**OPTIONS:**

- 1) Phase work to include replacement of those window units with the highest exposure and worst deterioration.
- 2) Alternative Phasing plan:  
  
District may consider as an alternative to coordinate the window replacement with the classroom modernizations so that the windows are replaced sequentially and concurrently with the Classroom Modernizations project.

**BUDGETARY ESTIMATE**

1) REPLACE existing windows with all new units. Figure is based on Santa Barbara JHS window count at 13.9% fewer than SBHS, all other factors are similar.					\$	4,034,889
Premium allowance for larger, arched top units at front, upper floor, 4 units x \$5000 ea.					\$	20,000
2) Removal & Disposal	264	Units x	\$200	EACH	\$	52,800
3) LEAD ABATEMENT	264	Units x	500	EACH	\$	132,000
4) WINDOW BLINDS	210	Units x	\$421	EACH	\$	88,410
SUBTOTAL					\$	4,328,099
Contingency, 10%					\$	432,810
TOTAL ESTIMATED WINDOWS, ABATEMENT, AND INSTALLATION					\$	4,760,909
SOFT COSTS, 30%					\$	1,428,273
TOTAL ESTIMATED					\$	6,189,182

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

**LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT: WINDOW REPLACEMENT**

**BUDGETARY ESTIMATE: \$6,189,182**

**STATUS: ASSESSMENT**



Window replacement is similar to the considerations for Santa Barbara High School and Santa Barbara Junior High school. This site does have some unique units with greater detailing, such as this 14' high arched unit at side of Theater.



Windows on all three sites have severe deterioration and require multiple repairs, especially on the South and West sides of buildings. This is classroom 106 with western exposure.



Deterioration and wear of units varies on site depending on the exposure. Left, severe deterioration at South side of building; Right, units at the North side in fair condition. We recommend a thorough survey to determine if any units may be retained

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

**LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT: WINDOW REPLACEMENT**

**BUDGETARY ESTIMATE: \$6,189,182**

**STATUS: ASSESSMENT**



Height of work is a factor in cost of this project.

Replacement units will retain architectural elements such as turned detailed post.



Industrial Arts rooms, south facing exposure.  
Lower operable units have been replaced with solid wood panels due to damage from athletic equipment, balls, etc.

Windows were counted and classified by type.  
Refer to the Window Study on the following pages.

Budgetary Estimate for replacement units was provided by  
Architectural Millworks, Santa Barbara.

We recommend SBUSD to engage architect and retain window manufacturer to perform a thorough survey and investigation of the windows, to confirm DSA requirements, develop specifications, schematic plans and schematic estimates.

Assessment process is similar for Santa Barbara Junior High School and La Cumbre Junior High school.  
Refer to specific Reports for those sites

Deterioration and wear of units varies on site depending on exposure.  
Left, server deterioration at south side of building; Right, units at north side in fair condition.  
We recommend a thorough survey to determine if any units may be retained



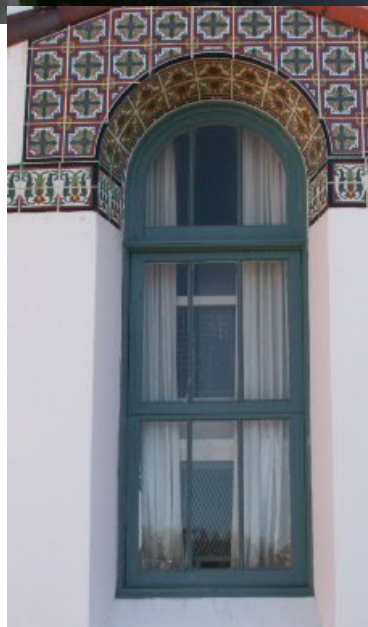
LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY

Type 1  
ARCHED TOP  
2' 6" w x 6' h  
SINGLE HUNG

Type 1A  
similar,  
2' 4" w x 8' h  
SINGLE HUNG

Type 2  
2' w x 5' h  
full bound

01.07.2013



Type 1B  
3' w x 9' h  
Fixed arch over  
two awnings  
(Sim. Type 7 @ SBJHS)

LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



TYPE 4B

3'W x 9' H

All awnings

Type 4C

2'-9" W X 9' H

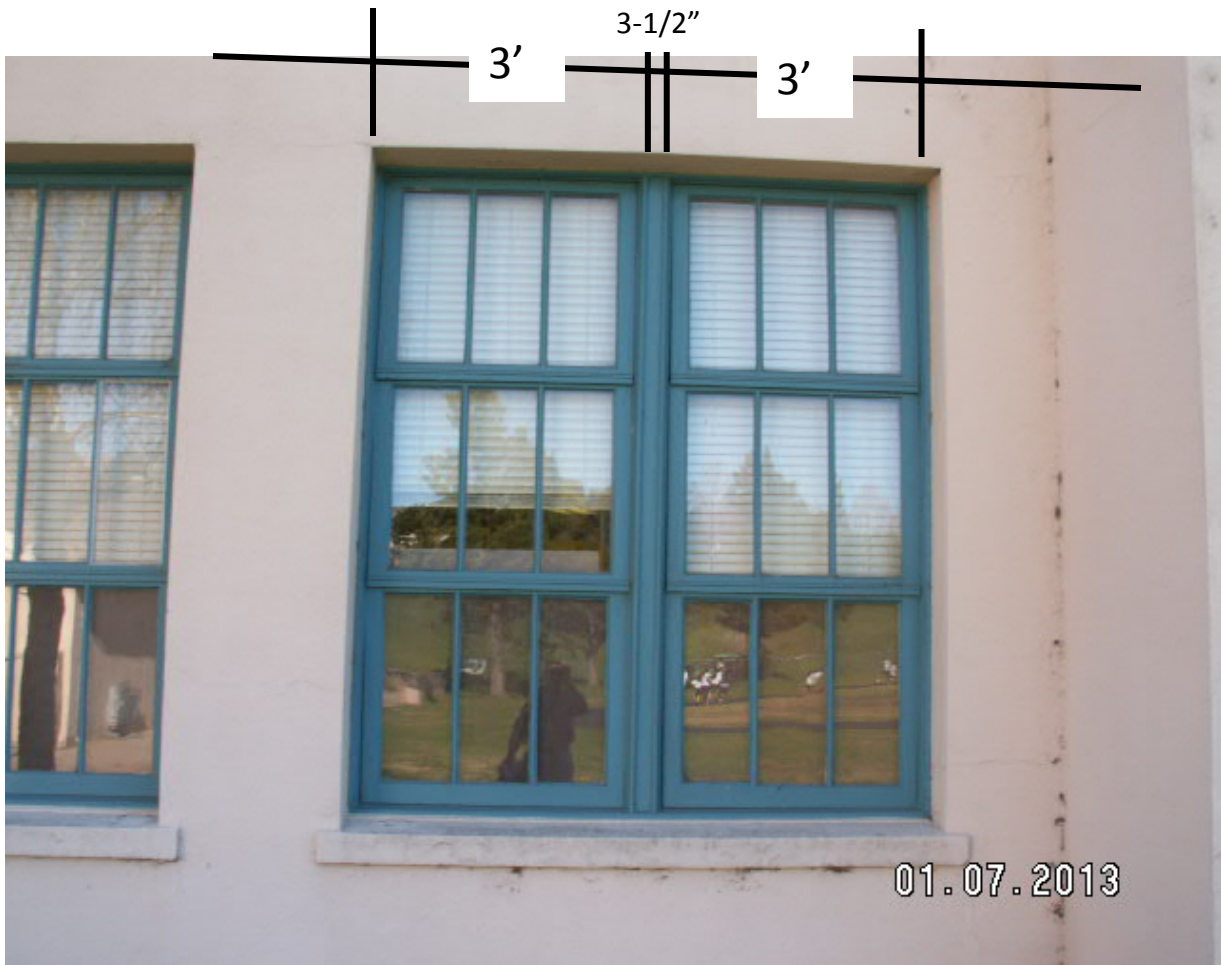
All awnings

Type 4D

3'-9" W X 6' H

All awnings

LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



TYPE 5 double shown    Type 5 Triple is similar

All units are 9' high

All Awnings

Posts between window units 3-1/2" D

detailing is simple, like maybe 1" half-round vertical at the sides of post



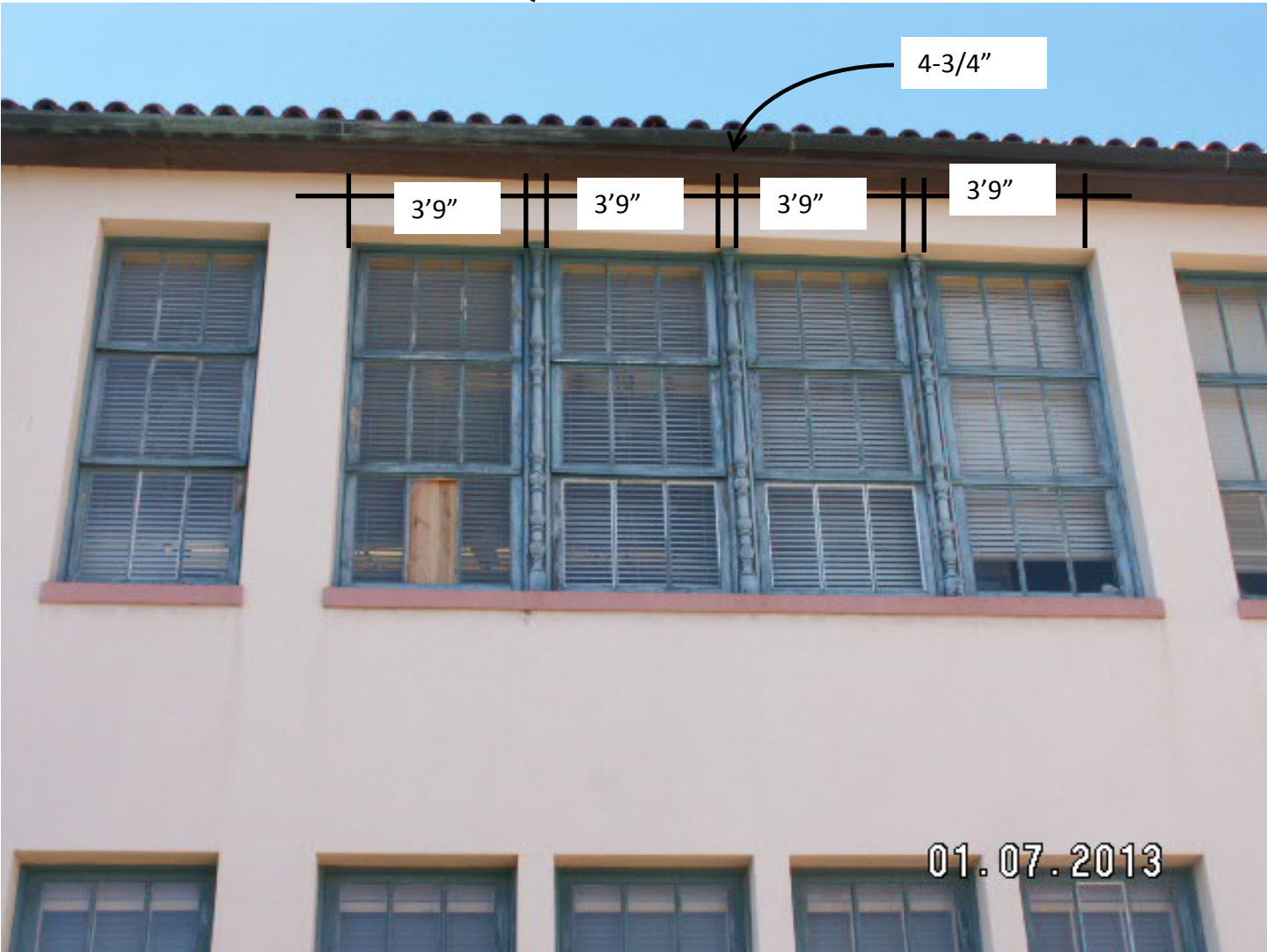
**Santa Barbara  
Unified**  
SCHOOL DISTRICT



**TELACU**  
CONSTRUCTION  
MANAGEMENT



LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



TYPE 6 Quad shown – 6 Double & 6 Triple are similar

All units are 9' tall

All Awnings

Posts between window 4-3/4" wide.

