

CITIZENS' OVERSIGHT COMMITTEE MEETING for
Bakersfield City School District "Measure G"

Wednesday, March 21, 2007

Education Center – Superintendent's Conference Room

The second meeting of the Citizens' Oversight Committee was opened at 3:30 p.m. by Teri Schallock.

Members Present: The following members were present:
Mr. Harry Chicklenis
Mrs. Stephanie Holladay
Mrs. Lori Hughes
Mr. Robert Palmbach
Mr. Percy Robinson
Mr. Brian Todd

Members Absent: The following member was absent:
Mr. Philip Field

District Staff Present: Mrs. Schallock, Chief Business Official
Mr. Steve McClain, Fiscal Services Director
Mr. Ruben Solis, Facilities Director
Ms. Evelyn Goode, Recorder

Approval of Minutes: On a motion by Mr. Robinson, seconded by Mr. Chicklenis, it was ordered by the affirmative vote of the members present that the minutes of December 7, 2006, be approved.

Introduction of New Members: Mrs. Schallock introduced Brian Todd, who had been unable to attend the first committee meeting. Also introduced were Robert Palmbach who has taken the place of Maria Herrera, who resigned, and Percy Robinson who replaces Don Vereen who became a BCSD Board member.

Mrs. Schallock asked each Committee member to re-introduce themselves.

Website Development: Chairperson Stephanie Holladay and Vice-Chairperson Harry Chicklenis have met and viewed different school websites to get an idea on how to develop the District's website on Measure G. Mrs. Holladay wants to make it easy for anyone to find information regarding Measure G on the website and that current information is made readily available to the community.

Mrs. Schallock explained that as of today, there is no direct link on the District's website that will take you directly to the Measure G information;

however, by next Tuesday (March 27), the District's Communications Department should have the link ready to go. Presently, to reach the information already on the website, you must go to www.bcsd.com/bond.

Mrs. Holladay reported that a Letter to the Community, prepared by she and Mr. Chicklenis and signed by the District's Board of Education President, is on the website.

In addition, the Committee's Bylaws and the list of Committee members are also found on the website.

Mr. Robinson asked how often the information on the website will be updated?

Mrs. Schallock responded that the information will be updated as new information is received and as the projects take place. As the projects get underway, it is hoped that pictures will also be inserted on to the website.

Mr. Robinson requested that a date be inserted onto the Measure G website stating when the information was last updated.

Mr. Robinson asked how information is disseminated to the public?

Mrs. Schallock responded that the Committee will be presenting an Annual Report at a BCSD Board meeting which will have all the pertinent information as to what projects are underway, what projects have been completed and how the Bond funds are being spent.

Mr. Robinson suggested that the Minutes be included on the website so that the public will know exactly what has taken place following an Oversight Committee meeting. He further stated that the public should be made aware that they can contact the Office of the Chief Business Official to get a copy of the minutes.

It was suggested that Oversight Committee meeting information be shared in the District's Direct Connection which is sent to all District parents. Within that publication, it should state that the minutes are available upon request.

Review of the
Members List
On the Website:

Discussion was held as to what information should be given on the members list found on the website. It was decided that the home and work address for each member will be removed from the list. In addition, the work phone number will be removed. The e-mail addresses will remain on the list. The information for the two replacement members will be added.

General Overview-
Bond Project:

Mrs. Schallock presented a power-point presentation entitled:

“Measure G-Bond Projects Update.”

Series A Issue-\$34 Million

- District’s 2006 Election General Obligation Bonds, 2007 Series A (through the County of Kern) were issued in early February
- \$34 Million was received into the BCSD Bond Fund in late February
- The plan is to issue 3 series (A,B,C) about one every 3 years to total \$100 Million
- Projects to be multi-funded with Developer Fees, State matching funds and balances from District building funds for project total of \$219 Million

Projects Planned in 4 Tracks

- New construction of 3 schools
- Modernization of 8 schools
- Security upgrades at all schools
- Replacement of DOH (Department of Housing) trailers with new classrooms
- Signage will be placed at the school when projects are in progress which will read: “School Improvement Project funded by Measure G Bond Funds”

Mrs. Schallock pointed out that Mr. Solis had brought a sample of what the sign will look like.

Mr. Todd asked what percentage of portables will be replaced?

Mrs. Schallock explained that the District has 152 DOH trailers which are trailers with wheels and they must be removed. In addition, the DSA-approved (Division of State Architect) trailers may be replaced.

New Construction

- Property to be purchased is for a new middle and a new elementary school
- An Advisory Committee will be formed this summer for input into the design and function of the new school

Modernizations

- This summer modernizations will begin at:
Eissler / Chipman / Nichols
- The other schools to be modernized are:
Compton / Curran / Evergreen / Pauly / Voorhies

Security Systems and DOH Replacements

- Upgrading of security systems has already begun at some sites and others will be beginning soon. Some upgrades are already complete.
- In June, an update will be provided on what schools will be receiving new classrooms to replace DOH trailers

Land Purchase

- At the February 27, 2007 Board meeting, approval was given to enter into contract to purchase 41.49 acres.
- The land is located north of Paladino and east of Morning Drive
- 2 schools will be built at this location: the elementary on the southern site and the middle on the northern site

Mrs. Schallock reported that the purchase is now in escrow with 120 day due diligence and escrow closing 30 days following, which means that the District should own the land by the end of July. The price of the land is \$153,000 p/acre for a total of \$6,347,970. Approximately 19 acres will be used for the elementary school and approximately 23 acres for the middle school. The CDE (California Department of Education) has a formula for determining the acreage allowable for elementary and junior high/middle schools.

