

**Piedmont City Unified School District
760 Magnolia Avenue
Piedmont, CA 94611**

**REQUEST FOR PROPOSALS
CONSTRUCTION MANAGEMENT SERVICES
G. O. BOND PROJECT - MEASURE E**

(RFP NO. 01-07-08)

February 13, 2008

The Piedmont City Unified School District invites proposals from qualified individuals or firms to provide comprehensive construction management services to the District.

The District is undertaking major modernization and seismic projects at the District's schools. Further details are stated in Exhibit A attached, which is Resolution the Project Description and List of Measure E projects attached as Exhibit A. The construction costs under management are initially expected to be in the range of \$15 million, but may be extended to future construction projects. Construction on the campuses is occurring now and is expected to extend into 2012.

Interested firms are invited to submit their proposals as described below, with one (1) unbound original and five (5) bound copies of requested materials to:

**Constance Hubbard, Superintendent
Piedmont City Unified School District
760 Magnolia Avenue
Piedmont, CA 94611
Facsimile 510.654.7374
Phone 510.594.2614
Email: chubbard@piedmont.k12.ca.us**

**Mandatory Walk-through: February 19, 2008 -12:00 noon
Meet at District Office at 760 Magnolia Avenue, Piedmont, CA**

Questions regarding this RFP may be directed to Constance Hubbard, Superintendent, 510.594.2614 or chubbard@piedmont.k12.ca.us Also, questions on this RFP will not be accepted unless they are in writing by letter, electronic mail, or facsimile and submitted by 4:00 pm, Wednesday, February 20, 2008. Answers to all questions will be distributed via email on Thursday, February 21, 2008 by 6:00 pm.

All responses to this RFP must be received by 3:00 p.m., February 22, 2008. The submittal package should be no more than five pages in its entirety.

This is neither a formal request for bids nor an offer by the District to contract with any party responding to this request. This RFP does not commit the District to award a contract or to reimburse any applicant for costs incurred in submitting

qualifications. The District, in its sole discretion, reserves the right: to reject any or all responses submitted; to choose any combination of firms or qualifications; to interview any, all, or none of the respondents; to negotiate with any respondent on a proposal; or to amend or cancel in part or in its entirety this RFP.

INSTRUCTIONS FOR SUBMITTING PROPOSALS

1. GENERAL

The District intends to select one or more individuals or firms or both that best meet the District's needs to perform the project/construction management services as described below in this RFP. **The District may assign all or parts of the work described below to one or more of the successful individual(s) or firm(s).** The criteria on which the District makes its determination will not be limited to the schedule of fees, but will also be based on ability and experience as described herein.

PROPOSED INITIAL PROJECTS

The scope of work shall include the services related to the list of projects listed in Measure E as per Exhibit A. The initial scope of work is directed towards the buildings that were identified as most hazardous in preliminary seismic evaluations.

The initial projects consist of the seismic strengthening/modernization or replacement of the main classroom building at Havens Elementary School ("Havens"); the seismic strengthening/modernization of the Piedmont High School (PHS) buildings: 30's/Library building, the Student Center; and the modernization of other school buildings that have been identified as having seismic concerns.

As part of the seismic deficiencies identified at the Havens main classroom building are two wings that are designated as highly vulnerable such that the students assigned to those classrooms were moved to portables on the playground. Seismic concerns coupled with accessibility issues (which are compounded by the age of the building and the mechanical operating systems) require that significant construction work be done to mitigate the deficiencies at Havens. The successful firm will manage the seismic repair, by use of the current facility [by total replacement of Havens], including accessibility and fire/life safety work required by the Division of the State Architect (DSA). **OR: may serve as owner's representative in the monitoring of the construction of a new school building under an alternate delivery method such as design-build, lease/lease back.**

The Piedmont High School 30's/Library, and Student Center buildings have also been identified as needing immediate attention. Preliminary design information indicates that work may be able to be done while school is in session and that the building may be used during construction. Management of that process will be required.

