CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

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

March 10, 2021 – 6 P.M.
Virtual Meeting

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

2. **Welcome and Introductions**

3. Mr. Hurtado-Prater requested that everyone take a moment to introduce themselves and say what their role is and why they want to be part of the CVESD ICOC.

Members Present	**Members Absent**
Dr. Jolyn DePriest	Ben Lien
Jason Hurtado-Prater	Floyd Strayer
Martha Juarez	
Nancy Kerwin	
Gloria McKearney	
James Smyth	

Others Present
Anthony Carlton, CVESD Executive Director of Facilities/Planning, Risk Management and Legal Services
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
Sherry Stone, CVESD Emergency Preparedness and Security Manager
Rudy Valdez-Romero, CVESD Director, Maintenance and Operations
Theresa Villanueva, CVESD Director, Fiscal Services
Lisa Brannen, CVESD Business Services and Support Specialist
Shawn O'Neil, Balfour Beatty Construction
Carolyn Scholl, Strata-G.I.S. Solutions
Nancy Rorabaugh, Engie
Jeff Woldhuis, Engie

4. **Approve Minutes of the CVESD ICOC**
   - MSCU Smyth/McKearney to approve Minutes of the December 9, 2020, CVESD ICOC Meeting with one grammatical correction.

5. **Update: CVESD Solar Project**

Mr. Esquivel introduced Ms. Rorabaugh and Mr. Woldhuis, who shared a presentation regarding the status of the District Solar Project. Highlights of the future Solar Project include installation of 8.1MW Solar Systems which will generate power that is projected to save the District about $70M (net) over the next 25 years. The Solar Project involves the installation of over 18,000 solar panels which is projected to generate savings which is the equivalent to saving 278,297 acres of U.S. forests. Engie has completed preconstruction activities at 49 sites, including the District Office and Maxwell Transportation Yard, and final engineering. The next step is to go to the Division of State Architects for review and approval. The first of six groups of installations will begin in July 2021, with the final installation in the summer of 2022. Engie will host two District-wide virtual Town Hall Q&A sessions for the community. Ms. Rorabaugh detailed which sites are included with each group. Construction is estimated to take 6-8 weeks with the area fenced off, but there may be follow up-activities after construction that take place. Mr. Valdez-Romero shared that the District is working with Engie and the site administrators on the details. Ms. Juarez asked how the groups were determined as she does not see any obvious reason the groups consist of the sites they have. Mr. Woldhuis responded that the groups do start from a point of geographical proximity. The second criteria is the detailed engineering and constraints on site. Group 1 has no obstacles and can be engineered fairly quickly and the sites are within a pretty tight geographical area. Group 6 has more engineering details to figure out, so those sites will come later.

6. **Report: Summary of District General Obligation Bond Projects**

Mr. Esquivel shared a presentation regarding a summary of the General Obligation Bonds Measure VV and Measure M. Mr. Esquivel reviewed the sources and uses of funds. Mr. Esquivel pointed out footnotes such as Sunnyside and Feaster, which were partially funded by Proposition E.

Measure VV Phase 1 and 2 of the four HVAC, Roofing Replacement and Asbestos Abatement projects at six school sites are under way. The District has been able to proceed fairly quickly due to school being closed. Phase 1 is demolition, roofing, abatement, electrical, and finishes at Juarez-Lincoln, Parkview, and Valley Vista. Phase 2 is demolition, HVAC and roofing at Lauderbach, Mueller, and Palomar. Juarez-Lincoln's fire alarm failed and a full replacement system has been installed. Dr. Depriest asked if the estimate for Parkview is just for roofing. Mr. Valdez Romero replied, no the estimate also includes HVAC.

Regarding Phase 3, Mr. Valdez-Romero said they were able to bundle the estimates for six sites. The construction bid was awarded by the Board on March 3, 2021. Parkview will be done during the Spring Break, and the others will be scheduled for Summer 2021. In Phase 4, there are three sites going out to bid next week.

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Mr. Esquivel reviewed the Measure M General Obligation funds received and expended. The 2020 Feaster Charter Modernization project is completely done. Mr. Esquivel reviewed the projected versus actual costs of the Feaster Charter School modernization. Mr. Valdez-Romero shared that the books have not been closed on that modernization yet because the California Department of Education is reviewing approximately $47K for plan review in case State funding becomes available. If it does, there is the possibility of receiving State modernization grant funds.

Series A of the Measure M General Obligation Bond funds are funding the District-wide Solar Project at all District sites, relocatable replacements, and more HVAC replacements.

Mr. Valdez-Romero indicated that the 7 sites in Phase 5 under Measure M will be going out to bid in the 2021-22 school year.

7. Discussion: CVESD ICOC Annual Report to CVESD Board of Education June 16, 2021

Mr. Esquivel referred the Committee to the 2020 Annual Report, which was given to all ICOC members prior to the meeting. Mr. Esquivel asked how Mr. Hurtado-Prater would like to proceed with review, preparation, and presentation of the Annual Report. Discussion ensued regarding the report. Mr. Esquivel will update the report with the current information, and the ICOC will reconvene in May to discuss the report and who in the Committee will present in June.

8. Information: Form 700, Statement of Economic Interest

Mrs. Brannen explained the Form 700 and thanked those who have already returned them to her. The forms with original signatures are required by the State and are due to Mrs. Brannen by April 1, 2021. Committee members are encouraged to contact Mrs. Brannen with any questions.

9. Remaining 2021 Meeting Dates:

Dr. DePriest asked if there was any possibility of having an in-person meeting in May. Mr. Hurtado-Prater asked if there was any interest in continuing to meet virtually or in a hybrid. Mr. Carlton indicated that as the County continues to decrease its numbers and increase vaccinations, in-person meetings may be possible. Mr. Esquivel mentioned that the ICOC was unable to visit Feaster Charter either prior to or following the modernizations and that it may be possible to do that site visit in the near future. Dr. DePriest shared that it is important to acknowledge that people with allergies may want to get the vaccine but may not be able to. Mr. Hurtado-Prater would like an item of discussion added to the May Agenda about whether to continue to have meetings virtually or hybrid (some virtual/some in person) going forward.

10. Other Items / Open Discussion

Mr. Esquivel announced Mr. Valdez-Romero's upcoming retirement after 30 years of service, and shared that Mr. Valdez-Romero is an Air Force Veteran and was

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responsible for overseeing the construction of almost every school on the East side of the District, and the modernization of almost every school in the District during his 30-year tenure. The ICOC congratulated and thanked Mr. Valdez-Romero for his service.

11. Adjournment

Meeting was adjourned by Mr. Hurtado-Prater at 6:50 pm.

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