CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

CHULA VISTA ELEMENTARY SCHOOL DISTRICT
INDEPENDENT CITIZENS OVERSIGHT COMMITTEE
(MEASURE VV and MEASURE M)

March 2, 2022 – 6 P.M.
Virtual Meeting

UNADOPTED

1. **Called to Order at pm by Martha Juarez**

2. **Welcome and Introductions**

   Ms. Juarez welcomed everyone and requested that those who were not at the September meeting take a moment to introduce themselves and say what their role is.

Members Present
Diane Deugan
Jason Hurtado-Prater
Martha Juarez
Nancy Kerwin
Gloria McKearney
Heather Rubio
Minnie Tandy

Members Absent
Ben Lien

Others Present
Oscar Esquivel, Interim Superintendent
John Heredia, CVESD Director, Maintenance and Operations
Joseph Dombrowski, CVESD Facilities Manager
Shaun Gabriels, CVESD Safety Manager
Ann Marie Pering, CVESD Purchasing Manager
Bernadette Faustino, CVESD Accounting Manager
Lisa Brannen, CVESD Business Services and Support Specialist
Nancy Rorabaugh, Engie
Shane Carlson, Engie

3. Action: Adopt Resolution Regarding Teleconference CVESD ICOC Meetings During Declared State of Emergency

Motion/Second McKearney/Deugan to approve motion Adopt Resolution Regarding Teleconference CVESD ICOC Meetings During Declared State of Emergency for the March 2, 2022, ICOC Meeting. Approved Unanimously.

4. Approve December 8, 2021, Minutes of the CVESD ICOC

MSCU McKearney/Tandy to approve Minutes of the December 8, 2021, as presented. Approved Unanimously.

5. Report: CVESD Measure VV and Measure M Bond Project Updates

Mr. Esquivel presented an update report on the Measure VV and Measure M General Obligation Bonds. Expenditures have been updated through January 21, 2022. Ms. Faustino relayed that the only change to the report is that the HVAC project is now complete pending final payment.

Mr. Heredia reviewed the completed HVAC projects and commented that the District did really well, coming in under estimated cost, and that the bids were well bid and sent out in time. The Maxwell Transportation Center is still going through the City approval project. Plan approval is expected in April 2022. Construction is expected to begin in July 2022 with completion in August 2023. Mr. Esquivel commented that the transportation center is important because it will centralize transportation functions for the District at the Maxwell Yard, including buses and mechanics. Mr. Heredia relayed that it will also alleviate traffic congestion around the District office. Mrs. Esquivel added that SDG&E has installed electrical to the site. Ms. Tandy asked what relocatable replacements mean. Mr. Esquivel replied that these are portable classroom buildings that need to be replaced, with focus on the oldest ones with the most need.

Ms. Faustino reviewed the sources and uses for Measure M funds. The majority of the $50 million is being spent for the District solar project, which is currently in progress, and various HVAC projects at different sites. Mr. Heredia reviewed the various school sites on the project list. Mr. Heredia stated that most of the sites are getting actual HVAC replacements. There is a large amount of relocatables that are old, and the HVAC system is also getting old. The District chose 110-115 units that were at the end of their lifetime that were costing too much on maintenance for replacement. The bids for these have mostly come in under budget. There may be some project delay due to the difficulty in getting equipment.

Nancy Rorabaugh reported that 18 school sites are currently up and running with electricity. Just tonight SDG&E approved two additional school sites, so now there are actually 20 school sites are now up and running. Group 5 should be finished in April and will be inspected by SDG&E at that time. Group 6 sites are under construction or will begin construction soon. Engie hopes that this project will be completed by July.