The firm(s) selected as a result of this process ("Construction Manager") shall be responsible for the following general categories of work:

Planning: Verify and update the cost estimates; advise the District on phasing, grouping of projects, and other cost-saving methods.

Coordination Management: Coordinate with the District on overall scheduling, budgets, and communication for all Bond Measure E projects and decisions related to these projects; report to the District on individual project status on a regular basis.

Construction Management: Provide design-phase services in conjunction with all architecture firms awarded work by the District; assist with bidding; manage the construction contracts; close out the projects. The District may utilize multiple-prime bidding on these projects.

The phasing and scoping of each project will be determined by the District with the involvement of the selected Construction Manager(s).

The District may contract immediately with a single individual or firm to provide all of the services described herein, but it may elect to divide the scope of work into phases as follows:

- 1. Construction Management for specific projects;**
- 2. Construction Management and Planning Coordination for all sites;**
- 3. Selected Project specific services for various selected projects and school sites.**

2. RESPONSIBILITIES OF CONSTRUCTION MANAGER

It is vital that the selected individuals or firms have the ability to work cooperatively and effectively with the Board, the Superintendent, the various advisory committees, and the community. The District places great emphasis on facilitation and communication with all of the District staff and the stakeholders in the Piedmont area. Furthermore, close daily contact and communication with the Superintendent and her designees and the ability to take direction and delegation of responsibilities and make decisions while keeping all parties apprised of issues is likewise crucial. The Construction Manager(s) retained by the District will be part of the District team and be expected to operate in a team environment.

2.1 PLANNING PHASE

Advise the District on phasing, grouping of projects, and other potential cost-saving approaches to construction. Develop scopes of work, including recommendations regarding interim housing and deferred maintenance. Assist and advise the District in prioritizing projects.

Verify and update the cost estimates. Develop final construction plan of assigned projects.

Develop project specific communication plan, incorporating project participants, District administration, site personnel, community, parents, and website.

Based on performance in planning phase, the District may approve going forward with one or more phases of the assigned work.

Work cooperatively and effectively with all stakeholders and keep communications open and timely.

2.2 CONSTRUCTION MANAGEMENT DUTIES

Work with the District to develop scope, sequencing, scheduling, budgets, and communication for assigned modernization and seismic projects. Develop and maintain reporting systems for each of those assigned components. Report to the District on the assigned project status on a regular basis throughout the course of the construction program.

Advise District regarding project delivery systems and bid packaging strategies. Make recommendations to District regarding ongoing assigned bond funded projects to account for changes in sequencing, delays, and cost issues.

Advise on and coordinate work of subconsultants such as soils consultants. Participate in planning workshops. Attend meetings with site committees.

Advise on an ongoing basis regarding communication with state and other agencies involved in construction process, including the City of Piedmont Public Works Department, Division of the State Architect (“DSA”), and State Department of Education (“CDE”). Assist, as requested, with compliance with the California Environmental Quality Act (“CEQA”) and other regulatory requirements. Assist, as requested, on extra services basis, with applications for state funding.

2.3 CONSTRUCTION MANAGEMENT DUTIES

2.3.1 Design Phase

Work with the architects to develop and refine designs to correlate design to budget and Plan. Perform constructability reviews at appropriate stages of design. Prepare cost estimates. Assist with verification of site conditions. Assist in segregating bid packages for maximum cost-effectiveness for the

District. Advise regarding owner-supplied equipment and other potential cost-saving measures.

Report to District on status of design and state approval versus the schedule for each project. Attend meetings to coordinate design efforts for the bond program. Assist in identifying and obtaining all necessary approvals.

2.3.2 Pre-Construction and Bidding Phase

Develop master schedules and construction schedules for each assigned project. Develop budgets for each assigned project.