Looks like the turnings are attached to the face of posts (as opposed to being a part of the posts themselves)

(Similar to Santa Barbara high school)

LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



TYPE 8  
3' x 4'  
SINGLE HUNG

Type 8A  
3'6" x 5'.  
Single Hung

Type 8B  
3' x 3' Full Bound

Type 8C  
3'6" x 5'  
Fixed sash, wire  
glass

LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY

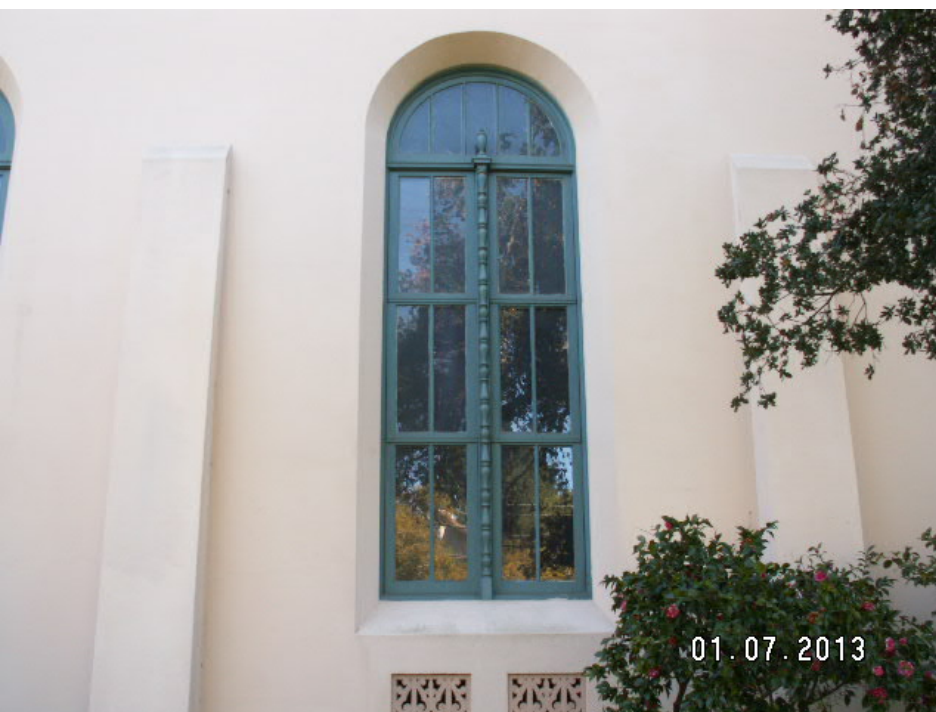
TYPE 9 2'6" x 10'  
Arch top over  
two awnings



LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



**TYPE 11**    5' x 10'  
Fixed unit over  
out-swinging patio  
doors



**TYPE 12**    6' x 16'  
Fixed arched unit  
over  
side – by – side  
3-high awning  
units with turned  
post



LA CUMBRE JHS  
MEASURE Q WINDOW REPLACEMENT STUDY



**TYPE A door unit**  
**3' x 7' door with 1'9" wide**  
**fixed side panel**  
**Fixed window unit above:**  
**4'9" x 5' high**





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE AREA	<u>LA CUMBRE JUNIOR HIGH SCHOOL</u> <u>EXTERIOR PAINT &amp; GUTTERS</u>	DATE	<u>1/31/2013</u>
		BUDGETARY ESTIMATE:	<u>\$ 904,826</u>
		BY:	<u>TCM</u>

DISTRICT OR CONSULTANT DATA AVAILABLE:  
Mr. Mera, Head Custodian  
Tony Ortiz, Groundskeeper  
Haz Mats: CCC Report 11/9/2001 identified:

ACM: Detected in window putties, and trace amounts in exterior plaster. We recommend additional sampling to determine the extent

Lead-based paint may be assumed in window paint and other exterior trim due to the age. We recommend additional sampling, and abatement as part of this project.

INTRODUCTORY COMMENTS:

Report includes the general condition of the external surface finishes on the elements listed below. Functional issues are noted where appropriate.

Report considers the Main Building, SBCA & Library wing (116-120), MPR, 300 building (Physical Education and Industrial Arts, Field Restroom Building and SBCA portables).

District may elect to remove MPR from this project and defer the exterior painting to the MPR Modernization project.

Exterior Building surfaces : walls, ceilings, soffits, adjoining elements.

Main Building

Walls:	Walls appear to be concrete with stucco skim coat as finish. Concrete appears to be sound. Some minor superficial repairs may be required. Stucco finish skim coat is chipping, flaking, peeling, and/or sloughing in some areas. In these cases, removal of the damage to competent limits and substrate required. Patching of stucco skim coat to match existing adjacent surfaces required. Conditions vary based on the direction of the surface. The North is in better condition than the South, West, and East sides due to less severe exposure conditions. Window sills (painted red) constructed of the same materials exhibit the same characteristics, requires similar repair and treatment.
Ceilings, Exterior	Ceilings at Main Building and at SBCA (single-story south wing) have similar, yet less severe conditions than the walls.

