



## Chula Vista Elementary School District

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

#### Meeting Minutes

May 15, 2019 – 9:00 a.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 9:02 a.m.

#### 2. Welcome and Introductions

##### Members Present:

Dr. Jolyn DePriest  
Dr. Diane Gerken  
Jason Hurtado-Prater  
Martha Juarez  
Karyn Koenig  
Ben Lien  
James L. Smyth

##### Members Absent:

Sean Dunbar  
Valerie Gerken Rios  
Mary I. Helvie  
Floyd Strayer

##### Others Present:

Oscar Esquivel, Deputy Superintendent  
Joe Dombrowski, Facilities Maintenance Manager  
John Heredia, Safety and Security Manager  
Anne Marie Pering, Manager, Purchasing, Warehouse, and Publications  
Lisa Brannen, Business Services and Support Specialist (Meeting Recorder)  
Steve Prince, Ruhnau Clarke Architects  
Michelle Reiner, Balfour Beatty Construction  
Shawn O'Neil, Balfour Beatty Construction  
Travis Radford, Balfour Beatty Construction

**3. Approve Minutes of the CVESC ICOC**

MSCU Helvie/Koenig to approve Minutes of the March 13, 2019 CVESD ICOC Meeting, with correction of approval of December 17, 2018 Minutes.

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

Ms. Juarez indicated she had reviewed the audit and questioned whether the ICOC as a committee is comfortable that the numbers in the audit correlate to the numbers the ICOC has been seeing all year. Dr. Gerken replied that the ICOC's job is to oversee that the funds are spent according to the law. The independent auditor's job is to verify the numbers. Dr. Gerken indicated she is very comfortable with the results of the audit, and has compared and matched up the numbers. MSCU Juarez/Gerken to approve the Proposition E Building Fund Audit as of June 30, 2018.

**5. Sunnyside Elementary School Pre-Modernization Walkthrough**

It was suggested that the walkthrough be tabled until the end of the meeting, and the ICOC agreed. The ICOC suspended the meeting at 9:55 a.m. and members departed for the walkthrough.

**6. Discussion: Proposition E and Measure VV Annual Report to CVESD Board of Education on June 19, 2019**

Mr. Hurtado-Prater reviewed the presentation slide by slide. Discussion ensued regarding composition of the SFID, and the distinction between mello-roos funds and bond facility improvement funds and how each is used. Mello-roos funds are used for new structures and expansion in the Community Facilities District (CFD) school areas, while bond funds are used for facility improvement (maintenance and repair). Mr. Esquivel clarified that CFD money is pooled into one fund and used to build new schools. The question was asked, how much funding goes to that CFD school. Mr. Esquivel replied that the key point is to provide a seat to every student in the CFD. The goal is to provide funding by the CFD for the school being built for that CFD. Dr. Gerken inquired about the security cameras on school sites. Mr. Esquivel replied that is part of the purpose set forth for the Measure VV bond funds. Ms. Juarez commented that the numbers in the presentation do not match the audit numbers. Mr. Esquivel clarified that the audit is through June 30, 2018, where the numbers shown in the report are current as of today, and include final construction costs and change orders from Fall 2018.

Mr. Prince of Ruhnau Clarke Architects commented that the final cost shows that 80% of the funds were used for construction, which is an excellent outcome. He stated it is the best result he has seen. Normally construction costs account for about 70% of funds.

Ms. Koenig reflected that the cost of modernization of Sunnyside Elementary far exceeds the previous modernization schools. Mr. Valdez-Romero and

Mr. Dombrowski listed the completely new roof, parking lot expansion, moving portables, and completely replacing irrigation as some of the additional costs that were not incurred at the other schools. Ms. Reiner commented that the increased cost of labor, materials, and tariffs on steel are also factors in the increased cost. Mr. Prince interjected that they work to find the right timing to get the best price on skilled labor and availability. Ms. Reiner added that they work to bid the work and finalize the contracts as early in the calendar year as possible, before increases happen. Because of the volume of bond issuances this year, there is so much work that skilled labor availability is an issue, which drives up the price. Further discussion ensued about the construction market and strategies used to minimize cost. Everything they do is governed by the Public Contract Code.

## **7. CVESD ICOC Member Terms**

Ms. Brannen reviewed the member terms. Members completing their first term expressed an interest in continuing to serve. Mr. Dunbar, Dr. Gerken, Ms. Helvie, and Ms. Koenig will reach their term limits in September 2019. The San Diego Taxpayers Association Representative (Mr. Dunbar), and Senior Organization Member (Ms. Helvie) will need to be replaced, which will occur by appointment of the Board of Education. All exiting members were thanked for their six years of service on the ICOC.

## **8. Remaining Approved Meeting Dates:**

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

## **9. Other Items/Open Discussion**

Ms. Juarez asked about the status of modernization at Mae L. Feaster Charter School. Mr. Valdez-Romero replied that final drawings will be submitted to the DSA in July, with approval anticipated by October, bid advertisement after DSA approval, and Board of Education approval in January. Mr. Prince explained that DSA applications are now processed electronically. He hopes to see increased efficiency in processing by January. Ms. Juarez asked if the electronic processing helps with reducing soft costs. Mr. Prince replied that no, the work is the same.

## **10. Adjournment**

Mr. Hurtado-Prater adjourned the meeting at 10:54 a.m.

OE:lb