

**THESE MINUTES WILL NOT BE APPROVED UNTIL THE OCTOBER MEETING
CITIZENS' OVERSIGHT COMMITTEE MEETING for
Bakersfield City School District "Measure G"**

Thursday, July 16, 2009

Superintendent's Conference Room – Education Center – 1300 Baker Street

The eleventh meeting of the Citizens' Oversight Committee was opened at 3:04 p.m. by Chairperson Stephanie Holladay.

Members Present: The following members were present:

Mr. Harry Chicklenis
Mr. Philip Field
Mrs. Stephanie Holladay
Mrs. Lori Hughes
Mr. Percy Robinson
Mr. Mike Turnipseed

Member Absent: The following member was absent:

Mr. Robert Palmbach

District Staff
Present:

Mr. Steve McClain, Chief Business Official
Mr. Steve Gabbitas, Public Information & Communications Manager
Mr. Ruben Solis, Facilities Director
Mrs. Nancy Ranes, Substitute Recorder

Approval of
Minutes:

On a motion by Philip Field and seconded by Harry Chicklenis, it was ordered by the affirmative vote of the members present that the minutes of April 30, 2009, be approved.

Updated Committee
Members List:
(Handout #1)

Steve McClain noted that Evelyn Goode updated the list of Citizens' Oversight Committee Members, which was distributed to the committee.

Terms of Service
By Committee
Members:
(Handout #2)

Steve McClain distributed a document, which shows the term of service for each committee member. He pointed out that according to the Bylaws, no member may serve more than two (2) consecutive terms.

Land Purchase
Update:

Steve McClain pointed out that we are still scheduled to close escrow at the end of August. Last week, the seller (K. Hovnanian) waived their contingencies on the property.

Mr. Field asked where we are on the price.

Steve responded that the appraisal was lower than the contract price, and the seller has agreed to honor the appraisal amount of \$4.42 million.

Steve noted that Krazan & Associates are on schedule conducting environmental tests on the property, which include Phase I ESA, CEQA, Geotechnical Investigation, Geohazards Assessment, and Pipeline

Certification. The Phase I report should come in July 17, and the CEQA report will be submitted prior to the end of August. No problems have been detected thus far.

Several meetings and discussions have been held with the seller, the City of Bakersfield, and the architect regarding utilities to the property, as well as the design of the schools. After escrow closes, the Design Advisory Committee will reconvene.

Mr. Field asked if Ordiz-Melby Architects have done anything with the design of the new schools.

Steve stated that preliminary drawings have begun. Ruben added that the engineering firm of McIntosh & Associates is checking to make sure the dirt can be moved closer to the location of the school buildings on the property.

Mr. Field asked if there are any problems with the soil conditions.

Steve replied that environmental testing is being done now so that if any issues arise, they can be addressed and mitigated prior to the close of escrow.

Mr. Field asked that if escrow closes in August, (a) do we have any money set aside, and (b) what is the anticipated date the schools will open?

Steve responded that (a) the District has local funds available (developer fees and bond monies), and (b) the timeline is being developed for the opening of the new schools.

Ruben pointed out that the plans have to be submitted to the Division of State Architect for approval, and building the school is a lengthy process that will take several years.

**Financial Update:
(Handout #4)**

Steve McClain presented the unaudited Quarterly Expenditure Report for April 1 through June 30, 2009. The total amount spent during this quarter was \$1,745,945. The total amount spent year-to-date through June 30 is \$5,452,623. The cumulative total of money spent-to-date is \$10,514,900.

Mr. Turnipseed asked where the funds are being held.

Steve replied they are held at the Kern County Treasurer.

Mr. Turnipseed asked for the interest rate.

Steve responded the interest rate on the bonds is around four percent (4%).

Mr. Field asked what we are naming the school.

Steve noted that the process is governed by Board policy. No decisions have been made as of yet.

Steve continued with the Change Orders report and shared that this information is shared with Total Schools Solution during their annual audit, which is scheduled to start in August. Total Schools Solution will subsequently finalize their report in December 2009, and it is then presented to the Board in January 2009 by the Citizens' Oversight Committee.

Mr. Turnipseed asked if Total School Solutions conducts the District's audit.

Steve replied that they do not. Brown Armstrong is the local firm that conducts the District's annual audit.

Facilities Update
(Handout #5)

Ruben Solis presented the Facilities Update, "Status of Modernizations, DSA Buildings and Security Projects."

Several photos of the projects, taken by Steve Gabbitas, were provided to the members to show the construction projects. Steve McClain added that Steve does a good job in keeping the website updated. There is a counter that keeps track of how many people access the web site.

MODERNIZATIONS:

Chipman Junior High School: Overall project is 90% completed.

Curran Middle School: Overall project is 70% completed.

Eissler School: Overall project is 100% completed.

Nichols School: Overall project is 100% completed.

UPCOMING MODERNIZATIONS:

Evergreen and Pauly Schools: The architect submitted plans to the Division of State Architect (DSA) in June.

Compton Junior High: Architect will submit plans to DSA in July.

After DSA reviews the plans and makes their notations, they are returned to the architect to incorporate all the changes. The plans are then re-submitted to DSA. The goal is to go out to bid in December 2009 for all three modernizations.

