

WESTERN PLACER  
UNIFIED SCHOOL DISTRICT

February 21, 2018

BOND OVERSIGHT COMMITTEE  
MEASURE A & N

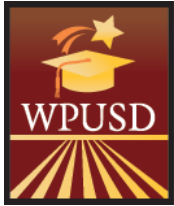
**2017 – 2018 School Year**

**Mike Adell  
Facilities Director**

## B.O.C. Packet – Measure A and Measure N

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1. Agenda
2. Minutes from October 2017 Meeting
3. Measure A Estimated Expenditures To Date Cover Page
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11. Measure N MPN 015 Spreadsheet



**WESTERN PLACER  
UNIFIED SCHOOL DISTRICT**

600 Sixth St, Suite 400, Lincoln CA 95648  
Ph: 916-645-6350

**Board of Trustees:** Paul Long  
Brian Haley  
Paul Carras  
Kris Wyatt  
Damian Armitage

**Superintendent:** Scott Leaman

**Measure “A” and ”N” Bond Oversight Committee  
Wednesday February 21, 2018  
5:30 PM  
District Office, 1<sup>st</sup> Floor Community Meeting Room**

**Agenda**

- 1.0 *Welcome and Introductions*
- 2.0 *Approval of Meeting Minutes for October 11, 2017 Meeting*
- 3.0 *Measure A and N Presentation*
  - 3.1 *2016-17 Measure A and Measure N General Obligation Bonds Audited Financial Statements and Performance Audits*
- 4.0 *Measure A Presentation/Updates*
  - 4.1 *Lincoln High School Addition and Modernization*
  - 4.2 *District High School #2*
- 5.0 *Measure N Project Presentation/Updates*
  - 5.1 *Glen Edwards Middle School Additions and Modernization*
  - 5.2 *South Lincoln Crossing Elementary School*
- 6.0 *Project Expenditure Reports*
  - 6.1 *Measure A*
  - 6.2 *Measure N*
- 7.0 *Open Forum*
- 8.0 *Future Business*
  - *Next Meeting – Date/Location*
- 9.0 *Adjourn*

# WESTERN PLACER UNIFIED SCHOOL DISTRICT

## BOND OVERSIGHT COMMITTEE MEETING

First Floor Meeting Room  
600 6th Street, Lincoln, CA 95648

Tuesday, October 11, 2017

### MINUTES

**CALL TO ORDER** - President Jackie Lamb called the meeting to order at 5:32 p.m.

**ROLL CALL** - Committee Members Present: Jackie Lamb, David Fear, Kimberely Vinci, Keela Rodriguez, Ashley Indrieri, Judson Cline, and Carol Hunt  
Committee Members Absent: Ed Rowan  
Administrators Present: Michael Adell, Audrey Kilpatrick, Tom Butcher, and Hannah Ritchie

#### Welcome and Introductions

President Lamb welcomed everyone. Michael Adell introduced Tom Butcher, who will be on the Bond project site every day, working with the contractors.

#### Approval of Meeting Minutes for May 3, 2017 Meeting

There was a motion to approve the minutes.

**Motion:** Ashley Indrieri

**Ayes:** Jackie Lamb, David Fear, Ashley Indrieri, Judson Cline, Kimberely Vinci, Keela Rodriguez, and Carol Hunt

**Second:** Judson Cline

**Noes:** None

**Abstain:** None

**Absent:** Ed Rowan

#### Measure A Project Updates/Presentation

##### \* Lincoln High School Addition and Modernization -

Michael Adell noted that the district is done with phase 1 of the modernization of Lincoln High School. The new building, the quad area, and the installation of new turf in the stadium have been completed. The only thing left is the track. The district is waiting for the football season to finish so they can begin on resurfacing the track. It will take about 3 weeks, but they can't have any moisture while doing this project. Once that portion is done they will close it out with the state. Judson Cline noted that modernization was budgeted for \$10 million and that in the report it appears that it cost about \$11.7 million. Michael noted that \$10 million was the original estimate when the Bond measure was passed, but with inflation it actually went up to about \$12 million. Once everything is paid off it will be closer to \$12.5 million for the modernization.

