Minutes

GJUESD Citizens’ Bond Oversight Committee

September 24, 2019 | 6:00 – 7:30 pm | Meeting called to order by Lois Yount

# In Attendance

Lois Yount, Karen Schauer, Kevin Sellstrom, Melissa Pruitt, Bonnie Rodriguez, Lorri St. Claire, Jim St. Claire and Alicia Villano.

# Minutes

The June 13th minutes were shared with committee members via hard copy. No changes were made.

# Need of Committee Member

Lois Yount noted that Brian Villanueva had to resign from the Citizen’s Oversight Committee. We have posted on the District website the need for a new committee member that is part of a taxpayer association. If anyone is interested but is not part of a taxpayer association, they can sign up at caltax.org for free or with Howard Jarvis for a $15 minimum donation. Lois will reach out to a community member who was interested last year. If anyone knows of someone who would be interested please reach out to District office, attention Lois Yount or Marie Williams.

# Bond Project Updates/Projects in Progress/Upcoming Projects

Lois Yount provided Bond project updates via the Measure K Roadmap spreadsheet. Valley Oaks has moved into completed projects with the completion of the floor repaint and re-epoxy. The only concern is the joints in the cement. The paint used is not sticking to the material. Both the Architect and Contractor are looking into different options to alleviate this issue. One option is to sand the joints and see if the paint sticks better. Another option is to use a different paint; however, it would be a different color due to the product not mixing custom colors.

Jim St. Claire asked if we could repaint with the custom color over the stronger paint option.

Lois Yount was unsure but assured the committee that the issue is under warranty and hopefully will be corrected quickly. Vernon E Greer has moved into completed projects. Contractor S&B James remodeled 6 classroom spaces. The remodel included ADA compliant sinks, flooring, cabinets, etc. First grade classes were moved from portables into these newly remodeled classrooms by the BFLC. The restrooms attached to the building were also remodeled to appropriate elementary height. All work on this project was finished early and construction costs were under $1 million dollars. Marengo Ranch is still a project in progress. Work was completed this summer on the Administration building, Multipurpose Room, Building H and the Kindergarten building. The rest of the buildings are scheduled to be completed in April 2020, however S&B James has let the District know that they are ahead of schedule and could potentially complete the project in March 2020. In mid-October, the last few teachers will be moved so the final building can be completed. The final step will be looking for new, drought tolerant landscape options due to the planters being lost in construction. River Oaks is the next upcoming project. The District will advertise in December 2019, with the project set to begin in March/April 2020. The project will consist of dry rot replacement, stucco repairs, roof coating, HVAC, and exterior painting.

Lois Yount noted some more upcoming projects. Marengo Ranch is still waiting to find out about the Facilities Hardship applications to see if any funds will be received. DSA has already approved for more work to be done at Vernon E Greer. This work would consist of roofing, energy management systems, fire and instruction system upgrades, paint, and HVAC. The back portables are being utilized as Curriculum storage and ASES use.

Melissa Pruitt asked if the 4th and 5th grade portables were still going to be removed. Her recollection of those portables were being in pretty bad shape.

Lois Yount responded those portables received roof repairs a few years ago and they are in good shape, interior included. The back portables might be removed first if the need arises. Valley Oaks would be next on the upcoming projects list. The goal would be to create permanent classrooms on that campus, but no plans have been created yet.

Bonnie Rodriguez asked if the funding had been determined at Marengo Ranch yet.

Lois Yount responded the paperwork was signed and mailed yesterday to the Office of Public School Construction. If approved, the District would receive 60% of $4 million for Marengo Ranch. This would free up Measure K funds to begin work at Greer and Valley Oaks.

Lois Yount provided budget updates via the Measure K Budget and Expenditures handout. All amounts are updated as of September 13, 2019. Payment is completed on the River Oaks pump and the first Valley Oaks project. Payment is being held on the second Valley Oaks project until the floor is completely finished and we receive the warranty and operation manuals. You generally have 6-8 months to pay after a project has been completed. The architect fees for the River Oaks project account for about 12% of construction cost. River Oaks project cost is anticipated at $3.5 million. The numbers in 2020/2021 column will depend on the State Facility Hardship and Prop 51 funding.

Bonnie Rodriguez asked if any change orders have been completed.

Lois Yount responded yes and the District actually received a credit from the Vernon E Greer project. Valley Oaks kitchen was approximately $15k over and Marengo Ranch looks like it will be under. One unforeseen circumstance example has been the Room 3 cement outside the door at Vernon E Greer was not ADA compliant and had to be redone. Once projects are completed, a Notice of Completion is approved by the Board and sent to the County. The change order log is also included for the Board.

Bonnie Rodriquez asked if the committee could see the expenditure reports/warrants for the Measure K funds. The goal of the committee is to check the balances to the Measure K funds and ensure they are being spent accurately.

Lois Yount will prepare reports using the District’s financial system. Reports will be posted to the District Measure K website within the next few weeks and we will notify the committee once this is done.

# State Facilities Funds and Potential Bonds

Lois Yount recapped the Funding for School Facility Program handout. The State Treasurer announced the sale of $2.4 billion in general obligation bonds, $664 million of which is earmarked for K-12 facilities projects under Proposition 51. The District has submitted six applications since November 18th. Assembly Bill 48 would place a $15 billion school construction bond on the 2020 primary election ballot. It has been noted that the AB48 requirements may change the application process. It may be “Financial Hardships” first, instead of a first apply, first serve basis. It is unknown at this time if the District will need to resubmit their application(s).

# Vernon E Greer Site Walk

A site walk of Vernon E Greer’s completed classrooms, bathrooms, and BFLC was conducted by Lois Yount and Kevin Sellstrom.

# 2019-2020 Meeting Dates

The following dates have been selected for the Citizens’ Oversight Committee Meetings in 2019-2020:

* Tuesday, December 3rd – Valley Oaks Elementary
* Tuesday, March 31st – River Oaks Elementary
* Thursday, June 11th – Marengo Ranch Elementary

# Adjournment

7:10 pm

Notes taken by Alicia Villano.