Doors, Windows and Frames

WINDOWS	Wood window are addressed in WINDOW REPLACEMENT, see separate report sheet  Windows on Multi-Purpose Room addressed under MPR MODERNIZATION, see separate report sheet  Windows on SBCA rooms are in two categories: 1. Full-bound single lite glass, either fixed panes or louvered operation. These are generally in fair to good, serviceable condition. Recommend these be evaluated and maintained with the maintenance budget. 2 . Fixed sash windows at SBCA Office are in fair - good serviceable condition. Recommend these be repaired and repainted
DOORS	Exterior doors were generally in fair to good, serviceable condition. Recommend opening operation be evaluated individually and included in a scope for the exterior painting.. Those requiring replacement may be included in the Windows project.



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	LA CUMBRE JUNIOR HIGH SCHOOL	DATE	1/31/2013
AREA	EXTERIOR PAINT & GUTTERS		

Sunshade / Security Louvers

Installed on the single-story portion of the SBCA: Rooms 115 - 118, and Library  
Grounds keeper reports sunshade / security louvers function and are mostly trouble-free.  
Recommend removal, painting and replacement of these shades be included in painting scope of work so that painter can access the walls and window frames behind the shades.

Walkway Canopies and their Supporting Elements

Walkway structure (from Main Bldg to SBCA) is cement plaster over framing, in good condition. Scope of work to include power washing, minor repair and painting.

Ornamental Ironwork: Stairs and Ramp Railings, Handrails, Balcony Railings, Fences, Gates and Enclosures

Appear to be in fair to good condition. Much is new. All areas should be evaluated and necessary repairs done by District, or included in scope of work. Scope of work to include preparation and painting.  
Fences are either galvanized material or are factory-coated. No work required.

GUTTERS & DRAINS

Consulted with groundskeeper, Tony. Some issues are obvious, but he stated there are many leaks and damage that can not be seen without water test.  
Sheet metal flow area around the tower/cupola at the North side over the main entrance needs to have the bird droppings and debris regularly cleaned from around the perimeter.

BUDGETARY ESTIMATE (Pending development final scope of work and specifications)

Building/ Area	Comments	
Main Building, SBCA & Library wing (116-120), MPR, 300 building (Physical Education and Industrial Arts.	MPR expense may be deleted from this report and moved to MPR MODERNIZATION if it is decided to complete the work with that project	\$ 600,000
Field Restroom Building & SBCA portables		\$ 7,500
Rain gutter and downspout repair allowance		\$ 10,000
Subtotal		\$ 607,500
Contingency, 10%		\$ 61,750.00
Escalation, assuming 1 year @ 4%		\$ 26,770.00
SOFT COSTS 30%		\$ 208,806
<b>TOTAL</b>		<b>\$ 904,826</b>



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	<u>LA CUMBRE JUNIOR HIGH SCHOOL</u>	DATE	<u>1/31/2013</u>
AREA	<u>CEILING REPLACEMENT</u>	BUDGETARY ESTIMATE: \$	<u>83,618</u>
		BY:	<u>TCM</u>

DISTRICT OR CONSULTANT DATA AVAILABLE:

Haz Mats: CCC Report 11/9/2001 identified no Asbestos-Containing materials or Lead-Containing Materials in the ceiling tiles

INTRODUCTORY COMMENTS:

This report includes the Cafeteria and the Hallways in the Main Building. The ceilings throughout these spaces and in most of the classrooms are 2' x 2' slotted ceiling tiles.

Report assumes the ceilings in the classrooms and other spaces will be replaced with the CLASSROOM MODERNIZATION project.

District personnel consulted indicated this project was listed as a Measure Q project for aesthetic purposes. While the ceiling tiles are older, and replacement tiles are not available, the tiles themselves are performing their function.

Budgetary Estimate assumes existing suspension grid system is sufficient and may be reused. Replacement of the suspension grid is not included in the Budgetary Estimate.

Lighting throughout is T-8 fluorescent fixtures with electronic ballasts. Steve Vizzolini indicated this meets current District objectives and that the fixtures do not need to be replaced.

RECOMMENDATIONS

Replace ceiling tiles as an aesthetic measure.

Include cost of upgrading lighting to energy efficient LED or other lighting and concealment of recently completed technology and low voltage systems components where applicable.

	Sq. Ft. or unit		Cost Per Sq. ft. or unit		Total
BUDGETARY ESTIMATE:					
Demo / remove existing ceiling tiles	16,250	X	\$0.25	\$	4,063
Replace ceiling tiles, hallways, Main Building	16,250	X	\$2.00	= \$	32,500
New Acoustical ceilings, Cafeteria	3000	X	\$2.50	= \$	7,500
Allowance, manipulation of light fixtures and other elements	1	X	\$10,000.00	= \$	10,000
Contingency, 10%				\$	5,406
Escalation, 4% x 24 months				\$	4,853
Subtotal				\$	64,322
Soft Costs, 30% of Estimated Construction Cost				\$	19,297
<b>TOTAL BUDGETARY ESTIMATE</b>				<b>\$</b>	<b>83,618</b>

**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT: CEILING REPLACEMENT**

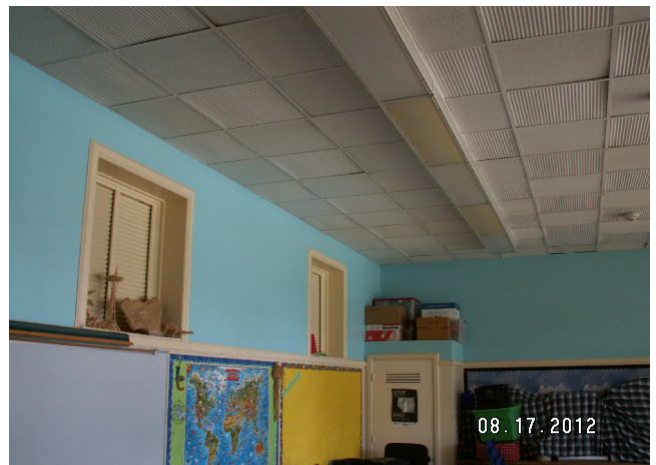
**BUDGETARY ESTIMATE: \$83,618**

**STATUS: ASSESSMENT**



Typical suspended grid ceilings in Main Building Hallways and Cafeteria. Budgetary Estimate assumes existing suspension grid will be utilized.