##### \* District High School #2 -

Micheal Adell shared an anticipated site plan. He noted that they have gone out to the site and there are vernal pools and potential fairy shrimp. The district has gotten as far as programming on the new high school. They are still working on the anticipated site plan. Jackie Lamb asked Michael to explain about the fairy shrimp and what has to happen when we find them. Michael noted that the fairy shrimp is an endangered species. Wetlands have the potential of having them. Wetland and waterways are considered jurisdictional US waters. The district has to go through a consultant to map out the

wetlands; they put together a wetlands delineation plan. That has been submitted to the Army Corp of Engineers and they are reviewing it. Ashley Indrieri asked if that is for a 404 permit. Michael noted that it is and once we have their concurrence the district will be able to move into the 404 permit stage. Ashley inquired on the size area they were talking about. Michael didn't have an exact size, but noted an area that was about 3 acres. Michael noted that what we are looking at is how to design with avoiding that area. The district is looking at this being approved by spring. Other than the fairy shrimp, he thinks we are ok. The district has also done a cultural resources study. Those are part of the CEQA. Michael noted that they need to finalize the site plan and submit it to the Department of Education. The target opening is still Fall of the 2021 school year. Shovel in the dirt would probably be in 2019.

Jackie Lamb asked about the Governor's attitude about bonds. Michael noted that Prop 51 passed last November. The district is hoping that the Governor will turn around and increase the amount of the bond. We have already put in for matching funds for the LHS modernization. We will need matching funds also for the new high school. It's in the Governor's hands right now to see when we might see state funding. Ashley asked if we will need matched funding for the new high school.

### **Measure N Project Updates**

#### **\* Glen Edwards Middle School Addition and Modernization -**

The district has hired the architect. They are working on design and development. The plan is to submit it to DSA as 2 plans. The first would be Phase 1, the 2 story building which would include Broadcasting, Art, 4 science classrooms, and the Library on the bottom floor, and 9 other classrooms on the 2<sup>nd</sup> floor. They will have to demolish/removed the portable locker rooms. The plan is to work on the paperwork in November, submit in March and start on construction in May. Phase 2 will be the new gym, band room, modernizing the MP room, additions to the administration area, re-do the school's entryway, and creating a staff parking lot along 3<sup>rd</sup> Street. The final piece will be to remove the portables. Michael noted that \$12 million is planned for the new building and the remainder will be on the modernization.

#### **\* South Lincoln Crossing Elementary -**

This past summer the district put out an RFP to the architects in the architect pool to design the new elementary school in Lincoln Crossing. The district will be working with HMC Architects on the design. At our last meeting Michael had told us that they were working on negotiating with the developer. The district got an appraisal and is negotiating with the developer on a purchase agreement and MOU to move forward. Unfortunately, the developer has decided that maybe its not in their best interest to sell the district the property. Audrey added that they are not willing to negotiate with the district. The district will need to test soil. Michael noted that he is sure it is a clean site, but because at one time it was irrigated land it must be tested. And, because it needs to be tested it is concerning the developer. Audrey Kilpatrick noted that the district has been paying options to extend to purchase for the last couple of years. The district has put about \$50,000 into it, which could be used towards the purchase price. Everything was moving along fine in negotiations, then the possibility of fairy shrimp came up and they quit negotiating. Sun Cal talked about selling it to the district "As Is"; and noted that they had used that land as a staging area while building was going on. The District Superintendent went to the City Council last night and told them that we have been trying to negotiate since last June. The district is looking at legal options which could mean taking the property based on need, which would be a eminent domain type of thing. You pay a deposit to the state, and then when you get on the property and find something wrong with it, you will get your deposit back. The district has been forced into this. Hopefully this will get their attention and we can move on this. Jackie noted that this is where we as a committee become important. She noted that the community is expecting a school. We need to show our support.

There was a motion that the Bond Oversight Committee supports the school district's efforts to continue negotiations with the developer for purchase of the land for the South Lincoln Crossing Elementary School to the extent of legal action.

**Motion:** Judson Cline  
**Second:** David Fear

Discussion: Ashley Indrieri noted that she is opposed to eminent domain. She has spent time on a board that fights eminent domain. She can not support that option without full knowledge of everything the district has negotiated, whether they have looked into other sites, questioned if this the best site, or how much money would the district lose if they didn't go forward.

Jackie noted that the developer entered into an agreement. Audrey noted that the agreement has expired. We don't like eminent domain. If they don't respond then we have to look at our options. Ashley asked if it is fair market value then why aren't they taking it? Keela Rodriguez noted that the process of eminent domain is the only realist process at this point. Audrey noted that the district has tried every avenue and now are talking to their attorney. The community passed the bond to build the school in that site.

Judson Cline noted that he can appreciate Ashley's thoughts and her concerns and would modify the wording of the motion to not include "eminent domain".

David Fear called for a vote.

