



Nevada Joint Union High School District Independent Citizens' Bond Oversight Committee, Regular Meeting Minutes

August 6, 2018

5:00 p.m.

Bear River High School, Room C202

11130 Magnolia Road

Grass Valley, CA 95949

1. CALL TO ORDER

Committee Chairperson Katy Schwarz called the meeting to order at 5:05 p.m. (Everyone met at the track under construction for a quick walk around.)

2. ROLL CALL

Chairperson Schwarz called roll; the following committee members were present: Bob Branstrom, Irene Frazier, Steve French, Rob Katzenstein, Heino Nikolai and Katy Schwarz.

Others present: Superintendent Brett W. McFadden, Paul Palmer, Trisha Delaney and Sitaline Representatives, Andrew Pawlowski and Richard Baker.

3. APPROVAL OF AGENDA

Mr. Nicolai motioned, Mr. French seconded, and the Committee approved the Agenda 6-0.

4. PUBLIC COMMENT

There was no public comment.

5. CONSIDERATION OF MINUTES

The minutes from the May 7, 2018 meeting were reviewed by the Committee. Mr. Nicolai motioned, Mr. Katzenstein seconded, and the Committee approved the meeting minutes 6-0.

6. DISCUSSION/ACTION ITEMS

6.1 Introduction of New Superintendent

Committee Chairperson Schwartz introduced the new District Superintendent, Brett W. McFadden.

6.2 Superintendent Welcome

District Superintendent McFadden welcomed the Committee, exchanged pleasantries with everyone and thanked members for their service to the community.

6.3 Introduction of Sitaline Staff in Attendance

Director Palmer introduced Mr. Richard Baker and Mr. Andrew Pawlowski of Sitaline Architecture. Mr. Baker was the Sitaline Project Manager for the track project and led the group on a brief tour. The track surfacing was under construction so attendees were limited to walking on the sidewalk just outside the track perimeter fencing. After the track project tour, the Committee was delayed resuming the meeting a bit as the new fire alarm at Bear River had activated, and Mr. Palmer was addressing the issue with the Fire Department.

6.4 Review of Bond Expenditures from 4/1/2018 through 6/30/2018

- A. The group had many questions after having reviewed CBOC expenditure documents prior to the meeting. As the group was reviewing expenditures again, many questions were asked:
- (1) Mr Katzenstein asked what happened to the hydronic project at Bear River HS. Director Palmer stated hydronic piping still will be used to serve the gyms for heating—the lines to the gym are shorter than to other campus facilities. The new VRF system will be used for the other buildings on campus, but Building D (Ag Mechanics) will use an entirely different system—one better suited to its classroom environment. Mr. Katzenstein followed up with a question on PG& E incentives available—are there any? Director Palmer stated no. A follow-up from Mr. French—then one section of hydronic piping will remain for the gym? Mr. Pawlowski confirmed, yes.
 - (2) Mr. Katzenstein discussed his concern about the cost per square foot for our projects. Chairperson Schwartz reminded the group that the initial budgets for these project were established years ago...the goal of the Committee is to ensure the budget is spent appropriately. Superintendent McFadden mentioned 500 school districts passed bonds – there is a lot of demand for contractors, which increases construction costs. Ms. Frazier mentioned ‘selling’ approval of the Bond to people was difficult. The track was already seen as expensive—it would have been even harder to ‘sell’ if we had known the final costs then. Mr. French mentioned the initial track budget was useless—a track with less than seven lanes couldn’t have been used for hosting meets.
- B. Superintendent McFadden laid out his priorities for selecting projects for Bond expenditures:
- (1) Value of Instructional Programs—learning doesn’t always happen in the classroom
 - (2) Allowable
 - (3) Legality
 - (4) Parity [among school sites] needs to be considered, a sentiment echoed by Mr. Baker
- C. The discussion reverted back to project costs.
- (1) Mr. Katzenstein also wanted to know the cost of projects per student that the project serves/benefits. It was mentioned that the track serves all students as physical education classes use the track. Superintendent McFadden said it is a given that we will always have more ‘wants’ than money. Chairperson Schwarz assured the Committee that Bond projects are approved by the Board before the CBOC sees them. Mr. Nikolai mentioned we passed a \$47M Bond—how much have we spent to date? Director Palmer said \$14M has been spent with this first issuance. Mr. Branstrom mentioned he doesn’t want to second guess people who deal with this every day-- spending money on appropriate projects.

6.5 Review of Budgets and Expenditures to Date for Each First Issuance Bond Project

- A. While reviewing expenditures, Mr. Katzenstein wanted to know who Anthony Patrick Baca is and what he does. Director Palmer mentioned he is the DSA Inspector at Bear River, overseeing three projects at that site. Additionally, MHLE is the second inspector, Dennis Dooley, who oversaw the NU paving project and Silver Springs paving/courtyard project. Mr. Dooley spent about 3-4 hours a day/total on his two projects. Mr. Baker stated DSA inspectors perform imperative work and are an excellent resource for Sitaline and the District. Chairperson Schwarz was concerned that the NU parking lot wouldn’t be finished before the start of school; Director Palmer assured her it would be. With the upcoming PG&E repaving project on Ridge Road, Mr. Nikolai expressed concern that contractors would be in our way.
- B. In response to a question about Sitaline’s consultants, Mr. Baker mentioned their mechanical and civil engineering consultants are based in Nevada County while their structural engineer is based in Truckee and their electrical engineer is located in Auburn, both in Placer County.
- C. Mr. Palmer mentioned the time-critical part of the NU Pool House modernization project—the boiler replacement—can be done in 30 days. Work on the pool house will extend into water polo season, but the teams and students can use the pool while the work in the pool house is being completed. Swimmers will have to change into their swimsuits elsewhere.

6.6 Review of Overall Budgets and Expenditures for First Issuance Projects

A. The Committee had no questions or items of discussion related to the overall listing.

6.7 Pictorial Presentation of Status for Bond Projects

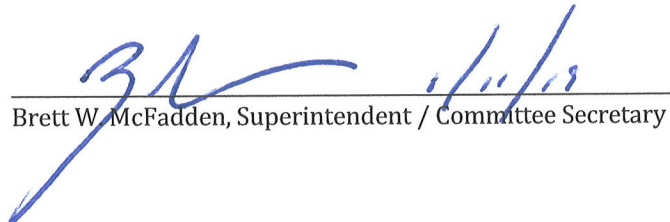
A. The pictorial presentation went quickly because we had a few technical difficulties, and the meeting was running overtime.

7.0 Committee Chair Schwartz announced the next meeting of the Independent Citizens' Bond Oversight Committee is scheduled for 5:00 p.m. on Monday, November 5, 2018, at the District Office Conference Room.

8.0 The meeting was adjourned at 6:29 p.m. after a motion by Mr. Branstrom, which was seconded by Ms. Frazier.



Katy Schwarz, Committee Chairperson



Brett W. McFadden, Superintendent / Committee Secretary