District Electro-Mechanical Foreman Steve Vizzolini advised that the existing light fixtures are T-8 fixtures with electronic ballasts. These fixtures meet District energy efficiency standards and do not need to be replaced.



Existing ceilings are slotted acoustical panels.  
Replacement panels are no longer available

We recommend ceilings in classrooms and other  
spaces to be replaced with the CLASSROOM  
MODERNIZATION project



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	<u>LA CUMBRE JUNIOR HIGH SCHOOL</u>	DATE	<u>1/31/2013</u>
AREA	<u>CLASSROOM MODERNIZATION</u>	BUDGETARY ESTIMATE:	<u>\$13,703,433</u>
		BY:	<u>TCM</u>

DISTRICT OR CONSULTANT DATA AVAILABLE:

Classroom tour with Principal Mrs. Caines  
Haz Mats: CCC Report 11/9/2001 identified:  
ACM identified in flooring, baseboards and limited other materials.  
Lead content identified in various surfaces and materials.  
Scope of project to include abatement of lead at disturbed or impacted areas

INTRODUCTORY COMMENTS:

Project includes a general modernization of forty-one rooms listed below, not including portable classroom buildings.

Sample classrooms inspected: 103 & 109. Mrs. Caines demonstrated 103 and discussed deficiencies and desired upgrades  
Noted:

Flooring : ACM in floor tile and base per report  
Generally outdated with original-style wood trim and cabinetry. Some had black boards  
Ceilings are slotted 2'x 2' tile type present throughout the campus  
Doors have been retrofitted with new door hardware.  
Door frames (to hallways) include transom window openings which are either covered over with painted paneling or they contain louvers. Louvers assumed to assist in ventilation.  
Windows are wood sash awning type. Refer to separate report on wood windows  
Technology needs to be addressed (Plasma screens, smart classroom technology)  
Heating, Ventilation and Air Conditioning:  
Heating: radiators connected to central steam or boiler system.  
Ventilation: Windows with venetian blinds  
Air Conditioning: None present in rooms reviewed. (A/C was present in computer labs rms. 122 & 123)  
Electrical and Lighting:  
Power: Generally insufficient. Some areas adapted with additional surface-mounted conduits and outlets.  
Lighting: Task lighting needs upgrading to modern energy compliant fixtures.  
Classrooms are outfitted with current Fire Alarms and Wireless internet  
Rooms mostly equipped with TV's and VCR or DVD players. A few had newer plasma screens

Interim Housing:

Budgetary Estimate includes allowance for 14 leased classroom units for two years, set up on a paved asphalt space on campus. Assumes Modernizations should be completed over two semesters and a summer period, with allowance of one month each for mobilization and demobilization. No interim leasing facilities included for 301-306.

RECOMMENDATIONS:

- 1) Implement design and programming study with architect and site. Develop budget figures and schedule for completion.
- 2) Develop multi-year plan for phasing, including interim housing.
- 3) Window Replacements may be included in the MODERNIZATION of individual classrooms so as to avoid having to take individual rooms out of service for a separate window replacement project.



**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL  
AREA CLASSROOM MODERNIZATION

DATE 1/31/2013

- 4) Roof repairs and mechanical replacements should be scheduled in connection with specific areas, as those areas are scheduled for modernization  
5) Two portable buildings on site (used by SBCA) appear newer and have foundations and accessibility installed within the past five years. Recommend that these be retained in service for at least ten years. Refer to Portable Classroom Report.

**NOT INCLUDED in this Estimate:**

- 1) Portable classroom buildings in use by SBCA.
- 2) Rooms in the single-story wing used by SBCA: 116-118 and Library
- 2) MPR: covered in the separate reports for MPR Modernization.

**BUDGETARY ESTIMATE:**

Modernization of classrooms in existing buildings::

<u>Building</u>	<u>Qty. of rooms</u>				
Main Bldg	33				30 classrooms in the Main Building + 3 Rooms, 121,122, 123 (music department) at West end of Theater wing
300 Building	6				PE & Industrial Arts Building
			Amount		Rooms
			Per Room		Total
SUBTOTAL	39	X	\$117,332	=	4,575,948
Ancillary and support spaces	3,744	X	\$122	=	456,768
Contingency 10%					503,272
Escalation, 24 Months average @ 4% / year					451,737
Subtotal					5,987,724
Soft Costs, 30% of construction cost					\$ 1,372,784
Interim Housing, rental classrooms **					
11 units x 20 months rental	220	X	\$800	=	\$ 176,000
Set up, delivery, tear down and return	11	X	\$1,200	=	13,200
Site prep, set up, demobilization					\$ 100,000
Moving & Storage Expense:	33	X	2,000	=	\$ 66,000
<b>TOTAL BUDGETARY ESTIMATE</b>				\$	<b>13,703,433</b>

\*\* Exact Interim Housing Plan and rental building locations will be determined jointly with La Cumbre JHS and Facilities Staff.

**Ancillary and support spaces tabulation:**

Classrooms	39	x	960 average s.f.
		=	37,440.00 SF of classrooms
		X 10% =	3,744 SF of ancillary & support space

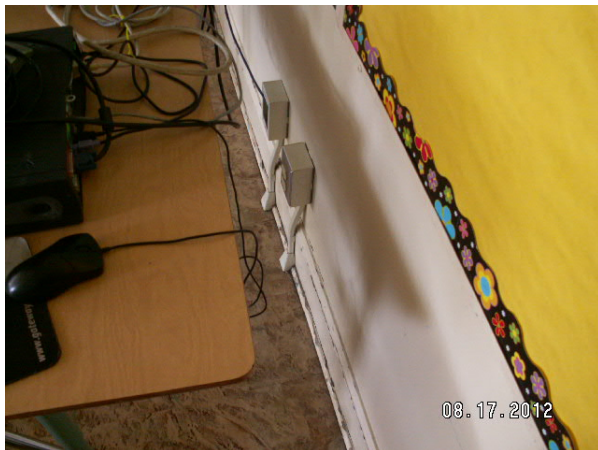


**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** CLASSROOM MODERNIZATION  
**BUDGETARY ESTIMATE:** \$13,703,433  
**STATUS:** ASSESSMENT



Classroom modernization will include upgrade to energy efficient fixtures, all new ceilings and finishes, new ceilings, removal of old flooring containing asbestos, replacement of aged cabinetry and technology for uniformity with District Standards.



