

# Citizens' Bond Oversight Committee

of the Lakeside Union School District

Lakeside Union School District

Zoom Teleconference meeting

## **MEETING MINUTES for Wednesday, September 30, 2020**

1. **Pledge of Allegiance & Call to Order** – Kathy Kassel called the meeting to order at 4:32 p.m. and led the Pledge of Allegiance.
2. **Welcome and Roll Call** – CBOC members present – Jennifer Lee Clancy, David Suter, Frank Hilliker, John Heredia, Kathy Kassel, Liz Higgins. CBOC member absent – Britni Cobb. Staff members present – Erin Garcia, Todd Owens, and Aimee McReynolds.
3. **Public Comment** – There were no public comments.
3. **Review and approve meeting minutes from Wednesday, May 27, 2020** – John Heredia motioned to approve the meeting minutes from May 27, 2020, and Frank Hilliker seconded the motion. Motion carried with 6-0.
5. **Project Update** –
  - **Central Kitchen – Remodel Phase I** – Todd Owens spoke on the status of the Central Kitchen Remodel Phase I and showed photos of how much larger the new freezer is compared to the old one. He pointed out that windows had to be removed and the outside wall had to be stuccoed over where the old windows were to accommodate the larger freezer unit. He also shared pictures of the new refrigerator. New ADA compliant restrooms were also installed and a mop sink room was created. The employees received lockers to protect their personal items.
  - **Parking Lots – Eucalyptus Hills, Lakeview, Riverview, Lemon Crest** – Todd Owens presented before and after pictures of the parking lots at each site.
  - **Tierra del Sol - Gymnasium Modernization** – Todd Owens showed the location of the new gymnasium on the campus. He also showed pictures of the floor plan and an elevation of the new gymnasium.
  - **Tierra del Sol – Multipurpose Room Modernization** – Todd Owens explained that there have been several stakeholder meetings to discuss the best use of the space and the site needs. The renovation will include classrooms, multipurpose room, and food service improvements.
  - **Lindo Park – Multipurpose Room Improvements** – Todd Owens discussed that the stakeholders have met several times and have made excellent progress on the plans and concepts for the Multipurpose Room Improvements and that we are targeting a date of mid December 2020 for Division of State Architect (DSA) submittal.
  - **Lakeside Farms Modernization & parking lot upgrade** – Todd Owens showed photos & drawings for the Lakeside Farms Modernization & parking lot upgrade. He explained that the first phase will be the parking lots with construction to begin in December and should be complete within 60 days. The modernization will include relocation of the front office and food serving areas, as well as renovations of all restrooms on campus.

Erin Garcia introduced Bob Kiesling with Eric Hall & Associates, the District's facilities planning consultant to discuss the Construction Manager Multi-Prime bid that is currently on the District's

website for the Tierra del Sol Gymnasium Project. Bob Kiesling explained that CM Multi-Prime is the best delivery method for this type of project because it allows for a more seamless transition from design to construction and allows for coordination to stay on schedule during construction.

John Heredia asked who the architect is. Todd Owens pointed out that StudioWC is the architectural firm for Tierra del Sol Multipurpose Room Modernization and Gymnasium and AlphaStudio is the architectural firm for Lindo Park Multipurpose Room and Lakeside Farms Modernization. John Heredia also asked who the manufacturer of the Tierra del Sol Gymnasium is. Erin Garcia informed the committee that Modus is the manufacturer of the Gymnasium building and that portions of the building will be built off site and assembled at Tierra del Sol Middle School.

David Suter asked how long the Lakeside Farms project will take. Todd Owens told the committee that construction would start in the Summer of 2021 and should last approximately 8 to 9 months.

Liz Higgins mentioned that the Planning Committee has put in a motion to stop parking from 6:00 am to 10:00 am. near the Lakeside Farms Elementary School. She asked Todd Owens how the District was planning to address the no parking issue. Todd Owens said he is planning to go to Traffic Advisory Committee (TAC) once we get the parking lot done and try to get additional traffic lights. Liz Higgins asked if she and Todd Owens could work together to get big trucks and others to stop parking along the side of the road. Todd Owens told Liz Higgins to check back with him in February after the Lakeside Farms parking lot project is complete.

Frank asked if we had any local contractors on our projects. Todd Owens explained that one of the District's summer projects did have local contractors. The parking lots were completed by Asphalt & Concrete Enterprises (ACE) & San Diego Fence. The Central Kitchen was awarded to a contractor from out of town but they did use at least one local subcontractor.

David Suter asked if all contractors had to be union. Todd Owens answered that the District has no requirement that contractors have to be union; however, they do have to pay prevailing wage.

4. **Financial Update** – Erin Garcia presented the Budgets vs. Commitments and Expenditures report. She explained that #760 is a placeholder for the sale of the third and final issuance of Measure L, Series C bond funds. The goal with this last portion of bond funds is to do an RFP for energy efficiency projects (HVAC, lighting, roofing) so that we can achieve operational budget savings for the District's bond investment.

Liz Higgins asked if the District has ever worked with SDG&E for solar. Erin Garcia mentioned that we have not worked with them recently and that this project may include solar, but the focus will be on upgrades to install more efficient lighting and HVAC systems to achieve the greatest possible savings. Bob Kiesling explained that the purpose of doing the RFP would be to have a complete energy analysis to get recommendations for which projects will generate the greatest energy savings.

Kathy Kassel asked if it will take the all of the \$6 million to do the energy projects and Erin Garcia said that she expected it to use up the entire amount. Ramona Unified School District recently completed a similar project at all schools in their district, and it cost \$12 million. Ms. Garcia said that the district may need to use other financing options, such as on-bill financing with SDG&E, or low-interest loans to complete everything if the \$6 million in remaining bond funds is not sufficient.

Frank Hilliker asked if we have done on-bill financing with SDG&E. Erin Garcia pointed out that the District has used this in the past, but not on any recent projects. He said it definitely helped him with his business. Frank Hilliker also asked if the energy analysis can be done in house. John Heredia explained that it is not possible to do this type of analysis in house because it is a highly specialized task. Mr. Heredia also mentioned that he works at a larger school district, and that he knows from experience that replacing

lighting and HVAC's will produce huge energy savings.

Todd Owens explained that most of the District's HVAC units are 40-45 years old and are due for an upgrade. He spoke on the District's desire to go with the more cost effective and energy efficient LED lights at the sites that do not have these. Three school sites did get LED lighting upgrades with Prop 39 funds a couple years ago.

Liz Higgins inquired about interest earned on bond funds and Erin Garcia reported that \$535,220 of interest has been earned on the Measure L bond funds from April 2015 through June 2020.

David Suter asked if there is an anticipation of students coming back to class full-time soon and Erin Garcia explained that the Board will revisit the plan to go back to in person learning at the October 8, 2020, Board Meeting.

**7. Adjournment** – Meeting adjourned at 5:11 pm.