



Chula Vista Elementary School District

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

Meeting Minutes

September 18, 2019 – 9:00 a.m.
Dr. Lowell J. Billings Board Room
Education Service and Support Center

1. Call to Order

Mr. Smyth called the meeting to order at 9:03 a.m.

2. Welcome and Introductions

Members Present:

Martha Juarez
Nancy Kerwin
Ben Lien
Gloria McKearney
James L. Smyth

Members Absent:

Dr. Jolyn DePriest
Jason Hurtado-Prater
Floyd Strayer

Others Present:

Karyn Koenig, Former ICOC Member
Theresa Villanueva, Director of Fiscal Services
Oscar Esquivel, Deputy Superintendent
Rudy Valdez-Romero, Director of Maintenance and Operations
Joe Dombrowski, Facilities Maintenance Manager
Lisa Brannen, Business Services and Support Specialist (Meeting Recorder)
Shawn O'Neil, Balfour Beatty Construction

Mr. Smyth welcomed new members, Nancy Kerwin and Gloria McKearney. Ms. Kerwin and Ms. McKearney introduced themselves. Mr. Esquivel informed the Committee that Valerie Gerkin-Rios has resigned due to the fact that she is moving.

3. Approve Minutes of the CVESC ICOC

Approval of May 15, 2019, Minutes tabled to December 11, 2019, meeting due to insufficient number of returning members present at meeting.

4. Discussion: 2019 Summer Modernization of Sunnyside Elementary

Mr. Esquivel informed the Committee that construction was completed on time. Mr. Valdez-Romero continued that they were able to complete on time due to the great team they had working through the Labor Day weekend and that they are optimistic that the project will come in on budget. Mr. O'Neil of Balfour Beatty commented that it was a fun project with the unique challenge that the school only has one entrance. A \$14 million renovation occurred over only 70 days with 100-120 workers per day, totaling over 100,000 man hours, which is quite impressive. Mr. Smyth asked what the biggest surprise was. Mr. Valdez-Romero replied that other than some dry rot on the roof, there were no big surprises. The biggest challenge was relocating the five modular classrooms in order to expand the parking lot and drop off/pick up area. Ms. Juarez asked if there were any items not completed. Mr. Valdez-Romero replied that it was determined the covered walkways need to be replaced, but that will not happen until over the Winter Break. Mr. O'Neil commented that there is a punch list of minor items that are still being completed and workers will be on campus intermittently making sure those get done. Mr. Esquivel remarked that the Ribbon Cutting Ceremony at Sunnyside is this Friday and all Committee members were emailed an invitation. He asked that they let him know if they are coming so they can be acknowledged. Ms. Juarez commented that she will be there. Ms. Juarez asked if it was common to use grass seeding instead of turf on the fields. Mr. Dombrowski replied that the District has always used seeding as it creates a healthier lawn than turf, which sometimes doesn't take. Ms. Juarez asked if it is common to use artificial turf in the playground area, and that students have complained that it is hotter than what used to be there. Mr. Dombrowski replied that it is common and that they switched to the artificial turf from the rubber several years ago because the turf is actually cooler than the rubber, and less maintenance than wood chips. Ms. Juarez asked about the extent of the retrofit of the modular classrooms. Mr. Valdez-Romero replied that everything is new. The structural frame remains intact and was recertified but everything else is new.

5. Discussion: Measure VV Bond Funding Status and Proposed Projects

Mr. Esquivel informed the Committee that a \$60 million Bond Anticipation Note was issued in July for Measure VV. The funds will be used to pay off a portion of the Sunnyside Modernization. The next modernization will be Mae L. Feaster Charter School next summer, which is a large school project. Mr. Valdez-Romero informed the Committee that the Feaster Modernization will be the same scope as Sunnyside, with the exception that five of the modular classrooms will be replaced because they are too old to be recertified. There are 23 newer modular classrooms that will remain

and be recertified/modernized. The school will also receive all new underground utilities.

Mr. Esquivel said future projects throughout the District will include new LED lighting, security cameras, etc., and that more details will be forthcoming at the December meeting.

6. Sunnyside Elementary School Post-Modernization Walkthrough

It was suggested that the walkthrough be tabled until the end of the meeting, and the ICOC agreed. The ICOC recessed the meeting at 9:25 a.m. and members departed for the walkthrough.

7. Remaining Approved 2019 Meeting Dates:

- *December 11, 2019, 6:00 p.m.*

8. Other Items/Open Discussion

There were no other items.

9. Adjournment

Mr. Smyth adjourned the meeting at 10:40 a.m. from Sunnyside Elementary School.

OE:lb