Conduct pre-bid conferences. Schedule and conduct preconstruction meetings. Assist with prequalification and evaluating responses. Conduct bidding and report to District on results. Assist and advise regarding bid protests. Coordinate contracting with low bidders, including evaluating bonds and insurance.

2.3.3 Construction Phase

Note: The District may utilize multiple-prime construction contracting on these projects. Proposals should assume that the District will use a mix of general contracting and multiple-prime contracting, and should provide fee proposals under each methodology.

Administer and coordinate the work of the contractors on a daily basis. Enforce performance, scheduling and notice requirements. Monitor schedule and cost information for each prime contractor on each project. Document the progress and costs of each project. Report and advise proactively on potential schedule and budget variances and impacts. Recommend potential solutions to schedule and cost problems.

Work cooperatively with District, architects, and contractors to ensure that projects are delivered on time and within budget. Attend weekly job site meetings and prepare and circulate minutes. Evaluate and process payment applications and verify progress. Evaluate and process change order requests.

Evaluate and track requests for information ("RFI's") and responses. Advise District as to status and criticality of RFI's. Work with District team to develop lists of incomplete or unsatisfactory work ("punchlists").

Submit necessary reports to state authorities, including DSA verified reports. Ensure that all other project participants submit necessary closeout documentation.

2.3.4 Post-Construction Phase

Ensure completion of punchlist work. Coordinate contractor closeout requirements, including guarantees, keys, manuals, record drawings, daily logs, and verified reports. Set up programs to obtain and monitor warranty

work. Advise District staff on systems operations and training. Advise on closeout of projects.

3. REQUIRED INFORMATION IN PROPOSAL

All materials submitted to the District in response to this Request for Proposals shall remain the property of the District. **Please complete the Form attached to respond to this Section 3.**

Extensive experience with the Office of Public School Construction (“OPSC”), CDE, DSA, Uniform Building Code (“UBC”), and Title 24 of the California Code of Regulations is **mandatory**.

3.1 FIRM INFORMATION

Provide a brief history of your firm, and, if a joint venture, of each participating firm. Identify legal form, ownership, and senior officials of company(ies). Describe number of years in business and types of business conducted. Identify proportion of construction management of overall business, and of K-12 public school projects of overall business.

Identify each K-12 public school project performed by your firm(s) in the past 5 years, including:

- Name of project and district;
- Contact person and telephone number at district;
- Firm person in charge of each project;
- Dollar value of each project.

List all litigation arising from any K-12 public school project on which your firm(s) provided project/construction management services in the past 5 years. State the issues in litigation, the status of litigation, names of parties, and outcome.

3.2 PROPOSED PROGRAM STAFFING

The selected individual or firm shall employ, at its expense, professionals properly licensed and skilled in the execution of the functions required for the construction management of the projects. All services are to be performed under the direction and control of an architect, registered engineer, and/or contractor, each of whom is required to be licensed by the State of California.

Identify the key personnel you would assign to the District’s program for each phase of work, including their roles. Include at least the overall Construction Managers. Describe for each his or her experience with K-12 public school construction projects, including identifying those projects for the past 5 years. List license numbers and dates.

3.3 PROPOSED METHODOLOGY AND CAPABILITIES

Describe the firm's technical capabilities with regards to seismic retrofitting and decision-making related to the seismic retrofit of buildings and, in particular, the retrofit of school or public school buildings.

Describe the firm's technical capabilities for scheduling, budgeting, cost estimating, document control, and the production of data for public information websites. Provide recent examples of reports for each category.

Describe the firm's approach to and experience with energy management and conservation, integrated communications systems, "green buildings," and evaluating technology infrastructure.

Describe the firm's experience with state and other agencies involved in the planning, design, and construction process for K-12 public school projects. Describe the firm's quality control systems, including ability to monitor subconsultants, if any.

3.4 COST AND FEE SUMMARY

Provide a preliminary fee schedule for the work described in this Request for Proposals. The District may negotiate alternative fee payment structures after time. If fee schedule will vary between general contracting and multiple-prime contracting management, summarize fee structure for each.

