



Putting
Children
First

Bond Oversight Committee

Wednesday, February 6, 2019

5:30 to 7:30 p.m.

West Campus HS

Library

5022 58th Street

Sacramento, CA

95820

Minutes

The Site Tour and Discussion conducted at the beginning of the meeting. The Committee toured the new science wing still under construction. Roebbelen, Coact and Premier Management Group were in attendance to answer questions.

Question: Cost per square foot?

Question: Is steel better? Not necessarily. Would need more manpower and special inspector.

Question: Can the kids weld in the maker's lab? Yes. Designed with safety in mind. It has its own HVAC unit.

1.0 Welcome/Call to Order 6:18

2.0 Call to Order/Members Present/Absent

Carol Davydova, Michael Watanabe, Terrence Gladney, Jim Price (6:30), Brian Hill, Terra Bennett Brown, Michael Watanabe, Lesley Taylor

Members Absent: Colleen Megowan-Romanowicz, Alex Visaya, Jr,

Staff Present: Jim Dobson, Elena Hankard, Amari Watkins, Crystal Hoff, Jeff Bozeman (for tour)

3.0 Approval of Agenda/Discussion of Tonight's Meeting

Motion by: Terrence Gladney

Second by: Carol Davydova

The agenda was approved as presented.

4.0 Approval of Minutes

November 7, 2018 – Regular Meeting

Motion by: Brian Hill

Second by: Jim Price

Abstain: Lesley Taylor

The Committee would like comments and questions regarding the amendment/expansion of parameters of the BOCs role captured and archived in the meeting minutes from now on.

Terrence Gladney: Brian had a very poignant question at the last meeting on return on investment and analysis outside the scope of work. This would be helpful to state in the minutes for historical reference for the Board and the Facilities Committee to see the scope of the Committee and to be able to see what's outside the scope of the Committee that has been presented to see if they'd be willing to entertain the concept of an expansion of the role of the BOC.

Terrence Gladney: We would not want to encumber future BOCs with something that may be outside of the scope as determined by the Board. We are obviously, with Lesley Taylor and Michael Watanabe, in a unique position to be prepared to deal with things outside the scope.

Michael Watanabe: What are you looking to expand? You mention the role of the BOC. Aren't there statutes?

Terrence Gladney: There are but I think the Board has the latitude to expand the role. I've been asking for years even when there was a Bond Steering Committee that was separate from the Bond Oversight Committee. Perhaps not everyone is interested in this but perhaps a subcommittee or an attachment to the Facilities Committee and if there are people interested in facilities through the BOC it is definitely an opportunity to explore this existing group of parents and community members. Perhaps the Board would say they would like to explore this group of parents/community members. Maybe they would say that they as a Board don't have the band width to cover that but if there is a group of stakeholders who are and obviously have professional backgrounds and experience and knowledge then it's a great opportunity especially with the District's current budget situation where the District does not have the ability to encumber the District with additional positions. There are people that are equipped with knowledge and awareness. It's a way to be more efficient.

Brian Hill: I'm here because Jay Hansen asked me to do this when he was on the Board. Why is this Committee doing what it's doing when we could be doing a range of other things? It may or not be legal but it might be something we want to think about.

The Committee agrees that the minutes from November 7, 2018 will be approved. Moving forward, conversations having to do with the BOCs role such as the above will be captured in future minutes (preferably in a more bulleted fashion).

Terrence Gladney: The discussion tonight was more for the new members and their initial exposure to the process. They as brand new members are saying what I have been saying and other people have been saying for years. It is very powerful.

Maria Haro- Sullivan: This has been a point of discussion at prior meetings. The subject has gone flat and she agrees that there are guidelines in the bylaws but there is no law for the BOC. So we can actually expand the parameters to encompass some of these things. The Board can.

Maria struggles with how questions are answered. Example: What's the Budget? What's the return on investment? It takes us so long to meet that we don't get the answers.

Terrance Gladney: The way that the bond proposal or the language is presented to voters is very loose. But there are specific things in there. So just in terms of marketing better when we are looking for other bonds, I would suggest some sort of identification of, yes; this is our strategic plan, even though it is outdated, from 2012. With this percentage of bond money that SCUSD was allocated. It was only 25% of what we identified as our overall need. But with that 25% maybe we could build 30% of the identified needs or 25% just to present it to a voter. When we are presented with someone who doesn't have children in the District, some sort of language that is presented on a prettier package. Other than always with your hand out and saying we need more money because we have all these needs.

Michael Watanabe: SCUSD did that for Measures Q and R.

Terrence Gladney: But in terms of aligning to actual spending that took place and seeing if it is proportional to what was initially asked.

Jim Dobson: The Board turned around and said we're going to have 9 core academic renovation projects and that took the majority of the money.

Carol Davydova: So those were new developments not accounting for what had already been planned for the funds. Then there was a change.

Jim Dobson: No. This was not a change. The Board asked for NTD's analysis of the District, Districtwide. They came up with \$2 billion of needs. The Board then went out for Measures Q and R. They decided on 9 core academic renovation sites. By far the majority are not getting a thing out of this.

Terrence Gladney: As staff, you should put it back on the Board saying you guys need to justify this because if I didn't have any children in this District and I voted time after time for the bond and I don't see there's an alignment of what you guys identified as priorities to what was the output, then you're not getting my vote. The Board needs to be very creative in presenting that package. There are only so many times you can go to the well and ask for something but you don't put out what was asked for.

