

## Memorandum

**To:** Dwayne Newman, Superintendent  
**From:** Steven McGuckin, AIA  
CUSD Measure A Bond Program Manager  
**Date:** May 19, 2015  
**Subject:** Measure A Bond Program Progress Update #2  
For May 19, 2015 Board Meeting

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This memorandum is to provide a progress update on Colusa Unified School District's Measure A Bond Program and the development of an Implementation Plan.

1. Hazardous Material Assessment Services Selection

The onsite assessments work will begin on May 18, 2015. The work will be performed after school hours and the team will start with Colusa HS, followed by Burchfield PS, and Egling MS. The team anticipates spending 3 days per school site. Roof core samples will be taken during school hours and the repairs will be coordinated with District staff. The assessment of the District Office will be performed during school hours.

2. Lease Leaseback Construction Services Selection

The District conducted a publically advertised Request for Qualifications and Proposal (RFQ/P) process and received responses from six (6) Construction firms. CPM reviewed the responses and three (3) firms were selected for interviews. The interview panel consisted of Dwayne Newman, Superintendent, Sheryl Parker, and Steven McGuckin, CPM. The interview panel is recommending the selection of Clark & Sullivan Construction for consideration at tonight's Board meeting.

Project assignments will follow the Board's approval of the recommended projects identified in the Implementation Plan. We anticipate bringing project specific Agreements to the Board for consideration at the June or July Board meeting.

3. Citizens' Bond Oversight Committee

The next meeting is scheduled for May 21, 2015 and the agenda will include a review of the Board approved projects to confirm that specific projects, budgets, and expenditures are feasible and efficient prior to the initiation of bond projects. At a future meeting, there will be a training exercise on how the financial activity reports are organized, how costs are tracked, and expenditures reconciled.

4. Prop 39 California Clean Energy Jobs Act

We are currently reviewing the draft site assessment reports prepared by Digital Energy (California Energy Commission's Consultant). The report focused on energy efficiency measures associated with HVAC systems and controls, lighting systems and controls, plug loads, and kitchen refrigeration to reduce energy cost and associated greenhouse gas (GHG) emissions. The draft report recommends the following projects: re-lamping of T8 fluorescent lamps to lower wattage lamps, replacement of metal halide and HPS fixtures to LED, occupancy sensors for lighting controls, photocell sensors for exterior lighting controls, replacement of old HVAC equipment, air side economizers, network thermostats, and vacancy based controls for vending machines.

To meet the required Savings to Investment Ratio (SIR) for these bundled projects, the District may be required to contribute additional funding (Measure A). We have asked the consultants to evaluate additional measures to minimize the additional funding component and to better align with the

proposed bond priority projects. We anticipate this effort will take an additional 4 weeks and recommend holding up on these projects until we can fully evaluate the cost and proposed scope impact to the prioritized bond projects.

5. Facility Design Standards

The District does not currently have Facility Design Standards. We are currently reviewing specific building systems, products, and/or materials that the District will want to be specified in the Construction Documents and used in the construction of projects. By ensuring the use of specific quality systems, products, and materials, the District avoids the burden and expense of maintaining and storing different and additional parts and supplies necessary for the various components. Uniformity also reduces the burden and expense of staff training and increases the efficiency in maintenance and operations.

While the Public Contract Code requires products, materials and equipment to be specified with an “or equal” provision, the code does permit public entities to justify and establish a Single Source Manufacturer List. We anticipate bringing a Single Source Manufacturers List Resolution to the Board for consideration at the June or July Board meeting.

6. Implementation Plan and Project Prioritization

We have continued to evaluate project scope, refine budgets and address specific issues related to the Implementation Plan and development of the list of proposed projects. Ongoing discussion with Staff, consultants, and vendors are helping to better define the specific needs and projected cost associated with the improvements. During tonight’s Board meeting, CPM will provide an update on the Implementation Plan and list of proposed projects.