**Ayes:** Jackie Lamb, David Fear, Judson Cline,  
Kimberely Vinci, Keela Rodriguez, and  
Carol Hunt

**Noes:** Ashley Indrieri

**Abstain:** None

**Absent:** Ed Rowan

### **Motion passed.**

Michael shared the conceptual design. The district is still hoping to get this site opened by Fall of 2019, even with the current delays in accessing the property. There was inquiry about the price increase with delays. Michael noted that escalation is about 4% per year; our region is about 8%. Now with hurricanes and fires, escalation may be higher. Ashley asked if the finding of fairy shrimp would impact the property value. Audrey noted that they could have that deducted out of the amount. It is all negotiable, but the problem at this point is that Sun Cal does not even return the district's calls.

### **Measure A Project Expenditure Reports**

The summary pages list the totals spent since the beginning of the projects. The following detailed pages list the expenses incurred since the last meeting. Dave Fear asked that if we are \$12.5 million on Lincoln high will we not have enough for the new high school. It was noted that there is a good chance that we can get \$2.5 million back from the state and put it in the money for the new high school.

### **Measure N Project Expenditure Reports**

### **Open Forum**

Michael Adell thanked Carol Hunt for her report to the School Board.

**Future Business**

- **Next Meeting – Date/Location**      Wednesday, February 7th at 5:30pm in the City Hall meeting.

Jackie Lamb noted that Ed Rowan was not at tonight's meeting. If he misses the next meeting, we can look at enforcing the rule that we have put in the bylaws.

**Adjournment** – 6:42 p.m.

**Motion:** Judson Cline

**Ayes:** Jackie Lamb, David Fear, Ashley Indrieri,  
Judson Cline, Kimberely Vinci,  
Keela Rodriguez, and Carol Hunt

**Second:** David Fear

**Noes:** None

**Abstain:** None

**Absent:** Ed Rowan

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Jackie Lamb, President  
WPUSD Bond Oversight Committee

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Committee Approval Date

**Measure A Current Expenses To  
Date February 21, 2018**

<b>Page</b>		<b>Master Project Number (MPN)</b>	<b>Total</b>
<b>1</b>	<b>General Measure A</b>	<b>000</b>	<b>\$46,899.16</b>
<b>2</b>	<b>Lincoln High School Addition and Modernization Project</b>	<b>001</b>	<b>\$11,773,329.60</b>
<b>3</b>	<b>Twelve Bridges High School</b>	<b>005</b>	<b>\$4,621,226.32</b>
<b>4</b>	<b>Lincoln High School Track</b>	<b>011</b>	<b>\$302,620.00</b>
		<b>Total To Date:</b>	<b>\$16,744,075.08</b>



Measure A  
 MPN 000 - Misc Expenses

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled	Check #	Comment
SIERRA OFFICE SUPPLIES &	3235746-0	10/25/2017	44.99	PO18-01043	11/3/2017	85587244	1/2 Business Cards for Tom Butcher
LPA INC.	80625	11/6/2017	233.9	PO17-00352	11/28/2017	85591167	Architect Services
BANK OF NEW YORK MELLON	252-2074769	12/26/2017	750		1/5/2018	85597704	2/1/18-1/31/19 GEN OBLIGATION BONDS 2014 SERIES B

<b>Total</b>	<b>1028.89</b>
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# Measure A

## MPN 001 - LHS Addition & Modernization

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled Check #	Check #	Comment
CDW GOVERNMENT	KPV7968	10/26/2017	851.57	PO18-00950	11/20/2017	85590042	MPN 001 CDW Quote 1BS8L6B Projector Screens
FLINT BUILDERS, INC.	PAY AP 12	10/31/2017	30,772.00	PO17-01074	11/8/2017	85589041	MPN 001 Contractor LHS Add & Mod
GROUND CONTROL SYSTEMS	10101	10/31/2017	1,909.42	PO18-00986	11/7/2017	85589043	MPN 001 Bike Racks for LHS
GROUND CONTROL SYSTEMS	10101 - A	10/31/2017	117.97	PO18-00986	11/28/2017	85591161	MPN 001 Bolts for Bike Racks for LHS
ALAN S BROOKS	OCT 2017 - LHS SRVS	11/1/2017	937.50	PO17-02143	11/1/2017	85586479	MPN 001 Insp Serv LHS Add & Mod
LPA INC.	80625	11/6/2017	233.90	PO17-00352	11/28/2017	85591167	MPN 001 Ref Architect Services
OUTDOOR CREATIONS, INC.	6255	11/7/2017	29,201.39	PO18-00768	11/17/2017	85591169	MPN 001 Quad Seating
WALLACE-KUHL &	201703324	11/8/2017	240.00	PO17-01109	11/16/2017	85591178	MPN 001 Testing and Inspection Services
DEPARTMENT OF GENERAL SERVICES	27723	12/18/2017	13,830.63		12/18/2017	85595331	MPN 001 LHS Plan/Field Review
ALAN S BROOKS	DEC 2017 SRVS - LHS	1/1/2018	900.00	PO17-02143	1/5/2018	85597703	MPN 001 Insp Serv LHS Add & Mod