Mr. Esquivel asked Ms. Rorabaugh to discuss the microgrid. There are some critical functions at the ESSC that would be a real problem if power is lost (CNS freezers, IT, and District server). Engie is installing a microgrid with backup battery so that power

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will remain operational in the event of a power issue. Ms. Tandy asked if schools will have a batter. Ms. Rorabaugh replied that due to the functions of the school and the fact that they close earlier, a back up battery is not required for school sites. Ms. Rorabaugh shared some photos of various types of solar structures, including parking and playground structures. Ms. Juarez asked if all projects will be complete in July. Ms. Rorabaugh replied yes. All projects will be complete in July. She expressed appreciation for the District for the cooperation and coordination of the District which streamlined the process which allowed them to progress quickly. Mr. Heredia expressed similar appreciation for Engie, a great partner and working with the site and working around all of the challenges at each site to keep construction running. Ms. Rubio commented that she has been watching the structure go up at her child's school and she appreciates the added benefit of having a shade structure at the school for the students to use. Ms. Juarez commented that there was a lot of concern initially at Sunnyside because of the limited parking and traffic, but everything has gone very smoothly. Ms. Juarez asked how the numbers are looking. Mr. Heredia replied that the District is currently under budget. The District added contingency funds in their estimate, and he believes that the District will remain under budget on this project. Mr. Esquivel commented that some additional cost has come in to play because originally the solar was going to be placed on the roof of the ESSC, but it was determined that the roof would not support the panels, so five separate structures are being added to the ESSC. Mr. Heredia said the offset to that cost is that the District will not have to replace the roof or incur the cost of infrastructure changes that would have been required to place the solar panels on the room. Ms. Tandy is very impressed with the speed of the project and limited impact to classrooms.

Ms. Juarez asked for some clarifications regarding the Maxwell Transportation Center as to whether the District already owns the land. Mr. Esquivel replied yes. Ms. Juarez wants to know what's happening with the old building at the ESSC and if bond funds would be used for repurposing the former transportation facilities. Mr. Esquivel said that bond funds would not be used for that repurposing. Mr. Heredia stated that the District's intention is to move the grounds department up to those bays, giving the warehouse more space. There is no reason to tear them down. It will allow the District to expand some of the existing facilities shop and make them larger. Mr. Heredia commented that the Maxwell Transportation Yard is approximately 15 acres with a dirt lot which was set aside to build this garage.

Ms. Juarez asked what percentage of the District schools will be impacted by the HVAC project and what are the criteria for replacement. Mr. Heredia replied that life cycle is the determining factor for replacement. 15 years or more they look at replacement, with a max lifespan of 18 years. A lot of new schools and modernized schools happened in a short period of time, which is why the project was so large. Mr. Esquivel noted that the Faclities staff has created District-wide replacement schedule for different facilities projects and this is the process they are following. Mr. Heredia stated 18-19 schools received new HVAC, as well as 11 of the modernized schools, so over half of the District.

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6. Discussion: CVESD ICOC Annual Report to CVESD Board of Education June 15, 2022

Mr. Esquivel explained that an annual report is made by the ICOC each June. The June 2021 Report will be sent to the Committee for reference and comment. The committee may request additions. Then a draft report will be sent to each member for review and comment. brought to the May ICOC Meeting where the Committee can request changes and two members will be selected to bring the report to the June Board meeting. The report is an overview of the year and the highlights of the projects of the year. Ms. Juarez and Ms. McKearney will be presenting the report at the June 15, Board of Education Meeting. Ms. Rubio offered to be an alternate in case one of the presenters cannot be there.

Ms. Rubio asked if we are doing any site walks. Discussion ensued about timing. Ms. Brannen and Mr. Heredia will sent out two dates and times for possible site walks.

7. Information: Form 700, Statement Economic Interests

Ms. Brannen explained the requirements for the Form 700, Statement of Economic Interests. The deadline to turn them in is April 1, 2022. Please return the hard copy with the original signature to Mrs. Brannen by April 1, 2022.

8. Remaining Approved Meeting Dates for 2021-22

- *May 11, 2022, 6:00 p.m.*
- *September 7, 2022, 6:00 p.m.*

9. Other Items / Open Discussion

Mr. Esquivel notified the ICOC about the action the Board took to remove Mr. Strong from the ICOC. Mr. Esquivel wants the ICOC to ask questions, critical, important questions about the bond expenditures, but the Board believed that Mr. Strong's conduct was beyond what was reasonable for a Committee member. Mr. Strong was notified through email and a written letter. Ms. Juarez expressed gratitude for Mr. Esquivel taking his leadership role seriously and recognizing that the behavior was not in line with the purpose of the Committee and taking action.

10. Adjournment

Meeting was adjourned by Ms. Juarez at 7:04 pm

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