



Measure K  
Citizens' Oversight Committee  
June 12, 2017 at 5:30 p.m.

## Minutes

Present: Tom Barentson, Jennifer Giordano, Thomas Silva, Melissa Pruitt, Jim Freeman, Anne Wood, Christine Harper, Michael Pierce, Bonnie Rodriguez, Robert Milligan, Karen Schauer and Jim St. Claire

The bases for Measure K goes back to the Facilities Master Plan. The priorities are 1) safety and security, 2) modernizing of schools, 3) updating building systems and 4) NexGen learning environments.

### **First Projects and Why?**

1. Safety and Security
  - a. Security Cameras – cameras are in place at Valley Oaks and Marengo Ranch schools. The District is looking at adding cameras at the other all other schools.
  - b. Fencing – looking at the fencing that is needed at schools. Would like to see a 6 foot fence in front of Valley Oaks School.
  - c. Key System – looking at installation of a new key system at the six schools.
  - d. Phone Systems – looking at installation of the same phone system at all schools.
2. Modernize Schools
  - a. Permanent Facilities
  - b. Portable Classrooms – replace portables if needed. Discussion of individuals attending the company to see the process of making a portable classroom. If interested in visiting this company contact Robert Milligan.
  - c. Kitchens – the kitchen at Valley Oaks needs to be replaced.
  - d. Roofing – each school has areas that need roof replacements.
3. Existing Building Systems
  - a. HVAC
  - b. Controls
  - c. Outside Learning Environment – the asphalt at Valley Oaks school has been completely resurfaced.
4. NexGen Learning Environment
  - a. Innovation Centers
  - b. Furniture – looking at furniture to fit the NexGen learning areas. Furniture that will last for years.
  - c. Technology

The District is in the process of closing out all portable projects with DSA. This will allow the District to apply for eligibility of funding.

Discussion of Prop 39 the Clean Energy Act. The funds received from Prop 39 along with Measure K funds will allow the District to upgrade HVAC and lighting at Lake Canyon, Marengo Ranch, Robert L. McCaffrey, River Oaks, Valley Oaks and Vernon E. Greer schools.

### **Introducing PBK.**

Shawn LeCrone RRO, CD and Roy Montalbano, Partner introduced themselves and congratulated the Committee for the passing of the Bond. Roy shared some background on PBK with 340 architects and 36 years of experience. Their primary goal is to build an environment that will impact learning. PBK will take all of our proposed projects and help lay them out so that they work cohesively together.

Tom Barentson closed out their presentation by speaking on their behalf and led the Committee outside to tour the campuses.

### **Tour of Marengo Ranch Elementary School**

The Committee walked the campus and visually saw the condition of the brick veneer. Marengo Ranch School can also use updated lighting, HVAC, playground resurfacing, replaced fencing around electrical and trash area repaired.

The brick veneer is now failing, possibly due to moisture. An investigation of the rooftop and drainage system will need to be completed in order to confirm. Mr. LeCrone explained that it is not just the brick failure and that it may need repairs on the infrastructure. They would need to replace the veneer with a normal sized brick or another material depending on what they conclude after the investigation of the cause. The most cost effective approach will be determined at that time, as well.

The Committee was taken out to the playground area where the blacktop area is projected to have resurfacing completed this summer. The fencing around the electrical and trash areas will need to be replaced. Shade structures will need to be added.

All lighting needs to be updated to LED. In addition to lighting updating the HVAC system, EMS system and adding a solar tub will all be prioritized projects. Mr. Montalbano stated that studies show that lighting and classroom temperatures improve student test scores. Tom concurred.

The H-building was the final stop on the tour. Mr. Milligan directed the Committee's attention to the exterior walls that looked to be stucco however are actually pressboard. The focus on this building will be to improve the exterior for the safety and longevity of the building.

## **Power Point Presentation Shown**

- Bond Sale May 18<sup>th</sup>, Raymond James & Associates, Inc. (bid accepted).
- June 6<sup>th</sup>, \$9.6 M funds transferred to Sacramento County Department of Finance. The next bond sale will occur in two years from now.
- Summer projects: New phone system for all sites. Tech support purchased Cisco Call-Manager System and installed it at Lake Canyon in December due to phone failure. 60 new phones per site (30 at the District Office and 15 at Fairsite to be delivered and installed this summer. Expected to be completed by August 7, 2017.
- Cisco Systems, Inc. Meraki Cloud managed outdoor dome security cameras to be installed at each site. The system will be fully accessible to the Galt Police Department and is easily replaceable. This system will be purchased. This is expected to be completed by July 31, 2017.
- Playground/asphalt paving will be completed this summer at the following sites: Marengo Ranch, River Oaks and Vernon E. Greer Elementary Schools. The project is expected to be completed by July 24, 2017. The striping to be completed by August 7, 2017.
- Outside Learning Environment planning will be hard court areas, condition of the natural grass fields and site irrigation systems along with shade structures at the gathering areas and drop-off/pedestrian zones.
- Architectural Development of Priorities at each site. Marengo Ranch:
  - Outside and inside renovations
  - Portable classroom evaluation  
Replacement strategy (2 stories?)
  - NEXGen/21<sup>st</sup> Century classroom evaluation (furniture, flat screen, etc.).
  - Technology classroom development.
- Additional details can be found on the copies of the PowerPoint slides, attached.

## **In Conclusion**

Tom stated that our main priorities will be focused on security, asphalt, phone system and paint where we can. Realistically we have only 60 days to complete summer projects. Walls and structural reconstruction will take 4 months before beginning so we won't see that starting until approximately spring.

Committee member Bonnie Rodriguez state that the 1<sup>st</sup> phase of the Bond is \$9 M and asked if construction was considered in that amount. Tom stated that we will be utilizing several sources such as Prop 39 for the lighting, developer fees and JPA funds.

It was also stated that Fairstie will be addressed to a level of comfort with no major projects using bond funding planned at this time.

## **Open Discussion**

Additional discussion concerning the phone system explained to be secure utilizing our closed network.

Mr. Barentson discussed the bus/drop-off problems and long ride times. Possibilities of offering Wi-Fi and making routes more efficient.

Committee member Christine Harper expressed the importance of the Committee having a breakdown of the projects costs (roughly) on all sites before committing to one project. This information cannot be attainable until the bid proposals are received. Committee members agree that an estimated cost break down by site is needed to have an idea of the total and to watch the Budget to see projects funded to completion. "What's the bottom line?" It was suggested to have an Excel spreadsheet to track funding. Tom suggested a project report is to be completed every 90 days.

Marengo Ranch and Valley Oaks have priority problems requiring attention with a possible \$12M worth in the next 10 years.

The next meeting will be August 14, 2017 at Vernon E. Greer. The time will be 5:30 to 7:30.

Adjournment 7:35 p.m.

Notes taken by J. Giordano