Mrs. Caines reported rooms have generally inadequate power to meet current classroom requirements for equipment and computers. Some outlets have been added over the years. Modernization will upgrade electrical power and data systems.

Pictured: failed and repaired window at room 106, south facing side of building. Window replacement costs and recommendations are included in the WINDOW REPLACEMENT report.

**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** CLASSROOM MODERNIZATION

**BUDGETARY ESTIMATE:** \$13,705,433

**STATUS:** ASSESSMENT



Physical Education (left) and Industrial Arts(right) in 300 building received modernization in approximately 2007. For budgetary coverage purposes the Estimate includes full modernization of these rooms.





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL  
AREA KITCHEN EXHAUST

DATE 1/31/2013

BUDGETARY ESTIMATE: \$ 485,098

BY: TCM

DISTRICT OR CONSULTANT DATA AVAILABLE:

Hugh Mc Ternan, AE Mechanical Group Engineers

Steve Vizzolini, SBSD Electro-Mechanical Supervisor

Haz Mats: CCC Report 11/9/2001. Report pre-dates the Boiler Replacement which affected materials in the boiler room and mechanical systems. We recommend sampling of affected areas.

Lead: We recommend sampling of affected areas.

INTRODUCTORY COMMENTS:

Report includes replacement of the existing Kitchen Exhaust blower unit, replacement of kitchen vent hood and modification of, and addition to the existing ductwork, and cost for incidental building work due to equipment and duct installation.

Inspected system with Hugh McTernan, AE Mechanical Group Engineers. AE Mechanical designed the replacement central heating system boiler and they are familiar with the campus.

System is out of code due to vent hood and general space exhaust on the same blower unit. Blower unit itself is approx. 40 years old, and functioning.

Cafeteria and Kitchen located in lower level of building at South end of main building. Approx 5' below exterior grade level. Space is contiguous with the service and food preparation areas.

Space heating for the student dining area provided by fan coil units in the closets at the East and West side of space, connected to main hydronic boiler system. Hydronic boiler system was install in 2008 with Measure V funding. Ventilation is provided via operable windows and doors. Separate make up air facilities are in place for food service equipment.

RECOMMENDATIONS:

Engage Mechanical Engineer to complete design and obtain schematic estimate.

Proceed with construction and replacement of system. Schedule for Summer 2014.

BUDGETARY ESTIMATE (Pending development final scope of work and specifications)

Building/ Area	Comments	Budgetary Estimate
Demolition and abatement	Removal of equipment and existing ducting; Perform sampling for asbestos and lead containing materials	\$ 20,000
Equipment, ductwork and installation		\$ 200,000
Building construction - Exhaust duct chase through roof and related work		\$ 100,000
Contingency 10%		\$ 25,000
Escalation, 24 Months average @ 4% / year		\$ 28,152
Subtotal		\$ 373,152
SOFT COSTS 30%		\$ 111,946
<b>BUDGETARY ESTIMATE TOTAL</b>		<b>\$ 485,098</b>

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
**LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** KITCHEN EXHAUST SYSTEM

**BUDGETARY ESTIMATE:** \$485,098

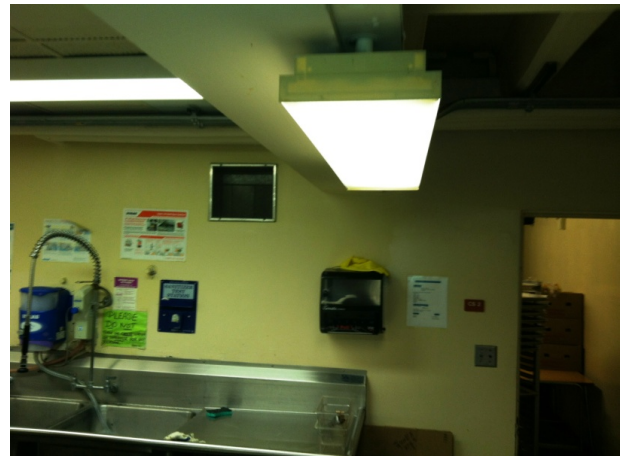
**STATUS:** ASSESSMENT



Existing Blower fan in basement Boiler Room area is 40+ years old. Fan and duct system serves kitchen, cafeteria and support spaces. System is not in compliance with code. Project will include removal of this unit and duct and replacement with new blower , controls and ductwork.



Existing kitchen exhaust ducting pictured, left of stainless steel vent hood. Duct inlet too close to vent hood.



Exhaust vent at top above sink does not extend into and exhaust all areas of the kitchen and cafeteria.

Project will include new ductwork compliant with code to provide necessary exhaust ventilation to all areas.

**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE LA CUMBRE JUNIOR HIGH SCHOOL  
AREA MULTI-PURPOSE ROOM

DATE 1/31/2013

BUDGETARY ESTIMATE: \$984,256

DISTRICT OR CONSULTANT DATA AVAILABLE: \_\_\_\_\_

BY: TCM

Haz Mats: CCC Report 11/9/2001 identified:

ACM identified. Limited to vibration cloth on insulation of mechanical equipment

Lead: Confirm that tile identified in CCC report has been removed with the ADA improvements.

**INTRODUCTORY COMMENTS:**

ADA accessibility facilities appear to have been installed with lawsuit improvements

Structure: Appears sound, code compliant. Consult with Architect to determine if structural upgrades required.

Flooring may be original. Not identified as ACM in Report. Sampling recommended.

