

**Chula Vista Elementary School District**

**PROPOSITION E  
INDEPENDENT CITIZENS OVERSIGHT COMMITTEE**

**Meeting Minutes  
November 12, 2014 – 6 P.M.  
Dr. Lowell J. Billings Board Room  
Education Service and Support Center**

**1. Call to Order**

Chairperson Dr. Diane Gerken called the meeting to order at 6:02 P.M.

**2. Roll Call**

**Members Present:**

Ami Abbott  
Marina Diaz  
Sean R. Dunbar  
Dr. Diane Gerken  
Mary I. Helvie  
Karyn Koenig

**Members Absent:**

None

**Others Present:**

Oscar Esquivel, Asst. Supt. for Business Services and Support  
Marissa Allan, Principal, Vista Square Elementary School  
Elena (Sisi) Garcia, Principal, Ella B. Allen Elementary School  
John Heredia, Safety, Environmental, and Maintenance Manager  
Carolyn Scholl, Facilities Planning Manager  
Rudy Valdez-Romero, Director of Maintenance and Operations  
Theresa Villanueva, Director of Fiscal Services  
Angie Barton, Office Manager (Meeting Recorder)

**3. Approve Minutes**

**September 17, 2014, Regular Meeting**

MSCU Abbott, Helvie that the minutes of the September 17, 2014, regular meeting of the Independent Citizens Oversight Committee (ICOC) be approved as presented.

**4. ICOC Member Resignation: At-Large Representative Vacancy**

- ***CVESD Board of Education October 23, 2014, Agenda: Item 4.R.***

Committee Members were informed that Debbie Sanders, who was serving on the ICOC as a Community At-Large Representative, submitted her resignation to the District on September 12, 2014. At its October 23, 2014, meeting, the Board of Education authorized District Superintendent Dr. Escobedo to appoint a Member to serve the remainder of Ms. Sanders' term. In accordance with Section 5.5 of the ICOC Bylaws, the vacancy will be filled within 90 days of Ms. Sanders' resignation. The new Member will be introduced to the ICOC at the Committee's next meeting on March 18, 2015.

**5. Summer 2014 Modernization Projects: Castle Park, Lilian J. Rice, and Rosebank Elementary Schools**

- ***CVESD Board of Education October 23, 2014, Agenda: Item 4.P.***
- ***Expenditures Summary as of October 31, 2014***

Mr. Esquivel provided an informational presentation on Proposition E that addressed the following items. (Presentation is identified as Exhibit "A" and made a part of these minutes.)

- Expenditures summary for Castle Park, Rice, and Rosebank as of October 31, 2014. It was noted that final invoices were being submitted to the District and the amounts shown in the presentation were not final costs.
- Contact awards for multiple prime bid packages. These packages were bid through the competitive bid process.
  - Mr. Valdez-Romero commented on unforeseen circumstances (e.g., issues with dry rot, termites, and utilities) that were discovered during the course of the modernization projects. An ICOC Member asked about Bid Package No. 1 (Storm Water Pollution Prevention Plan [SWPPP]) because the bid submitted to the District was rejected. Mr. Valdez-Romero said that the majority of the work was performed by construction manager Balfour Beatty Construction (BBC) with costs paid through the "reimbursables" allowed under the contract. The District did the remaining work in-house. The rejected SWPPP bid was approximately \$100,000. The work was completed by BBC and the District for approximately \$28,000 for a savings of over \$70,000. Mr. Valdez-Romero added that this is a difficult package to bid due to unforeseen factors that are involved in a SWPPP.
- Summary of the Series A Building Fund.
- Tentative timeline for the Summer 2015 modernization projects at Ella B. Allen, Hilltop Drive, and Vista Square Elementary Schools.
  - The District will use some Proposition 39 energy grant funds for LED lighting at these three sites.
  - Building 400 at Allen needs to be demolished because of seismic issues.
  - The Daly Academy at Allen needs some upgrades that will be completed at the same time as Allen's modernization.

- It would be more cost effective to replace the aging relocatable classroom buildings at Vista Square.
- Updated timeline for the Series B issue (not to exceed \$14 million).

Mr. Esquivel reminded the ICOC that the original authorization for Proposition E is \$90 million. Approximately half will be spent for the first six projects. As stated in the Proposition E ballot language, the budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Based on the final cost of each project, certain projects may be delayed or may not be completed. CVESD will complete improvements based on the prioritized projects list until all funds of the measure have been expended. Mr. Esquivel also reiterated that:

- The priority of projects was placed on the 11 oldest schools not modernized during the Proposition JJ period of 1998 through 2005.
- No Proposition E funds have been or will be used for administrative costs (e.g., teacher or management salaries).
- Projects have been competitively bid to get the best value for the money.

**6. Summer 2015 Modernization Projects: Ella B. Allen, Hilltop Drive, and Vista Square Elementary Schools**

- ***Updated Timeline***

The Division of the State Architect (DSA) approved plans for Hilltop Drive on October 14, 2014. Plans for Allen were approved on November 4, 2014. Mr. Valdez-Romero stated that the District was waiting for approval of the plans for Vista Square. (*NOTE: Subsequent to this meeting, DSA approved plans for Vista Square on December 3, 2014.*)

Allen, Hilltop Drive, and Vista Square will have equity in scope of work similar to the Summer 2014 sites; however, there will be changes to improve and upgrade the cafeteria areas. Some of the changes will involve structural upgrades that will allow food service from the outside and roll-up doors with counter space. District architect Ruhnau Ruhnau Clarke will develop drawings that will need to be reviewed by DSA.