4. DISTRICT'S EVALUATION PROCESS

4.1 SCHEDULE

- 4.1.1 Walkthrough/Site Visit: 12:00 noon, Tuesday, February 19, 2008
- 4.1.2 Cutoff for submittal of questions on RFP: 4:00 pm, Wednesday, February 20, 2008.
- 4.1.3 Cutoff for Responses to questions on RFP: 6:00 p.m., Thursday, February 21, 2008
- 4.1.4 RFP Submittals due: 3:00 pm , Friday, February 22, 2008
- 4.1.5 Finalists notified: February 27, 2008
- 4.1.6 Finalists to Submit detailed confidential fee schedule: 4:00 p.m., Friday, February 29, 2008
- 4.1.7 Interviews conducted: Monday, March 3, 2008
- 4.1.8 Final determination: Thursday, March 6, 2008
- 4.1.9 Board Approval: Wednesday, March 12, 2008

4.2 SELECTION OF FINALISTS

Based on the information submitted in the Proposals, a committee will select a group of up to five (5) finalists for further evaluation. The criteria for selecting finalists may include, without limitation:

- Experience and performance history of the firm with similar programs;
- Experience and results of proposed personnel;
- References from clients contacted by the District;
- Technical capabilities and track record of their use, and
- Overall responsiveness of the proposal.

4.3 INTERVIEWS

The finalists will be required to submit in advance of the interview a detailed fee proposal. This fee proposal shall include all charges and costs proposed to be charged to the District, including rates for extra work. The fee proposals shall remain confidential except to the extent that a successful firm's proposal may be incorporated into an agreement with the District.

The finalists who elect to pursue the work with the District will be invited to meet with the District's selection committee. The key proposed project staff will be expected to attend the interview. The interview will start with an opportunity for the firm to present its proposal and its project team. The interview will be an opportunity for the District selection committee to review the proposal, the firm's history, and other matters the committee deems relevant to selecting the firm. The committee may inquire as to the firm's suggested approaches to the projects and the issues identified in this Request for Proposals.

The District will provide a form of agreement to finalists before the interview. Any comments or objections to that form of agreement shall be provided in writing before the interview, and may be the subject of inquiry at the interview.

The District may perform investigations of proposing firms that extends beyond contacting the districts identified in the proposals. Following the interviews, the selection committee will make recommendations to District staff and the Board regarding the candidates and awarding the contract. The criteria for these recommendations will include those identified above, as well as cost considerations based on the fee proposals.

4.4 FINAL DETERMINATION AND AWARD

The District reserves the right to contract with any entity responding to this Request for Proposals for all or portions of the above-described phases, to reject any proposal as non-responsive, and not to contract with any firm for the services described herein. The District makes no representation that participation in the Request for Proposal process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any proposal in response to this Request for Proposals.

The awarding of a contract is at the sole discretion of the District. The District expects to award contract(s) for the services identified in this Request for Proposals at the Board meeting of Wednesday, March 12, 2008.

The District may, at its option, determine to award contract(s) for only phases of the work or for only portions of the scopes of work identified herein. In such case, the successful proposing firm will be given the option not to agree to enter into the contract and the District will retain the right to negotiate with any other proposing firm selected as a finalist. If no finalist is willing to enter into a contract for the reduced scope of work, the District will retain the right to enter into negotiations with any other firm responding to this Request for Proposals.

CONSTRUCTION MANAGER FIRM QUALIFICATION FORM

1. FIRM INFORMATION

Provide a brief history of your firm, and, if a joint venture, of each participating firm.

Identify legal form, ownership, and senior officials of company(ies).

Describe number of years in business and types of business conducted. Identify proportion of construction management of overall business, and of K-12 public school projects of overall business. (Please attach a separate sheet, if needed.)