Ceilings: open structure in main rooms with some insulation / padding present

Doors have been retrofitted with new door hardware. Door and frames are standard and appear functional.

Windows are single strength and do not appear to be dual-paned or energy efficient

Technology: Did not notice any Technology elements present

Equipment:

Basketball backboards , gymnastic rings

Partition is dated, appears to have function issues.

Heating, Ventilation and Air Conditioning: present . Appears to be older units.

Plumbing: Restrooms and drinking fountains newer, ADA compliant

Electrical and Lighting:

Power: Generally insufficient. Some areas adapted with additional surface-mounted conduits and outlets.

Lighting:

Task lighting needs upgrading to modern energy compliant fixtures.

Low Voltage systems: Present, sufficient

**RECOMMENDATION:**

Although the MPR has some finishes and fixtures it is serviceable and is not used as a lunch room. It therefore has less wear and tear than MPR's on some other campuses such as Santa Barbara Junior High school. ADA compliant upgrades are completed. It is our opinion the modernization of this building may be deferred until funding is available.

Roof should be replaced as a priority project. Budgetary Estimate included in ROOF REPLACEMENT project

**BUDGETARY ESTIMATE:**

Construction hard costs, budget \$150 per sq. ft. x 4,500 sq. ft. bldg.	\$	675,000
Contingency 10%	\$	25,000
Escalation, 24 Months average @ 4% / year	\$	57,120
Subtotal	\$	757,120
SOFT COSTS 30%	\$	227,136
Interim facilities, allowance	\$	50,000

**TOTAL BUDGETARY ESTIMATE** \$984,256

Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program

**LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** MPR MODERNIZATION  
**BUDGETARY ESTIMATE:** \$984,256  
**STATUS:** ASSESSMENT



MPR exterior. Accessibility and door hardware issues have been completed with ADA compliance project



Accessible restrooms and drinking fountains are completed.



Modernization will consist of a general aesthetic and functional upgrade of the building with new finishes for the floors, walls, ceilings, new energy efficient lighting fixtures,





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE	<u>LA CUMBRE JHS</u>	DATE	<u>1/31/2013</u>
AREA	<u>ROOF REPLACEMENT</u>	BUDGETARY ESTIMATE:	<u>\$1,461,876</u>
		BY:	<u>TCM</u>

DISTRICT OR CONSULTANT DATA AVAILABLE:

Channel Coast Corporation Asbestos Report 9/11/2001  
Inspection of all roof surfaces with Jim Gilday and Joe Razo, Tremco Roofing Products  
Mike Parrent, Channel Islands Roofing Company  
Mr. Mera, Head Custodian

INTRODUCTORY COMMENTS:

All roofs on site were inspected by TCM together with Jim Gilday, Technical Services Representative, Tremco Roofing. Mr. Gilday has knowledge of the roofing projects at the site. Refer to Roof Diagram and Roofing Report.

RECOMMENDATIONS:

- 1) Evaluated existing roofs on Main Building, MPR, SBCA wing, 300 Building for possible restoration or retrofitting. Save cost on roof removal and asbestos abatement. Refer to Roofing Report
- 2) A regular scheduled evaluation and maintenance program must be utilized to protect the capital asset investment of the roof itself and to protect the building.
- 3) Roofing for MPR should be done with the MPR MODERNIZATION project.
- 4) Various issues identified on the two-piece clay tile roofs. These roofs should be evaluated and repaired. Unit prices may be used where quantity and scope can be evaluated and authorized on site.
- 5) Theater Wing: Replace the roof on the main auditorium area concurrent with the Theater Modernization. Correct clay tile, drainage, and other issues. Refer to Roofing Report.
- 6) All rain gutters and downspouts should be inspected, repaired and corrected prior to the Exterior Painting Project.
- 8) Install red cap sheet surfaces over the clay tiles at the roof access points. This provides a non-slip walking surface and prevents damage to tiles.

Budgetary Estimate on following page





**SITE ASSESSMENT REPORT  
MEASURE Q / MEASURE R CAPITAL PROJECTS**

SITE AREA      LA CUMBRE JHS  
ROOF REPLACEMENT

DATE      1/31/2013

**BUDGETARY ESTIMATE:**

Building/ Area	Sq. Ft. or unit			Cost Per Sq. ft.		
<u>Clay tile roofs, various areas:</u>						
Inspect and develop scope for repair and correction of deficient issues. Refer to Roofing Report.	1	ea.	X	\$20,000	=	\$20,000
<u>121 / 122 Flat Tile Roof:</u>						
Misc. repairs, refer to Roof Report. Replace damaged fascias and sheet metal.	1	ea.	X	\$5,000	=	\$5,000
Option: Consider removing clay tile roof, replace with metal roof and photovoltaic panels. Refer to Roof Report						
<u>Hot B.U.R. areas :</u> Main Building flat roof area , Theater rear/west, Theater lower/south: Retrofit over existing hot gravel roof no later than 2016.						
1) Correct wood fascia, edge blocking, sheet metal, and gutter and downspout issues. Budget Allowance	1	ea.	X	\$5,000	=	\$5,000
2) Replace roof no later than 2018. Scan and test for possible retrofitting.	19,438		X	\$18.00	=	\$349,884
<u>Modified Bitumen Roof areas:</u> Theater main roof & entry portico, east tower flat roof, east ramp roofs # 1&2, & covered walkway:						
1) Clean roofs and clear drains immediately before rainy season. Budget Allowance	1	ea.	X	\$2,500	=	\$2,500
2) Replace roof no later than 2016. Scan and test for retrofitting.	6200		X	\$18.00	=	\$111,600
<u>SBCA / LIBRARY / 112-120:</u> Severe damage to perimeter sheet metal. Roof near end of service life.						
1) Replace roof as soon as possible. Scan and test for possible retrofitting.	28445		X	\$16.00	=	\$455,120
2) Repair skylights, sheet metal, and correct deficient MEP installations and penetrations. Budget Allowance	1	ea.	X	\$10,000	=	\$10,000
<u>Multi-Purpose Building:</u>						
Remove and replace roof. Redesign perimeter detailing, add rain gutters and downspouts.	4500		X	\$22		\$99,000
<u>300 Bldg. Industrial Arts/ PE:</u> Roof under warranty until 2015. Maintenance Only.						\$0
SUBTOTAL						\$1,058,104
Escalation, assuming 1 year @ 4%						\$86,341
Soft Costs, 30% of construction cost						\$317,431
TOTAL BUDGETARY ESTIMATE						\$1,461,876

