



Chula Vista Elementary School District

CHULA VISTA ELEMENTARY SCHOOL DISTRICT INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (Proposition E and Measure VV)

Meeting Minutes

March 13, 2019 – 6:00 p.m.
Dr. Lowell J. Billings Board Room
Education Service and Support Center

1. Call to Order

Mr. Hurtado-Prater called the meeting to order at 6:02 p.m.

2. Roll Call

Members Present:

Dr. Jolyn DePriest
Dr. Diane Gerken
Mary I. Helvie
Jason Hurtado-Prater
Martha Juarez
Karyn Koenig
Ben Lien
Valerie Gerken Rios
James L. Smyth

Members Absent:

Sean Dunbar
Floyd Strayer

Others Present:

Oscar Esquivel, Deputy Superintendent
Mariatheresa Villanueva, Director of Finance
John Heredia, Safety and Security Manager
Sherry Stone, Emergency Preparedness and Security Manager
Lisa Brannen, Business Services and Support Specialist (Meeting Recorder)
Michelle Reiner, Balfour Beatty Construction

3. Approve Minutes

MSCU Helvie/Koenig to approve Minutes of the December 17, 2018, Proposition E ICOC Meeting with the addition of the word “and” in Paragraph 6.

4. Discussion: Appointment of General Obligation Bond Oversight Committee

Mr. Esquivel discussed the Board of Education’s appointment of the current Proposition E ICOC to oversee the new Measure VV general obligation bond funds, which was approved by voters at the November 6, 2018, general election. Mr. Esquivel explained that the oversight of the Proposition E and Measure VV bond funds would be combined under one ICOC, and accordingly the Proposition E ICOC, has been renamed the Chula Vista Elementary School Independent Citizens Oversight Committee (CVESD ICOC). The Proposition E G.O. Bond and the Measure VV G.O. Bond will have separate annual reports. Dr. Gerken asked if the two bond funds would have separate accounts. Mr. Esquivel replied yes, they would be accounted for separately. Ms. Juarez requested a copy of the original ballot language of Measure VV, which will be sent to all CVESD ICOC members.

5. Action: Approve Proposition E Building Fund Audit as of June 30, 2018

Mrs. Villanueva shared a PowerPoint presentation of the results of the Proposition E Building Fund Audit as of June 30, 2018. The auditors gave the District an unqualified opinion, further stating that the District is in compliance with Proposition 39 requirements, and that no material discrepancies were noted in the documentation or internal controls. The auditors had no findings on the current or prior years. Discussion ensued about the auditors and whether there was any advantage to switching auditors. Mr. Esquivel explained the audit process and that, by law, the District is required to change audit partners/supervisors every 6 years, but not audit companies, and that the auditors have to be cleared and certified by the State of California before they can perform school district audits. Mr. Esquivel further explained that the District auditor, Wilkinson Hadley King & Co, is the same audit company that performs the audits for the San Diego County Office of Education, as well as other local educational agencies. Dr. Gerken reflected that she likes the fact that the company is San Diego based. Ms. Juarez commented that she feels the Committee should read the actual audit prior to voting to approve it. The Committee agreed. MSCU Lien/Smyth to table the vote on the audit until the May 15, 2019, meeting.

6. Report: Modernization of Sunnyside Elementary School

Mr. Esquivel reviewed the modernization timeline and February bid results, which resulted in the rebid of three of the Prime Bid Packages. Dr. Gerken asked if the three packages were rebid without the PLA. Mr. Esquivel replied, yes, they were. Mr. Heredia explained there were originally fourteen Prime Bid Packages, and detailed each package. Ms. Juarez asked about the switch to LED lighting. Ms. Reiner explained that there may actually be fewer lights, because the LED covers

more area. Mr. Heredia also noted that lights would be mounted on the sides of the buildings, rather than overhead. Ms. Juarez inquired about the gates and fences, and additional security. Mr. Heredia replied that there would be a six foot ornamental fence across the front, and that access to campus during school would be limited to through the office. The current four foot chain link fence, will be replaced with a six foot fence. All gates will be locked once school starts. Ms. Juarez asked about the portables. Mr. Heredia replied that they would be moved closer to the school with an entirely new foundation. Ms. Juarez asked about the refurbishment of the portables, particularly as it pertains to temperature control. Ms. Reiner and Mr. Heredia discussed that everything on the interior and exterior would be new, but they would not be opening the walls. The new foundation, the fact that the portables will be sitting on the ground instead of elevated, the exterior will be plastered, and the installation of new windows and a new roof will help with temperature regulation in the classrooms.