Identify each K-12 public school project managed by your firm(s) in the past 5 years, including: (Please attach a separate sheet, if needed)

Name of Project and District: _____
Contact Person and Telephone Number at District: _____
Firm Person in Charge of Each Project: _____
Dollar Value of Each Project: _____

Name of Project and District: _____
Contact Person and Telephone Number at District: _____
Firm Person in Charge of Each Project: _____
Dollar Value of Each Project: _____

Name of Project and District: _____
Contact Person and Telephone Number at District: _____
Firm Person in Charge of Each Project: _____
Dollar Value of Each Project: _____

List all litigation arising from any K-12 public school project on which your firm(s) provided construction management services in the past 5 years. (Please attach a separate sheet, if needed.)

State the issues in litigation: _____

Status of litigation: _____

Names of parties: _____

Outcome: _____

2. PROPOSED PROGRAM STAFFING

The selected individual or firm shall employ, at its expense, professionals properly licensed and skilled in the execution of the functions required for the construction management of the projects. All services are to be performed under the direction and control of an architect, registered engineer, and/or contractor, each of whom is required to be licensed by the State of California.

Identify the key personnel you would assign to the District's program for each phase of work, including their roles.

Overall Director: _____
Construction Manager(s): _____
Project Manager(s): _____

Describe for each his or her experience with K-12 public school construction projects, including identifying those projects for the past 5 years:

List license numbers and dates:

3. PROPOSED METHODOLOGY AND CAPABILITIES

Describe the firm’s technical capabilities for scheduling, budgeting, cost estimating, document control, and production of data for public information websites. Provide recent examples of reports for each category. (Please attach a separate sheet, if needed.)

Scheduling _____

Budgeting _____

Cost Estimating _____

Document Control _____

Data for Public Information Websites _____

Describe the firm’s approach to and experience with energy management / conservation; integrated communications systems, “green buildings,” and evaluating technology infrastructure.

4. COST AND FEE SUMMARY

Provide a preliminary fee schedule for the work described in this Request for Proposals. The District may negotiate alternative fee payment structures after time. If fee schedule will vary between general contracting and multiple-prime contracting management, summarize fee structure for each.

RESOLUTION NO. 12-2005-06

**RESOLUTION ORDERING AN ELECTION TO AUTHORIZE THE
ISSUANCE OF SCHOOL BONDS, ESTABLISHING SPECIFICATIONS
OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION
WITH ANY OTHER ELECTIONS OCCURRING ON MARCH 7, 2006**

WHEREAS, in the judgment of the Board of Education (the "Board") of the Piedmont City Unified School District (the "District"), it is advisable to call an election to submit to the electors of the District the question of whether the bonds of the District shall be issued and sold to raise money for the reconstruction, rehabilitation, or replacement of certain of the District's existing school buildings and facilities; and

WHEREAS, as a result of the approval of Proposition 39 on November 7, 2000, Article XIII A, Section 1, paragraph (b) of the California Constitution ("Article XIII A") provides an exception to the limit on *ad valorem* property taxes on real property for bonded indebtedness incurred by a school district that has been approved by 55% of the voters of the District voting on the proposition; and

WHEREAS, pursuant to California Education Code section 15264 *et seq.* (the "Act"), this Board is specifically authorized, upon approval by 2/3 of the Board, to submit to the electorate of the District the question of whether bonds of the District shall be issued and sold for specified purposes, upon a 55% vote of the electorate in favor on the question, pursuant to paragraph (3) of said subdivision (b) of Section 1 of Article XIII A and subdivision (b) of Section 18 of Article XVI of the California Constitution; and

WHEREAS, pursuant to California Election Code section 10403 *et seq.*, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on Tuesday, March 7, 2006, and to request the Alameda County Registrar of Voters to perform certain election services for the District.