<b>Total</b>	<b>78,994.38</b>
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# Measure A

## MPN 005 - New High School at Twelve Bridges

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Check #	Comment
ECORP CONSULTING INC	82347	10/18/2017	3,875.00	PO18-00148	85587228	MPN 005 Environmental Services
ECORP CONSULTING INC	82504	11/9/2017	6,570.25	PO18-00971	85591160	MPN 005 CEQA Review Documents
LOZANO SMITH LLP	2039081	11/9/2017	513.00		85592540	MPN 005 Legal Services Through 10/31/17
ECORP CONSULTING INC	82603	11/17/2017	5,028.75	PO18-00148	85591160	MPN 005 Environmental Services
HMC GROUP	136260	12/1/2017	50,996.25	PO17-01884	85597722	MPN 005 TB New High School Architect Services
HMC GROUP	136261	12/1/2017	164.81	PO17-01884	85597722	MPN 005 TB New High School Architect Services
ECORP	82775	12/15/2017	4,163.75	PO18-00148	85596375	MPN 005 Environmental Services
ECORP	82889	12/18/2017	12,553.44	PO18-00148	85596375	MPN 005 Environmental Services
CITY OF LINCOLN/NON	TBHS-FIRE FLOW TEST	1/10/2018	346.00	VR18-01540	85597711	MPN 005 Fire Flow Testing
HMC GROUP	136388	1/10/2018	67,331.25	PO17-01884	85599115	MPN 005 TB New High School Architect Services
ECORP CONSULTING INC	83042	1/15/2018	10,517.50	PO18-00148	85599755	MPN 005 Environmental Services

<b>Total</b>	<b>162,060.00</b>
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# Measure A

## MPN 011 - LHS Track

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled	Check #	Comment
BEYNON SPORTS SURFACES, INC.	0003701-IN	11/20/2017	58,524.00	PO18-00801	11/29/2017	85591149	MPN 011 LHS Track Surfacing
BEYNON SPORTS SURFACES, INC.	0003736-IN	12/18/2017	234,096.00	PO18-00801	1/5/2018	85597705	MPN 011 LHS Track Surfacing
BEYNON SPORTS SURFACES, INC.	0003759-IN	1/15/2018	10,000.00	PO18-00801	1/25/2018	85601695	MPN 011 LHS Track Surfacing

<b>Total</b>	<b>302,620.00</b>
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**Measure N Current Expenses To Date  
February 21, 2018**

<b>Page</b>	<b>Current Projects</b>	<b>Master Project Number (MPN)</b>	<b>Estimated Total</b>
<b>1</b>	<b>Miscellaneous Expenses</b>	<b>000</b>	<b>\$8,158.67</b>
<b>2</b>	<b>Lincoln Crossing South</b>	<b>014</b>	<b>\$3,027,629.40</b>
<b>3</b>	<b>Gems Addition and Modernization</b>	<b>015</b>	<b>\$878,647.27</b>
<b>Total To Date:</b>			<b>\$3,906,276.67</b>

# Measure N

## MPN 000 - Misc Expenses

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled	Check #	Comment
SIERRA OFFICE SUPPLIES &	3235746-0	10/25/2017	44.99	PO18-01043	11/3/2017	85587244	1/2 Business Cards for Tom Butcher
CROWE HORWATH LLP	745-2134475	12/22/2017	2,000.00		1/5/2018	85597713	FINAL AUDIT PMNT YEAR ENDED 6/30/17
<b>Total</b>			<b>2,044.99</b>				

