CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST "J" STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

MINUTES

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

December 9, 2020 – 6 P.M.
Virtual Meeting

Lowell J. Billings, Ed.D. Board Room
Education Service and Support Center

1. **Called to Order at 6:00 pm by Jason Hurtado-Prater, ICOC Chair.**

2. **Welcome and Introductions**

Members Present
Jason Hurtado-Prater
Martha Juarez
Nancy Kerwin
Ben Lien
Gloria McKearney
Floyd Strayer

Members Absent
Dr. Jolyn DePriest
James Smyth

Others Present
Anthony Carlton, CVESD Director of Risk Management
Joe Dombrowski, CVESD Facilities Grounds/Maintenance and Safety Manager
Oscar Esquivel, CVESD Deputy Superintendent
John Heredia, CVESD Safety/Environmental and Maintenance Manager
Ann Marie Pering, CVESD Purchasing Manager
Rudy Valdez-Romero, CVESD Director, Maintenance and Operations
Theresa Villanueva, CVESD Director, Finance
Lisa Brannen, Business Services and Support Specialist
Shawn O'Neil, Balfour Beatty Construction
Carolyn Scholl, Strata-G.I.S. Solutions
Ted Flanigan, EcoMotion
Michael Ware, EcoMotion
Nancy Rorabaugh, Engie
Egbert Oostburg, Engie
Jeff Woldhuis, Engie
Martine Turley, Engie

3. Approve Minutes of the CVESD ICOC

- MSCU McKearney/Juarez to approve Minutes of the September 16, 2020 CVESD ICOC Meeting as presented.

4. Discussion: Summer 2020 Mae L. Feaster Charter School Modernization Update

Mr. Esquivel reported that the modernization of Mae L. Feaster Charter School is complete and that the project cost came in under budget. Mr. Valdez-Romero shared that the District will be presenting the notice of completion and deductive change order to the Board at the December 15 meeting. Shawn O'Neil reported that there was a deductive change to the total cost in the amount of $131,865, which is a little under 1%. Mr. Esquivel complimented the Modernization Project team on a great job completing the project timely and under budget.

Ms. Juarez asked in which categories was the District able to save money. Mr. O'Neil reported that the savings was spread across the various categories, but was primarily in asphalt and paving, roofing and sheet metal, and glass and glazing. Mr. Esquivel will bring the final numbers to the next meeting once the Board approves them next week.

5. Report: CVESD Solar Project

Mr. Esquivel, along with Michael Ware from EcoMotion, shared a PowerPoint report on the District Solar Project. The Solar Project has been several years in the making. Mr. Esquivel shared that the District implemented energy saving measures first (LED lighting, etc.) in order to get an accurate analysis of how much solar power would be needed.

Mr. Ware gave background on the project. EcoMotion looked at every school campus. Fantastic savings available from SDG&E when solar is installed. Looked at energy usage to determine how much solar would be needed. Fiscal impact was analyzed to calculate savings. Decision was made whether to purchase or lease the power. Measure M Bond Issuance provided the funding to prepare the project and maintain it. A request for proposal was prepared with District requirements and issued to solar companies. Five proposals were submitted, and two finalists were selected for interview. The panel determined that Engie had the best proposal with a 25 year performance guarantee and maintenance contract. Overall savings to the District of $68,903,159 over 25 years. Mr. Esquivel shared that one of the benefits of using Engie is their school district experience. Mr. Ware also shared that Engie has extensive experience working with the DSA for project approval. Mr. Esquivel introduced Nancy Rorabaugh from Engie. Nancy shared that Engie has been in business over 12 years. Engie tries to employ solar power on shade structures when they can. Map of Hedenkamp was shown with shade structures all across the playground for shade. Engie worked with the District to ensure that placement is exactly where the District wants it. At the ESSC, based on SDG&E powerline placement and warehouse building, shade structures over parking and roof mounted solar will be used to take advantage of the extensive roofing at the ESSC. The ESSC is the only site with roof solar panels. The question was asked if shade structures are less expensive than roofing panels. Mr. Ware replied that the shade structures are a little more expensive to install, but the DSA requires extensive analysis to get rooftop systems approved for installation and

can be very difficult to get them approved for installation at schools. This gave shade structures the edge.