NOW, THEREFORE, THE BOARD OF EDUCATION OF THE PIEDMONT CITY UNIFIED SCHOOL DISTRICT HEREBY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

1. **Call for Election.** The Board hereby orders an election and submits to the electors of the District the question of whether general obligation bonds of the District shall be issued and sold in the principal amount not to exceed \$56,000,000 to raise money for the reconstruction, rehabilitation, or replacement of certain of the District's existing school buildings and facilities, and paying costs incident thereto, as set forth more fully in a ballot proposition approved pursuant to Section 3 below. This Resolution constitutes the order of the District to call such election.

2. **Election Date.** The date of the election shall be March 7, 2006, and the election shall be held solely within the boundaries of the District.

3. **Purpose of Election; Ballot Proposition.** The purpose of the election shall be for the voters of the District to vote on a proposition, a full copy of which is attached hereto as **Exhibit A**, containing the question of whether the District shall issue the Bonds for the purposes stated therein, together with the accountability requirements of Article XIII A and the requirements of Section 15272 of the Act. As required by California Elections Code section 13247, the abbreviated form of the measure to appear on the ballot is attached hereto as **Exhibit B**. The District's Superintendent (or designee) is hereby authorized and directed to make any changes to the text of this Resolution, the proposition, or its abbreviated form, as required to comply with the intent of this Resolution, the requirements of elections officials, and requirements of law.

4. **Authority for Election.** The authority for ordering the election is contained in California Education Code section 15264 *et seq.* and Article XIII A, Section 1, paragraph (b), subsection (3) of the California Constitution. The authority for the specification of this election order is contained in California Education Code section 5322.

5. **Accountability Measures.** Pursuant to Government Code section 53410 *et seq.* the ballot proposition to be submitted to the voters of the District hereunder provides accountability measures that include, but are not limited to, all of the following:

- (a) A statement indicating the specific purposes of the bond;
- (b) A requirement that the proceeds be applied only to the specific purposes identified pursuant to subdivision (a);
- (c) The creation of an account into which the proceeds shall be deposited;
- (d) An annual report to the Board by the District's chief fiscal officer pursuant to Government Code section 53411 containing (i) the amount of funds collected and expended; and (ii) the status of any project required or authorized to be funded by the bonds.

6. **School Facilities Projects.** A list of the specific school facilities projects to be funded from the proceeds of the bonds is set forth in Exhibit A. As required by Article XIII A, the Board hereby certifies that it has evaluated safety, class-size reduction, and information technology needs of the District in developing the list of school facilities projects set forth in Exhibit A.

7. **Covenants of the Board Upon Approval of the Bonds by the Electorate.** As required by Article XIII A and Section 15270 of the Act, if 55% of the voters of the District voting on the measure approve of the bonds, then the Board shall:

- (a) Use the bond proceeds only for the purposes of the reconstruction, rehabilitation, or replacement of certain of the District's existing school buildings and facilities, including the furnishing and equipping of school facilities, as specifically set forth in Exhibit A, and paying costs incident thereto, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;
- (b) Conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects listed in Exhibit A;
- (c) Conduct an annual, independent financial audit of the proceeds from the sale of the Bonds until all of those proceeds have been expended for school facilities projects listed in Exhibit A; and
- (d) Establish and appoint members to an independent citizens' oversight committee in accordance with sections 15278, 15280, and 15282 of the Act.

8. **Delivery of this Resolution.** The District's Superintendent is hereby authorized and directed to send or hand deliver a signed copy of this Resolution to the Alameda County Superintendent of Schools and the Alameda County Registrar of Voters by no later than December 9, 2005.

9. **Ballot Arguments; Tax Rate Statement.** Each member of this Board is hereby authorized to act as an author of any ballot argument prepared in connection with the election, including a rebuttal argument. The Superintendent, President of the Board, or their designees, are hereby authorized to execute any Tax Rate Statement or other document and to perform all acts necessary to place the bond measure on the ballot.