Mr. Esquivel asked Ms. Reiner to discuss why some bid packages were rebid and others were not. Ms. Reiner explained that Balfour Beatty Construction (BBC) does a market analysis, and solicits a couple hundred contractors to bid. The numbers were high at first and then as the date grows closer, bid participation dropped as these contractors accepted other contracts. They look at each bid individually and determine whether they believe they will actually receive 1) more bids, and 2) if they will actually come in lower. It's a gamble. Some of the bids that came in over the 10% provided for in the PLA agreement were accepted because BBC did not think they would be able to get a lower bid for the job, and that waiting might actually jeopardize the price, which could come in higher in the next go round.

Dr. Gerken expressed concern over bid packages 6 and 7, which came in substantially higher than the engineers estimate. She asked when the engineers' estimate was done. Ms. Reiner replied, a year ago. Ms. Reiner and Mr. Heredia elaborated that it is a two-year process to get to the point of actually publishing the bids. The plans are drawn, engineers estimate done, then everything has to go to the Division of State Architects for approval. During this two year period, there are lots of things that can impact the bid results, including market escalation, increased costs of materials and supplies, labor, etc.

The comment was made that the cost to renovate Sunnyside Elementary is significantly higher than Ella B. Allen Elementary, which is close in age and modernized only four years ago. Discussion ensued as to why this is. There was a large escalation factor in the past four years. In addition, modernization of Sunnyside involves a larger scope of work, including demolition and installation of the entire roof (which Allen did not have). Mr. Esquivel explained that there were initially two proposals, one without alternates and one with. It was decided to include the

alternates (relocating the portables, extending the parking lot, etc.), which increased the cost. The bids also have allowances built in to allow for unexpected costs.

Ms. Juarez asked what the lifespan of the school would be after modernization. Mr. Heredia replied that it varies, but generally speaking 30-50 years. Underground utilities, which are now plastic and not metals that deteriorate, could be up to 50-60 years. Discussion ensued as to how BBC and the District perform an analysis to determine if it is more cost effective to modernize a site, or demolish it and build new. In this case, it is definitely more cost effective to modernize the school.

7. Form 700, Statement of Economic Interests (Handout)

Mrs. Brannen mentioned the Form 700 is due by April 2, 2019. The State requires an original signature, so all members should please mail the original to her. Committee members were invited to call if they have any questions.

8. Discussion: Proposition E Annual Report to CVESD Board of Education on June 19, 2019

The Proposition E Annual Report will be brought to the Board of Education on June 19, 2019. Mr. Hurtado-Prater reported last year, and asked if any members would like to report this year. No one volunteered, so Mr. Hurtado-Prater indicated he would be happy to present again this year. Mr. Esquivel mentioned that last year's Annual Report would be emailed to all members for review and input. A draft of the 2019 Annual Report will be presented at the May 15, 2019, CVESD ICOC Meeting for Committee input.

9. Remaining Approved Meeting Dates:

- *May 15, 2019, 9:00 a.m. (pre-modernization site visit, Sunnyside Elementary)*
- *September 18, 2019, 9:00 a.m. (post-modernization site visit, Sunnyside Elementary)*
- *December 11, 2019, 6:00 p.m.*

10. Other Items/Open Discussion

Ms. Helvie mentioned, and Mr. Esquivel confirmed, that the terms of some members will be up in September 2019. Other members will be able to renew for another two year term.

The next ICOC Meeting is scheduled for May 15, 2019, at 6:00 a.m. in the Lowell J. Billings, Ed.D. Board Room, at which time the Committee will make a pre-modernization visit to Sunnyside Elementary.

11. Adjournment

Mr. Hurtado-Prater adjourned the meeting at 7:45 p.m.

OE:lb