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CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)
REGULAR MEETING MINUTES (AMENDED 1/27/10)
 Wednesday, November 18, 2009 at 6:00 PM

CBOC Members Present	LTUSD Staff Members Present	Consultants Present	Guests Present
Amanda Adams Austin Sass Patrick Martin Paul Bruso Steve Habaradas Chris Cefalu Mike Berg Absent: John Drum And David Kelly	Deb Yates, CFO Dr. James Tarwater, Superintendent Steve Morales, Director of Facilities Angie Keil, Exec. Asst.	Curt Pollock Sara Range, PMG Wayne Sjolund, PMG David Nanry DSA Inspector Steve Newsom LPA, Inc.	Joe Stewart, SMC Construction Angela Swanson, School Facility Planning Consultants Nikki Florio

Item 1. CALL TO ORDER

The Open Session of the regular meeting of the Citizens' Bond Oversight Committee (CBOC) was called to order by **Steve Habaradas** at 6:03 p.m. at the South Tahoe High School Career Center.

Item 2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

Item 3. APPROVAL OF AGENDA

Patrick Martin made a motion to approve the agenda as submitted; **Chris Cefalu** seconded the motion. Unanimously approved.

Item 4. COMMUNICATIONS FROM THE PUBLIC

There were no comments from the public.

Item 5. APPROVAL OF MINUTES OF June 24, 2009 MEETING

Paul Bruso made a motion to approve the agenda as submitted; **Chris Cefalu** seconded the motion. Unanimously approved.

Item 6. TOUR OF CONSTRUCTION SITE

Joe Stewart and **Steve Morales** led the committee and attendees on a tour of the Career Technical Education (CTE) building and the Overcrowding Relief Grant (ORG) building. It was evident that the construction process is moving very well on the two buildings currently under construction. The ORG is a 29,240 sf. two-story building and will be mainly for classrooms in the Math department. That building is 45% complete. The CTE is a two-story 29,860 sf. building, which will house the Auto/Transportation classes on the first floor and the Construction, Art & Architectural Design classes on the second floor. That building is 55% complete.

Item 7. REVIEW OF MEASURE G FACILITY MASTER PLAN SCHEDULE AND FUTURE PROJECTS

Dr. Tarwater reviewed the progress of the bond construction to date, indicating that the first two projects are well under way on the accelerated construction schedule. The CTE building is targeted to open in April 2010 and the ORG in September 2010. The boiler project is crucial because the demands of the two new buildings will surpass the current capacity. It must be completed in summer 2010, so it is critical right now to get plans in and go to bid at the first of the year. The Media/Design Arts building will tie everything together. Students will move out of the current theatre when the CTE building is ready and asbestos abatement will begin in order to break ground on that project by May 1, 2001.

Dr. Tarwater explained that it would behoove the District to get started on the STMS Sixth Grade Wing project as soon as possible and that another Lease/Leaseback would be the preferred method of delivery. Because of the delay in the release of additional matching funds from the State, a cash-flow problem is anticipated, which would require the contractor to finance the project for a time. He anticipates using \$10 million in matching funds currently received, plus another \$7-\$10 in Qualified School Construction Bond (QSCB) money to continue the construction schedule. Joe Stewart, Steve Morales, and Steve Newsom attested to the fact that this is a very opportune time to build, since materials costs are down, sub-contractor pricing is very competitive, and construction projects stimulate the economy. Angela Swanson said that if the District waits until the money is in the bank, the construction costs could go up 20-30%. Ms. Swanson proceeded to give the committee an overview of state bonds, matching funds, and school construction projects planning and approval phases. Dr. Tarwater said that the next bond issuance is not anticipated until March 2011, and a third sale will be conducted after that, until the entire \$64.5 Measure G bonds are sold. He said that he intends to seek “conceptual approval” from the Board of Education to move ahead with another Lease-Leaseback for the STMS project.

A discussion ensued regarding the use of local contractors, with Joe Stewart reiterating that he has been very proactive in encouraging locals to apply. He said that 30-40% of the work is going through local contractors and they have even split up packages to ensure that locals get a chance to bid. **AMENDMENT PURSUANT TO 1/27/10 APPROVAL OF MINUTES:** *Mike Berg asked for the specific number local people employed on the projects and the actual dollar amount of wages paid to local employees to date.*

It was suggested that a “community opinion piece” should be put out by the committee to show the positive things that are happening with the construction and funding pieces, particularly the almost \$30 million in matching funds.

Item 8. "GREEN BUILDING" DISCUSSION

Paul Brusco, who requested that this item be agendaized, said that there was not enough time for an in depth discussion on this item. He said that people want to know what the District is doing with regard to architectural designs based on "green" principles. Architect, Steve Newsom, responded that the Board of Education passed a resolution which was a formal commitment to become a CHPS (California High Performing Schools) District. (This means that the Board will ensure that every new school, new building and modernization project, from the beginning of the design process, incorporates CHPS criteria and best practices to the extent feasible). Mr. Newsom suggested that Mr. Brusco email him a list of questions and he can answer them at the next meeting.

Item 9. REVIEW OF BUDGET AND EXPENDITURES

Curt Pollock and Sarah Range presented the financial statements for Projects #501-#900. Revenues and expenditures included various categories to reflect the changes that are occurring within the budgets as the projects move along. It did not appear to be readily evident from the reports exactly how the District is faring compared to the original architect's budget. Steve Newsom said that his numbers are not as accurate as Sara's. Mr. Habaradas said that a blend of the two budgets, in a simpler format, would be better so that the committee members can tell the community what percentage of the funding is spent to date vs. the percentage of project completion. They also want to make sure that the expenditures are in line with the original architect's estimate. Steve Newsom said that "from the architects' view, we're in good shape, and even in better shape schedule-wise".

Item 10. NEXT MEETING DATE

The next meeting date of the Citizens Bond Oversight Committee is scheduled for Wednesday, January 27, 2010 at 6:00 p.m. A location will be announced depending on the weather conditions.

Item 11. ADJOURN

The meeting was adjourned at 8:10 p.m.