

citizens' oversight committee meeting minutes

June 18, 2019

Present:

Jason Provence
Chuck Strom
Chris Ciaramella
Stephen Rickel
Trish Clarke
Eileen Willey
Rebecca Kingsbury

Absent:

Christine Haggard
Keith Webster
Angela Waligorski

The meeting was called to order by Jason Provence. A quorum was established. Introductions were made. Mr. Strom reviewed the fiscal bond documents included in the agenda packet. Recently did bond issuance and obtained nearly \$3M additional funds. Pages 11-12 are review of bond project fund from 16/17, prior to \$4M series issuance. Main thing to take from it, page 12 includes list of expenses by project. Bond refunding issuance prior to 2016 is to take advantage of better interest rates. Following that, \$100K related to additional work on AMS gym, 2 paving projects at AH – bus lane repair and larger paving project completed this last fall. Reroof at ML. Preliminary costs with forthcoming ML multipurpose room, architect fees. Project will be ~\$3M based on current estimates. Particularly advantageous time for us to pull more bond funds.

Superintendent Provence reviewed the images reflective of the completed projects to date. The paving project at AH was considerably more expensive than originally planned because the filters on the new buses needed constant replacement from driving in the dirt area outside of the pavement. Therefore, the pavement project was expanded to keep the buses from driving in the dirt. Three wings at Meadow Lane were re-roofed. New HVAC units have been installed there, as well as a new electrical box and switches. Bids were going out this month for the multipurpose room, but the surface report showed liquefaction and additional research will need to take place first. Jason invited all of the members to tour the facilities. New HVAC at Verde Vale site was replaced with emergency state funds provided years ago, and the ML roof was expended with bond funds.

Chuck Strom said he believes the HVAC unit project is new since the last oversight committee meeting, so there should be some point in this meeting, address the project that this project certifies that it is a part of the bond project. Upgrade, line item 6 from the top, replace outdated HVAC units. As the oversight, it is nice to tell the Board that you feel it is an acceptable expenditure. Mr. Rickel said it is acceptable based on the ballot and bond language.

Three wings at Verde Vale were reroofed.

\$550 relocation of portable classrooms. The District chose to not use bond funds. Instead, used developer fees for this expense. Sprinklers, alarm, ground work. None came from Bond funds. Only the reroofing.

Future Projects: Multipurpose room/Offices at ML, bleachers on one side, renovation on cafeteria, foyer, where office sits now will be classroom. Pictures from last meeting are still relevant. Decided to go with block and steel beams. Flooring remains to be decided upon. Will likely not be real wood basketball floor as it is very difficult to maintain. Will be looking at a tough surface. Other project we are considering includes creating quieter, more confidential spaces in district office. Planning to build a large square conference room to make the space more usable. Anticipated cost is ~\$40K. Mr. Strom clarified that there is a provision, directed to the list of projects on page 2 of packet, there is additional flexibility allowed to districts, included in the ballot measure text, pointed to the long paragraph on page 3. Starting with line 11, "In addition to the projects listed above, repair may include but not be limited to... SUPPORT FACILITIES, including administrative and maintenance yards." If anyone from the community who would be inclined to raise the suitability to use bond funds to support the district office, that would be the language that would be useful. We would

be using only a very small portion of funds. There can be a little sensitivity of using bond funds for anything remotely administrative, but there is actually ballot language. Nothing will be going towards administrative salaries. There will be a lot of use here. The District Office renovation was determined by consensus of the Citizens' Oversight Committee to be within the scope of the allowable uses of the bond measure.

Another project is to replace the main water line at Meadow Lane. It has broken 3x in the last year and a half. It is the main line coming off of the city's main. Where does that come in? Headed towards library, by the nurse's office/cafeteria, runs back the hallway toward the storage shed. No bid on this yet. Mr. Rickel wondered if it could be part of the multipurpose room project. Mr. Provence estimated that it is 75 yards.

Mr. Rickel asked about the leaks behind the AMS gym. This is due to the A.C.I.D. canal. It has been coming up near the band room. Tim got the city to get it cleaned out and since then, it has not been a problem.

The reason that we chose to do a subsequent issuance even though we had \$2M+ in our funds, now more than \$6M. Concerned that the possibility that the ML multipurpose room may cost more than the funds on hand, especially with the liquefaction issue. Need plenty of contingency money available. He referenced a similar situation at Pacheco, where the facility expected cost was \$2M. The actual cost was \$3M because it is more expensive to build a gym on soft ground than on rock. And just as they were getting approved by DSA, they threw in a requirement for independent fire certification. Projects of this size can run into costly unexpected issues.

The AMS gym is 12K sq. ft. and cost about \$4M or \$4.3M. This is a larger gym and have additional rooms in the back. This will just have offices off the stage. We will try to make the ML cafeteria more functional, short of a total renovation. We expect that the priority will be the completion of the ML facility and we expect that there will be significant funds left over after the project, but we will commit to that project before we make too many decisions about other projects. The hard part for ML will be the tear down and the build out, as it will take 7-9 months.

Nearly all of the HVAC districtwide is now new (through Prop 39 funds).

At ML, the plan is to serve lunches in three classrooms that have been emptied. A block wall will be built with some trees nearby. It will look like a brand new school. It is anticipated that the tear down will take place Feb/Mar and work on the building part throughout the summer.

Assuming Gifford will make a big push. They build a lot of the gyms in the area.

A common platform for districts to use is a lease/leaseback, a complicated financial transaction. We may look at this for the ML project. Mr. Strom recommends that we hire an independent project manager to keep us from being frustrated with contractors and allows administration to focus on district business.

After this issuance, we may still have the potential to draw some more bond funds.

Mr. Rickel asked if the schools anticipate getting more funds. Mr. Strom replied that the funding for building is fully taken up by existing applicants. We haven't heard about any new funds for building/modernization. It is looking good for school operations, but not for building/facilities.

ML project will be going out to bid as soon as we get the liquefaction report. We will award a contract and be ready to go by this coming January. We are hoping the bidding will go out July/August.

Mr. Strom added an editorial comment: If anyone lives somewhere else and there is a school bond measure on the ballot, just vote for it, because the way the funding works for schools, there really isn't any other way to make facility repairs without it.

At 3:50 p.m., the meeting was adjourned.