10. **Consolidation of Election; Election services.** The Alameda County Registrar of Voters and the Alameda County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on March 7, 2006 within the District. Pursuant to section 5303 of the Education Code and section 10002 of the Elections Code, the Board of Supervisors is requested to permit the County Registrar of Voters, or other appropriate officials of the County of Alameda, to render all services necessary in connection with the bond election including, but not limited to, publication of a Formal Notice of School Bond Election pursuant to Education Code 5363 and related law, the mailing of the sample ballot and tax rate statement (described in section 9401 of the Elections Code), the opportunity to submit ballot arguments in connection with the bond election, the canvassing and certification of the returns of the election, and other ballot requirements pursuant to Elections Code section 15123, for which services the District agrees to reimburse the County as required by law.

11. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

* * * * *

PASSED AND ADOPTED by the following called vote of the Piedmont City Unified School District Board of Education on this 6th day of December, 2005:

AYES: Lindenmayer, Monach, Graff, Caplane, Geddeis

NOES: None

ABSTAIN: None

ABSENT: None

BOARD OF EDUCATION OF THE PIEDMONT
CITY UNIFIED SCHOOL DISTRICT

By: _____
Board President

ATTEST:

By: _____
Constance Hubbard
Secretary of the
Board of Education

STATE OF CALIFORNIA)
)
ALAMEDA COUNTY) ss.

I, Constance Hubbard, do hereby certify that the foregoing is a true and correct copy of Resolution No. 12-2005-06, which was duly adopted by the Board of Education of the Piedmont City Unified School District at its meeting thereof held on December 6, 2005, and that it was so adopted by the following vote:

AYES: Lindenmayer, Monach, Graff, Caplane, Geddeis

NOES: None

ABSTAIN: None

ABSENT: None

By _____
Constance Hubbard, Superintendent
Piedmont City Unified School District
County of Alameda, California

EXHIBIT A

FULL TEXT OF BOND MEASURE for PIEDMONT CITY UNIFIED SCHOOL DISTRICT

PIEDMONT CITY UNIFIED SCHOOL DISTRICT SCHOOL SEISMIC RISK REDUCTION SAFETY AND ACCESS PROGRAM MEASURE

INTRODUCTION

To repair, reconstruct, or replace Piedmont public school buildings to reduce dangers from earthquakes and to meet state and federal recommended seismic safety standards, provide safe classrooms and facilities and to improve the likelihood of Piedmont schools qualifying for state matching funds, shall the Piedmont City Unified School District issue a maximum of \$56 million in bonds, with interest rates within legal limits, and appoint a Citizen's Oversight Committee to guarantee all money raised in our community benefits local children?

The Piedmont City Unified School District operates 3 elementary schools, 1 middle school, a traditional high school, and an alternative high school serving 2,600 students. Each of these school campuses contains a mixture of old and new buildings and facilities. For the safety of the District's students, parents, visitors, teachers, and staff, the Board of Education commissioned a comprehensive study of the seismic safety and accessibility of the District's school buildings and facilities. This professional study has determined that many of the District's school buildings and facilities are at risk of damage or collapse in the event of an earthquake, and many do not meet modern requirements for handicapped accessibility. As a result of this study, the Board of Education is proposing a series of projects designed to bring these school buildings and facilities up to current state and federal earthquake safety standards and meet modern handicapped accessibility requirements, in order to better protect and serve the District's students, parents, visitors, teachers, and staff.

SCHOOL FACILITIES PROJECTS TO BE FUNDED FROM BOND PROCEEDS

The following list includes both projects that can be completed using the bond proceeds, along with State matching funds and other building funds the District is projected to receive, and projects that are planned and needed but whose construction is contingent on the amount of bond funds available, plus the amount of State matching and other building funds the District may receive in the future, which is a function of the State building program rules, passage of State bonds, and the growth rate of the District. The completion of specific projects is also contingent on final project costs.