The District will advertise for bids mid-December 2014. There is a 60-day period for advertising and for contractors to review documents. Deadline for bids will be early February 2015. The District is in line for this schedule.

An ICOC Member requested that the 2015-16 school year calendar for Allen, Hilltop Drive, and Vista Square be distributed as soon as possible so that parents can make child care arrangements. Mr. Esquivel informed the ICOC that the calendar is negotiated each year, and the District must negotiate with Chula Vista Educators (the teachers' union) on this calendar. The District will also work with the Chula Vista Classified Employees Organization.

**7. Update: *Proposition E, Series B, General Obligation Bond Issue (Not to Exceed \$14 Million)***

The CVESD Board of Education authorized the issuance of Series B bonds on September 10, 2014. The Series B funds will supplement the remaining funds from Series A to complete modernization projects during Summer 2015. The closing timeline for the Series B issuance is estimated to be January 29, 2015. *(NOTE: Subsequent to this meeting, the closing timeline was revised to February 19, 2015.)*

**8. Other Items / Open Discussion**

During the remainder of the meeting, ICOC Members discussed the Summer 2014 projects and the overall satisfaction with the newly modernized sites. Mr. Valdez-Romero commented that some areas of stucco on school buildings needed to be “finished” so that paint shades match; however, ICOC Members agreed that doing so would be for cosmetic purposes only, that no structural issues were involved, and that funds would be better spent on other projects.

Items for improvement (e.g., adding locks or making adjustments to the small swing doors in school office areas, sensitivity of sensor lights, placement of television monitors on walls, need for additional storage space, etc.) were subsequently shared by CVESD staff with construction manager BBC.

**9. Adjournment**

Chairperson Dr. Gerken adjourned the meeting at 6:44 P.M.

ab



Chula Vista Elementary School District

**Exhibit "A" to  
ICOC Minutes of  
November 12, 2014**

## Proposition E Independent Citizens Oversight Committee

November 12, 2014

## Summer 2014 Modernization Projects

### Proposition E Expenditures Summary for Castle Park, Rice, and Rosebank

Expenditure Type	Costs as of 10/31/2014 (Total Costs Not Final)
Soft Costs (Architect, Construction Management, Testing, Inspection)	\$ 4,540,499
Flooring, Network Infrastructure, Equipment	1,899,694
Construction Costs (Less Rice Library Costs and Proposition 39 Energy Costs)	13,556,128
<b>TOTALS</b>	<b>\$19,996,321</b>

## Contract Awards

### Modernization/Renovation of Castle Park, Rice (including Library Replacement), and Rosebank

Bid Pkg. No.	Description of Work	Contractor Name	Amount (Including Change Orders)
1	Storm Water Pollution Prevention Plan	Bid Package No. 1 bids rejected.	
2	Demolition and Hazmat	The HVAC Exchange	\$ 937,837
3	Asphalt and Paving	J&S Asphalt, Paving, Sealing, and Striping Co.	225,203
4	Concrete	Western Rim Constructors, Inc.	1,483,802
5	Rough Carpentry	Cuyamaca Construction, Inc.	785,000
6	Roofing and Sheet Metal	A Good Roofer, Inc.	153,333
7	Glass and Glazing	Queen City Glass Co.	856,735
8 and 9	Finishes and Specialties	Brady SoCal, Inc.	4,023,648
10	Mechanical (HVAC)	Paradigm Mechanical Corp.	1,491,091
11	Plumbing	Strelic Plumbing, Inc., dba Advanced Plumbing Co.	1,821,141
12	Electrical	Baker Electric, Inc.	2,397,588
<b>TOTAL AWARD</b>			<b>\$14,175,378</b>

## Bond Sales: Series A

### Summary of Series A Building Fund

<b>Building Fund</b> (\$31,000,000 Par Amount Less \$225,000 Costs of Issuance)	<b>\$30,775,000</b>
<b>Less: Projected Costs for Castle Park, Rice, and Rosebank as of 10/31/2014</b>	<b>(19,996,321)</b> Costs not final
<b>Less: WiFi Installation Costs for SFID No. 1 Sites</b>	<b>(466,066)</b>
<b>Equals: Projected Remaining Series A Building Fund</b>	<b>\$10,312,613</b>

## Tentative Timeline

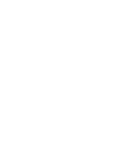
### Summer 2015 Modernization Projects Allen, Hilltop Drive, and Vista Square

Activity	Date
Division of the State Architect Approval	December 17, 2014
Commence Bidding on Trades	Late December 2014
Trade Contractor Bid Date	February 4, 2015
Award Bids	March 12, 2015
Site Packing	Ongoing
District Move Out	June 5 – 7, 2015
Modernization Construction Period	June 8 – August 29, 2015

## Updated Timeline

### Proposition E, Series B General Obligation Bond Issue (Not to Exceed \$14 Million)

Activity	Date
District Board Adopts Resolution to Issue Proposition E, Series B Bonds	September 10, 2014
County Board of Supervisors Adopts Resolution Authorizing Issuance	October 15, 2014
District Board Approves Preliminary Official Statement	December 10, 2014
Sale of Bonds and Award of Bid	January 14, 2015
Closing	January 29, 2015



# Questions and Comments