Mr. Hurtado-Prater thanked everyone for the detail and work that went into that report. Ms. Juarez asked if the $32M total contract include the 25 years of maintenance. Mr. Esquivel replied that the maintenance agreement is separate from the construction cost. Mr. Ware added that maintenance includes annual cleaning, electronics inspection, etc. Ongoing every year for every site. Ms. Rorabaugh shared that the energy savings will pay for the maintenance. Ms. Juarez asked if this is a power purchase contract. Mr. Ware replied, no, this is an outright purchase. The District owns the solar panels and pays Engie to maintain them.

6. Discussion: Heating, Ventilation, and Air Conditioning Project

Mr. Valdez-Romero shared information regarding the replacement of roofing and HVAC equipment at six school sites: Juarez-Lincoln, Valley Vista, Parkview, and Calvin J. Lauderbach, and Palomar Elementary Schools, and Robert L. Mueller Charter School. The projects were split into two bids. The total cost will be $3.2 million for the roofing/HVAC package and $2.8 for the HVAC equipment replacement. Spring Break will be the earliest equipment can be replaced. The District is going to try to get a jump start on the roofing sooner. Mr. Esquivel reported that these projects are part of the Measure VV Bond projects. HEPA filters installed in anticipation of students returning to school will not be purchased with Measure VV funds. Ms. Juarez asked why the bids were split into two bid packages. Mr. Valdez-Romero replied that the District is hoping to get more prime bidders. One package had more equipment and electrical than the other, thus was more challenging. Mr. Heredia added that the first three schools required DSA permits. The District separated those projects that required DSA approval from those that do not so that the District could proceed with those that do not require DSA approval.

7. Approve 2021 Meeting Dates:

MSCU Juarez/McKearney to approve 2021 Meeting dates as follows:

- *March 10, 2021*
- *May 12, 2021*
- *September 8, 2021*
- *December 8, 2021*

8. Other Items / Open Discussion

Mr. Hurtado-Prater asked if District anticipates being able to meet in person anytime soon. Mr. Esquivel is hopeful that meetings will resume in person by May.

Ms. Juarez asked what the timeline is for the next set of modernizations. Mr. Esquivel replied that overall, the major modernization projects are pretty much complete. Mr. Valdez-Romero added that the majority of work will now focus on equipment replacement, carpets, etc. The District must now go back and look at prior modernizations where equipment was not replaced. There were savings from the recent bid packages that will give the District some funds to spend. Transportation will also be moving the mechanics, lifts, and all equipment to the Maxwell Transportation

yard. Mr. Esquivel replied that the District will bring summary of projects to the March meeting.

Ms. Juarez asked if the ICOC is required to actually see the work that is done? Or is that not really necessary per bylaws. Mr. Esquivel welcomes the ICOC members to visit the sites, when it's safe, to see some of the equipment going up, but it is not required.

Mr. Esquivel shared that the District just purchased 10 electric buses with a grant and has received 4 buses so far. The buses are being paid for with the grant money. The fast chargers were also paid by the grant. The infrastructure is being installed by SDG&E at no cost. Mr. Valdez-Romero added that SDG&E is hoping to start installation in late February. Mr. Esquivel shared that the solar panels will tie into the charging stations to charge the buses.

Mr. Hurtado-Prater asked if site visits be on separate dates? Mr. Esquivel replied yes.

Mrs. Brannen let the Committee know that all meeting materials are available on the CVESD web site on the CVESD ICOC link.

9. Adjournment

Meeting was adjourned by Mr. Hurtado-Prater at 6:52 pm