Lesley Taylor: So for tonight's minutes, could we determine the Board's appetite for an expanded role for this committee? Or could we identify a pathway to raise questions from this Committee to the Facilities Committee so that those questions could be heard more frequently.

Terrence Gladney: I think that at a base level, my priority would be to capture the questions that fallout of the scope so that there is some sort of archive or capturing of what that is so at a very minimal level if the Board decides to go back and review and explore it at least there is a repository of those questions that came up and they can say you know, this fits in the need of what we're willing to entertain. And on a broader scale obviously yes, explore their appetite for expanding the parameters of the Committee.

Jim Dobson: For Elena, you can identify a section on the agenda for these questions/statements. Then you can go back to that section, in the 4 meeting minutes, for your annual report information gathering. Then develop it all into your annual report.

Terra Bennett Brown: So should we keep a running list of these types of questions and then turn them in?

Jim Dobson: No. They should be in the minutes.

Staff will create a new item on the agenda for these types of questions/comments (Key indicators of what the Committee wants to talk to the Board about). By doing this, comments will be more condensed for the transcriber instead of a conversation throughout the two hour meeting.

The Committee should go through the Chair of the Committee with new questions. The Chair builds the agenda with Staff.

The Committee agrees that the November 7, 2019 minutes do not need to be amended as long as tonight's conversation is captured in tonight's minutes.

5.0 Site Tour and Discussion – (this item was moved to the beginning of the agenda)

6.0 Bond Fund Update

Bond Specialist Crystal Hoff presented to the Committee SCUSDs Bond Program Status Report ending January 31, 2019 and the Project Status Report. And the e-builder report. Please see reports posted on the SCUSD website.

Terrance Gladney has a question specifically about John Cabrillo Elementary and Sam Brannan Middle. Is what is stated in the report inclusive of the fields when you talk about the asphalt and the landscaping?

Crystal Hoff is not sure if the complete scope has been developed yet. Surveying has been completed.

Terrance Gladney made the recommendation that if the numbers in the report are not inclusive of the field work, which has been a contention point for years, maybe just re-engage...

Terrance Gladney would like to know who's involved in like the development of the scope of work. Site administrator?

Jim Dobson: A lot of these are coming from our maintenance department. This would be a part of playground/paving and not so much actual fields.

Terrence Gladney sees that the number that came back from Stephan Brown was \$2m and would hope that for Sam Brannan the \$5m is inclusive of that but if it is not, to engage the site because if they don't get \$5m, he's pretty sure that they'd rather take \$2m out of that and put it towards the field and maybe reallocate some of it. He knows some of it is a safety issue but he feels it is also a safety issue on the field. If at all possible he'd like for the school to have some ability to have a piece of that large number.

Jim Dobson let the group know that the sites are consulted.

Lesley Taylor would like to know how staff tracks reductions. Crystal Hoff (SCUSD Accounting Specialist) stated that there are two reasons a project might decrease in cost. 1. A secondary project has been created and funds have shifted. 2. Closeout of a project and the balance is shifting to the bottom line to be reallocated to new projects. There is no mechanism in the report to track this. This tracking is completed on an individual basis.

Example: HJHS Core Academic project went from \$23m to \$16m-splitting it off to create the HVAC project.

Terra Bennett Brown: If I were someone say, who was uneducated about how the reporting programs work and I wanted to know whether the builder that had been selected would be able to keep the cost of the original budget once it was finally decided and split off, what would I ask for? What kind of documentation do we have as a District to show like how much you know we have told the builder you're allowed to spend this much and then how much they ultimately needed to spend for whatever various reasons?

Crystal Hoff: With any of the projects, we go out to bid and it's in the contract what the total is going to be for the base construction and we typically add a contingency on to that and we track all change orders.

Jim Dobson: There is a section called Grants and Awards on the agenda at all the Board meetings (1st and 3rd Thursday's of each month). All of the initial contract awards are listed as well as any changes. We also have a Contracts Specialist that has this information.

Lesley Taylor would like a ballpark estimate of the deferred maintenance. Staff will provide this and the different categories.

Explanation of former deferred maintenance plan funding was discussed.

Terra Bennett Brown – How Many Core Academic Schools? CKM, HJHS, LBHS, JFK, West Campus, American Legion, Albert Einstein, Kit Carson, Sac High. \$122m.

7.0 Projects/Staff Update

This agenda item has been covered in Item 6.0

Staff is looking into the next projects.

Amari Watkins, SCUSD Accounting Director, discussed the District's credit rating with the Committee.

The school recovery plan will be presented to the Board for approval at the March 7, 2019 Board meeting.

8.0 Future Business

Next Meeting Dates: May 1, 2019, August 7, 2019, November 6, 2019 Locations TBD

Facilities Committee meetings will be held on the 3rd Monday of every month beginning March 2019.

All BOC meeting dates and Facilities Committee meeting dates will be added to the SCUSD Central Calendar.

Terra Bennett Brown inquired if there could be a joint meeting between the BOC and the Facilities Committee.

Terrence Gladney would like a liaison from the BOC to attend the Facilities Committee meetings to represent the BOC. Five minutes could be added to their agenda for BOC updates.

Carol Davydova suggested that a BOC member (whoever attends) report back to the BOC after attending a Facilities Committee meeting.

Adjourn: 7:15 p.m.

Motion by: Terra Bennett Brown

Second by: Carol Davydova