Projects to be Addressed in Approximate Priority Order

- First group to be addressed. These are the structures that are used the most by students and the community and have been designated a collapse hazard. Sequence will depend on many factors, including time required for plan development and Division of State Architect approval, student placement during work and cost of project.
 - Havens Elementary School buildings - rehabilitation, reconstruction, or replacement;
 - Piedmont High School '30's/Library buildings - rehabilitation, reconstruction, or replacement;
 - Piedmont High School Student Center - rehabilitation, reconstruction, or replacement;
 - Wildwood Elementary School auditorium - rehabilitation or reconstruction.

- Second Group to be addressed:
 - Beach Elementary School's '30's vintage classroom buildings and auditorium – rehabilitation or reconstruction;
 - Wildwood Elementary School's '30's vintage classroom portion of buildings not addressed as part of auditorium - rehabilitation or reconstruction;
 - Alan Harvey Theater at Piedmont High School – rehabilitation, reconstruction, or replacement;
 - Ellen Driscoll Auditorium at Havens Elementary School - rehabilitation, reconstruction, or replacement.

- Third group to be addressed:
 - Piedmont Middle School – improve handicapped accessibility of buildings and campus;
 - Piedmont High School - improve handicapped accessibility of buildings and campus;
 - Piedmont High School – rehabilitation, reconstruction, or replacement of maintenance yard facilities.

Unless otherwise specified, the specific work to be done for each project will address both seismic safety and ADA handicapped accessibility issues. Modifications in the project definition and sequence to be made based on revenue eligibility from the State and cost of prior projects.

The Board of Education hereby certifies that it has evaluated the safety, class-size reduction, and information technology needs of the District in developing this list of school facilities projects.

ACCOUNTABILITY MEASURES

If the bonds are approved, the Board of Education will implement the following accountability measures in accordance with State law:

- (a) Use the proceeds from the sale of the bonds only for the purposes of construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, as specifically set forth in this Exhibit A, and paying costs incident thereto, but not for any other purpose, including board member, administrator, teacher, or staff salaries or benefits or other school operating expenses;
- (b) Conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects listed in this Exhibit A;
- (c) Conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for school facilities projects listed in this Exhibit A;
- (d) Establish and appoint members to an independent citizens' oversight committee made up of local residents representing the local business community, senior citizens' organizations, taxpayers' organizations, parents of District students, and members of the District's Parent-Teacher organization and School Site Councils, to ensure the bonds are used only for the projects listed in this Exhibit A;
- (e) Create an account into which the bond proceeds shall be deposited; and
- (f) Provide for an annual report to the Board by the District's chief fiscal officer pursuant to Government Code section 53411 containing (i) the amount of bond funds collected and expended; and (ii) the status of any project required or authorized to be funded by the bonds.

STATE MATCHING FUNDS

California Education Code section 15122.5 requires the following statement to be included in this sample ballot:

"Approval of this bond measure does not guarantee that the proposed projects in the Piedmont City Unified School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The school district's proposal for certain of the projects assumes the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure."

EXHIBIT B

**BOND MEASURE
for
PIEDMONT CITY UNIFIED SCHOOL DISTRICT**

(Abbreviated Form)*

<p>PIEDMONT CITY UNIFIED SCHOOL DISTRICT SCHOOL SEISMIC RISK REDUCTION SAFETY AND ACCESS PROGRAM MEASURE</p> <p>“To repair, reconstruct, or replace Piedmont public school buildings to reduce dangers from earthquakes and to meet state and federal seismic safety standards, provide safe classrooms and facilities and to improve the likelihood of Piedmont schools qualifying for state matching funds, shall the Piedmont City Unified School District issue a maximum of \$56 million in bonds, with interest rates within legal limits, and appoint a Citizen’s Oversight Committee to guarantee all money raised in our community benefits local children?”</p>	<p>BONDS - YES</p>
	<p>BONDS - NO</p>

* Limited to 75 words pursuant to California Elections Code section 13247.