# Measure N

## MPN 014 - Lincoln Crossing South Elementary

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled Check #	Check Status	Comment
LOZANO SMITH LLP	2036334 B	10/10/2017	3,234.00		10/25/2017 85584985	Printed	MPN 014 Legal Services Through Sept 2017
LOZANO SMITH LLP	2036336	10/10/2017	1,377.00		10/25/2017 85584985	Printed	MPN 014 Legal Services Through Sept 2017
ECORP	82349	10/18/2017	4,535.92	PO18-01066	11/7/2017 85589039	Printed	MPN 014 ECORP Environmental Services
PLACEWORKS INC	63629	10/31/2017	3,425.00	PO18-00700	11/7/2017 85589052	Printed	MPN 014 LC South Pipeline Study
HMC GROUP	135431	11/1/2017	50,871.19	PO18-00987	11/28/2017 85591163	Printed	MPN 014 Architect Services
DTSC DEPARTMENT OF	HSA-FY17-18-029	11/3/2017	13,845.00	PO18-01090	11/15/2017 85589037	Printed	MPN 014 DTSC Preliminary Environmental Assessment
LOZANO SMITH LLP	2039077 B	11/9/2017	7,313.00		12/1/2017 85592540	Printed	MPN 014 Legal Services Through 10/31/17
PADRE ASSOCIATES, INC.	2017-1474	11/16/2017	5,365.00	PO18-00725	11/28/2017 85591171	Printed	MPN 014 LCS Phase 2 PEA
ECORP CONSULTING INC	82601	11/17/2017	943.75	PO18-01066	11/28/2017 85591160	Printed	MPN 014 ECORP Environmental Services
WALLACE-KUHL & ASSOCIATES	201703701	12/7/2017	2,036.70	PO18-01274	12/15/2017 85595348	Printed	MPN 014 Geotechnical Services
LOZANO SMITH LLP	2040781	12/12/2017	5,720.08		12/26/2017 85596378	Printed	MPN 014 Legal Services Through 11/30/17
PADRE ASSOCIATES, INC.	2017-1589	12/13/2017	2,320.00	PO18-00725	12/19/2017 85596380	Printed	MPN 014 LCS Phase 2 PEA
LOZANO SMITH LLP	2043084	1/10/2018	7,345.25		1/24/2018 85600443	Printed	MPN 014 Legal Services Through 12/31/17
ECORP CONSULTING INC	82999	1/11/2018	200	PO18-01066	1/23/2018 85600436	Printed	MPN 014 ECORP Environmental Services
STATE OF CA CONDEMNATION FUND	APN 327-0010-014-000	1/22/2018	2,900,000.00	PO18-01381	1/22/2018 85599761	Printed	MPN 014 Land purchase for LCE South
ECORP CONSULTING INC	82776	12/15/2018	2,233.83	PO18-01066	1/3/2018 85596375	Printed	MPN 014 ECORP Environmental Services

<b>Total</b>	<b>3,010,765.72</b>
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Measure N  
MPN 015 - GEMS Addition & Modernization

Pay To Name	Invoice #	Invoice Date	Payment Amt	Reference #	Scheduled Check #	Comment
FEDEX / ACCT 1266-6713-2	5-953-36347	10/6/2017	27.25	VR18-01083	10/13/2017 85583020	MPN 015 Fed Ex Docs to Architect
RAINFORTH GRAU ARCHITECTS	8298	10/13/2017	19,467.20	PO17-02088	10/23/2017 85584987	MPN 015 GEMS Add & Mod Architect Services
DSA - DIVISION OF THE STATE ARCHITECT	MPN015-PROJ 66951-43	11/7/2017	138,750.00	VR18-01278	11/7/2017 85589035	MPN 015 DSA Plan Submittal
DSA - DIVISION OF THE STATE ARCHITECT	PROJ 66951-43 44	11/7/2017	500	VR18-01279	11/7/2017 85589036	MPN 015 DSA Review Landscape Irr
PLACER COUNTY CLERK-RECORDER ELECTIONS DIVISION	NOE FILING FEE	11/9/2017	50	VR18-01498	12/15/2017 85595338	MPN 015 Placer Notice of Exemption Fees
RAINFORTH GRAU ARCHITECTS	8370	11/17/2017	19,467.20	PO17-02088	11/28/2017 85591172	MPN 015 GEMS Add & Mod Architect Services
ESS ENVIRONMENTAL	4469	11/29/2017	6,775.00	VR18-01389	12/6/2017 85592530	MPN 015 Asbestos Survey
LOZANO SMITH LLP	2040781 A	12/12/2017	1,222.00		12/26/2017 85596378	MPN 015 Legal Services through 11/30/17
RAINFORTH GRAU ARCHITECTS	8523	12/15/2017	30,489.06	PO17-02088	12/22/2017 85596382	MPN 015 GEMS Add & Mod Architect Services
LOZANO SMITH LLP	2043080	1/10/2018	2,474.75		1/24/2018 85600443	MPN 015 Legal Services Through 12/31/17
FEDEX / ACCT 1266-6713-2	6-054-68748	1/12/2018	24	VR18-01605	1/23/2018 85600438	MPN 015 Fed Ex Docs SFC
RAINFORTH GRAU ARCHITECTS	8550	1/12/2018	398,610.70	PO17-02088	1/22/2018 85599759	MPN 015 GEMS Add & Mod Architect Services
<b>Total</b>			<b>617,857.16</b>			