TRAILER REPLACEMENTS:

Evergreen: (a) Twelve [12] DSA buildings for temporary housing, which will also be utilized during the modernization and (b) twelve [12] modular DSA buildings and one restroom on concrete foundations:
(a) The twelve buildings have been installed for temporary housing, and (b) Dirt work has started on the permanent classrooms.

Pauly: (Nine [9] buildings and one restroom on concrete foundations):
The concrete work has been completed. The buildings and restroom will be placed on the foundations by the first of August.

Garza: (Twenty [20] buildings): Five (5) buildings have been installed for temporary housing.

Wayside: (Nine [9] buildings and one restroom): The project is 90% completed. Site work needs to be completed.

SECURITY PROJECTS:

Security Iron or Chain Link Fencing Projects have been completed at sixteen (16) schools: Curran Middle, Eissler, Evergreen, Fremont, Garza, Harding, Harris, Hort, Jefferson, Longfellow, Mount Vernon, Owens Intermediate, William Penn, Sierra Middle, Thorner, and Wayside.

Current projects include:

Owens Primary (Iron fencing in front of the school): In progress - Estimated completion date: July 2009.

Pauly (Iron fencing in front of the school): In progress - Estimated completion date: July 2009.

Washington Middle (Iron fencing in front of the school): Design phase - Estimated completion date: July 2009.

SECURITY HARDWARE – CAMPUS ACCESS CONTROL:

Eleven (11) school sites have been completed: Hort, Jefferson, Horace Mann, Longfellow, Mount Vernon, William Penn, Pioneer, Sierra Middle, Stiern Middle, Thorner, and Wayside.

Four school sites are in progress: Casa Loma, Owens Primary, Pauly, and Washington Middle.

SECURITY CAMERAS:

Installation has been completed at seventeen (17) school sites: Chipman Junior High, Compton Junior High, Curran Middle, Eissler, Emerson Middle, Fremont, Garza, Hills, Longfellow, Horace Mann, Nichols, Rafer Johnson Children's Center, Rafer Johnson Community Day School, Sequoia Middle, Stiern Middle, Washington Middle, and Wayside. Mount Vernon is in progress, and Owens Primary is in the design phase.

Mrs. Holladay asked if punch lists have been completed at the Curran modernization.

Ruben replied that punch lists have been completed on the initial phases.

Mrs. Holladay asked if there is a delay at the Curran modernization.

Ruben stated there is, but District staff are working through the issues with the contractor.

Mr. Field asked if the contractor is behind schedule.

Ruben responded affirmatively.

Mr. Field asked if this will be a problem when school opens in the fall.

Ruben noted there will not be a problem. To avoid interruptions with the opening of school, the modernization is done in phases. Each phase is fenced off, and we provide temporary housing.

Mr. Field asked what is done with the temporary housing trailers. Are they sent back to the leasing company after the project is completed?

Ruben clarified that we cannot put students in trailers, so the temporary housing must be DSA-approved buildings. After a project is completed, the buildings can be returned or moved to the next modernization or PMC school site.

Mr. Field asked if they increase the cost of the lease when the buildings are moved.

Ruben responded that they do not. The cost remains the same.

Mr. Field asked when we can expect to wrap up all the modernizations and the permanent modular classrooms (PMC) work.

Ruben responded that modernization projects are generally completed within two years from the start date. With regard to the PMC projects, Ruben pointed out that we are replacing about 200 trailers throughout the District; and it will take approximately six to seven years to complete the work.

Mr. Field asked how much money will be consumed with the upcoming modernizations.

Ruben replied that Pauly and Evergreen are estimated to cost approximately \$2 million each and Compton Middle School is estimated at approximately \$3 million from bond funds.

Five-Year Deferred
Maintenance Plan:
(Handout #6)

Ruben Solis reviewed the Five-Year Plan of the Deferred Maintenance Program, which was approved by the Board on May 26, 2009.

Steve added that the Education Code specifically states that the Five-Year Plan of the Deferred Maintenance Program may be reviewed annually by the Citizens' Oversight Committee.

Mr. Field asked what are the "Wall Systems" listed in the Project Category of the Plan.

Ruben replied that it refers to partitions in the restrooms.

Mr. Field asked if it includes movable partitions.

Ruben responded that it could, but we don't have these types of partitions.

Steve pointed out that a large amount of the monies are expended in flooring projects. In addition, there is a large air-conditioning project at Casa Loma.

Mr. Field asked if the air conditioning units at Casa Loma are replacement or add-ons.

Ruben replied that we are replacing the existing chiller system with new roof-top, dual pack units.

Next Meeting: Discussion was held, and the next meeting of the Bond Oversight
(Handout #7) Committee will take place on **Thursday, October 15, 2009**.
Consensus was to hold the meeting at one of the PMC sites.
Notices will be sent to the Committee members.

Public Comments: There were no comments from the public.

Additional Mr. Turnipseed informed the Committee members of an upcoming
Comments from September 18th workshop on school bond debt, which will be held at the
Members: Kern County Superintendent of Schools office.

Mr. Turnipseed noted that the Bakersfield City School District (District) is at the high end of compliance compared to other school districts in the state. He commended the District for securing an independent audit firm.

Adjournment: On a motion by Lori Hughes and seconded by Harry Chicklenis, it was ordered by the affirmative vote of the members present that the meeting be adjourned.

The meeting adjourned at 3:54 p.m.