**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT: ROOF REPLACEMENT**

**BUDGETARY ESTIMATE: \$1,461,876**

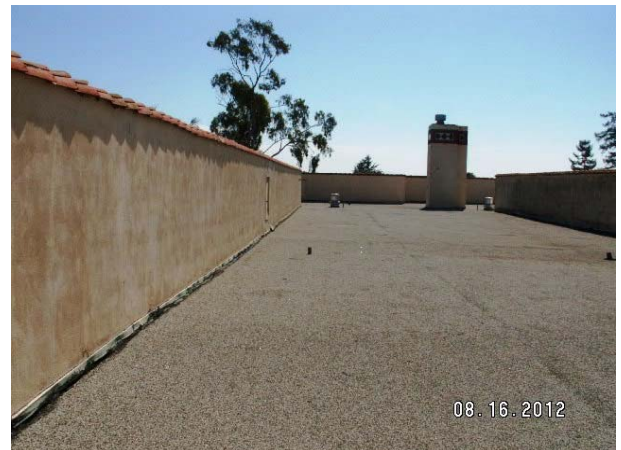
**STATUS: ASSESSMENT**



Auditorium Main Roof: Modified Bitumen membrane 15-20 years old.  
We recommend replacement of this roof concurrent with THEATER MOSERNIZATION project.

**Left:** Modified Bitumen roof 20+ years old. We recommend test and scan for retrofitting, replace with new drain and overflow in drain sump. Note ponding stain.

**Right:** Repair attempts at vent units over stage. We recommend scope of repairs be developed and completed with the re-roofing.



Main Building upper roof: Built-up gravel roof Modified Bitumen membrane 15+ years old.  
We recommend test and scan for retrofitting by 2016. Identify and correct deficient conditions

**Left:** No gutter and downspout from roof above – water shedding to lower roof degrading plaster wall; deteriorated attic access doors & frames

**Right:** Roof membrane was rated fair to poor condition. Wind scar, degradation of asphalt membrane:

**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** ROOF REPLACEMENT

**BUDGETARY ESTIMATE:** \$ 1,461,876

**STATUS:** ASSESSMENT



SBCA wing ( 116-120 + Library). Roof rated Poor Overall Condition, 15+ years old.  
Multiple issues, we recommend test and scan for possible retrofitting, and re-roofing as soon as possible.

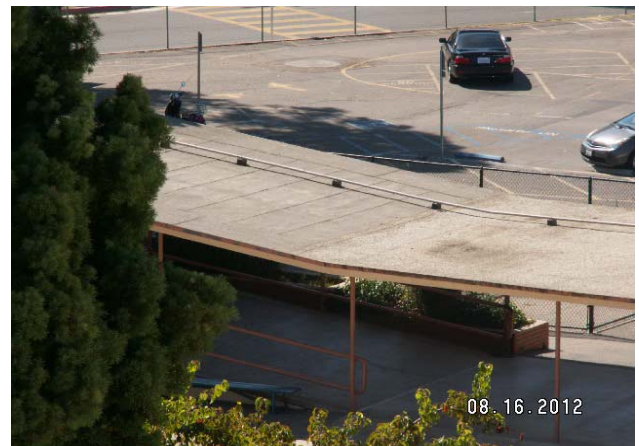
**Left:** Wind scar on edge of roof at leading edge of prevailing wind, exposed and degraded bitumen with moss growth .



**Right:** Failure of joint in sheet metal. Water intrusion degrading plaster building finish, possibly roof framing..



MPR Roof. We recommend complete re-roofing with MPR MODERNIZATION



Covered walkway roof was rated poor to fair condition. We recommend replace as soon as possible, and install gutters and downspouts to divert rain water from area at entry to SBCA office entry



**Measure Q2010 and Measure R2010  
Bond Implementation and Reconciliation Program  
LA CUMBRE JUNIOR HIGH SCHOOL**

**PROJECT:** ROOF REPLACEMENT

**BUDGETARY ESTIMATE:** \$1,461,876

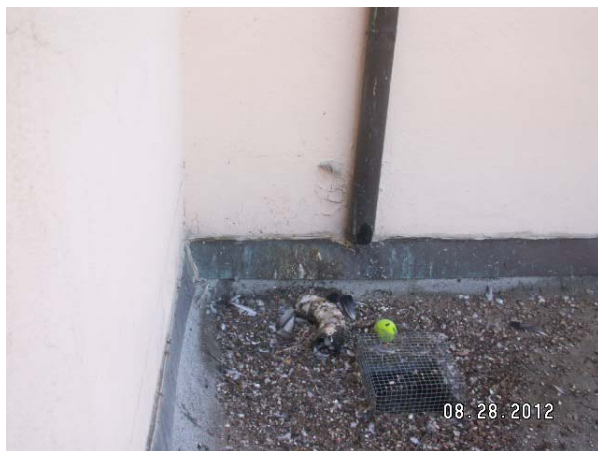
**STATUS:** ASSESSMENT



Budgetary Estimate includes allowance for correcting issues with clay tile roofs, rain gutters & downspouts, sheet metal, and more

**Example:** Wood blocking and new metal edging over edge of building; Rework lower perimeter guttering and metal edge termination under tile; Correct downspout and gutters. Add down drain pans at bottom of downspouts discharging to this roof.

**Example:** Rework tile mansard valleys to eliminate heavy debris build-up. Remove debris clogging valleys.



Debris should be cleared from drains and run off areas annually before rainy season