Mr. Chicklenis reported that he received a phone call from a citizen wanting to know why the District purchased such a large amount of land. He said that he responded that the District was planning for the future. Mr. Chicklenis suggested that the information regarding the building of two schools be shared with the public.

Land Purchase Requirements

- During the 120 day due diligence period (ends approximately June 30) the will evaluate the following:
 - pipelines, power lines, hazardous waste materials, hazardous air emissions, geology of area, railroads/roads, and airports as well as city planning report and zoning analysis
- These tests will be reported in the EIR (Environmental Impact Report) and the CEQA (California Environmental Quality Act Report)

Mrs. Schallock reported that the District is submitting an agreement for appraisal services to the Board for approval on March 27, 2007. Once approved by the Board, the services will begin March 28, 2007.

And

- California Department of Education Facilities Division has given preliminary approval-must give final approval
- Appraisal of property value to be completed within 30 days
- Soils engineering firm to be selected by April 1 to complete EIR and CEQA

- Architect firm to be selected by April 1
- Projecting escrow to close about July 31st

Mr. Robinson asked when the new schools would open.

Mrs. Schallock responded that architect interviews will be taking place next week and once the architects are on board, the District will know more. However, it is projected that the new school would open in August of 2010.

Financial Report:

Mr. Steve McClain reported that the monies from Issue A of the Bond Funds (\$34 Million) have been received and have been placed in “Fund 21” which is strictly for Bond funds. The money is earning interest and the District must carefully monitor the rules and regulations issued by the I.R.S. for tax exempt monies. Five percent of the money (or \$1.7 Million) must be spent within 30 days of receiving it. With the purchase of the land and the security system upgrades taking place at school sites, we are well within the 30 day timeframe.

The District is now in the process of trying to “project” what money will be spent on upcoming projects within 12 months, 24 months, 36 months, etc. With the passage of Prop. 39, the money must be spent within 36 months.

The District is currently preparing a Request-for-Proposal (RFP) to hire an outside firm to conduct a “performance audit” to make sure the money is being spent as it is supposed to be.

Facilities Report:

Mr. Ruben Solis shared information with the Committee regarding...

Environment Report which must coincide within the 120-day escrow period. An agreement with Krazan & Associates, Inc., is going to the March 27th Board for approval. Once approved, this firm will be performing an environmental land assessment beginning on March 28th which will include: report of chemical use, a preliminary endangerment assessment, geotechnical investigation, geologic/seismic hazards evaluation, hazardous pipeline study, and archeological/valley fever research.

Architect Selection – Twenty-five firms submitted proposals. The interviews, which will take place on March 28 and 29, will interview 12 architects. Four firms will be selected.

Security Projects have been taking place at some schools. These include cameras, fencing, locks, gates and in some cases, buzzers. The criteria for some of the security equipment is that the junior high schools, and those schools with high instances of vandalism, will receive cameras.

Modernizations will take place at Chipman, Eissler and Nichols schools. The District will go out to bid in June of 2007, with construction beginning in September. Curran modernization will go out to bid in August of 2007, with construction beginning in November.

Mr. Palmbach asked what type of modernizations would be taking place.

Mr. Solis responded that the modernizations could include, floors, white boards, air conditioning, and the remodeling of restrooms to conform to A.D.A. (Americans With Disabilities Act). Each school's modernization projects may be different.

Construction Management Firm – Request-for-Qualifications (R.F.Q) on the new schools has been placed on the website. The proposals are due on April 4, 2007.

Wrap-Up and
Questions/Answer
Period:

Mr. Robinson had a question regarding Section 5.4 of the Committee Bylaws. **Which of the Committee members are willing to service 1, 2, or 3 year terms on the Committee?** Mrs. Schallock suggested that this item be placed on the agenda for the next Committee meeting.

Mr. Robinson asked if future meetings may be held away from the District office.

Mrs. Schallock reported that a site visitation may take place once the construction of the new school has begun, or to visit a site that is being modernized, and if the entire committee is present, that would be considered "a meeting."

Mrs. Hughes asked who will be overseeing the recruiting of members to sit on the planning committee for the new schools.

Mrs. Schallock responded that this is currently in discussion with the Superintendent.

March 27th
Board Meeting: Mrs. Schallock asked Mr. Palmbach, Mr. Todd and Mr. Robinson if they will be able to attend the March 27th Board meeting. Mr. Palmbach is unable to attend. Mr. Todd and Mr. Robinson will attend the meeting. The introduction of the new members will be handled under the Superintendent's Report. Mrs. Holladay and Mr. Chicklenis will be in attendance to announce the establishment of the Oversight Committee's information on the District's website.

Next Meeting: Discussion was held and the next meeting of the Oversight Committee will take place on Wednesday, July 18, 2007, at 3:30 p.m. Notices will be sent to the Committee members.

Adjournment: On a motion by Mrs. Hughes, seconded by Mr. Todd, it was ordered by the affirmative vote of the members present that the meeting be adjourned. Ayes: Mr. Chicklenis, Mrs. Holladay, Mrs. Hughes, Mr. Palmbach, Mr. Robinson, and Mr. Todd. Noes: None. Absent: Mr. Field

The meeting adjourned at 4:28 p.m.