



**Proposition O Citizens' Bond Oversight Committee  
Wednesday, October 9, 2013**

<b>TIME:</b>	5:00 p.m. MOH	<b>PLACE:</b>	Montgomery High School Tour, Main Office @ 3250 Palm Ave. SD, CA 92154
	6:00 p.m. Meeting		Montgomery Middle School-Library 1051 Picador Blvd San Diego, CA 92154

## AGENDA

- Meeting called to order by Nick Marinovich at 6:00p.m.

**Roll Call:**

Robert Carriedo (RC)	<b>Present</b>
Nick Marinovich (NM)	<b>Present</b>
David Butler (DB)	<b>Present</b>
Dr. John Grubb (Dr.G)	<b>Present</b>
Robert Strahl (BS)	<b>Present</b>
Terrance McKearney (TM)	<b>Present</b>
Edgar Guerrero (EG)	<b>Present (arrived @ 6:16pm)</b>
Kevin O'Neill (KO)	<b>ABSENT</b>

- Pledge of Allegiance

- Approval of Meeting Minutes:

- 8/14/13, motion by **(RS)** to approve, seconded by **(DB)** APPROVED, with (EG & KO absent)
- 9/11/13, trailed to next meeting 11/13/13.

Public Comment:

**(Ms. Cheers)** update on comments on last board meeting regarding, ESI showing up at her doorstep. As taxpayer asked for copy of bill and report, received email, from the district there was ~~not~~ bill and no report, emailed again for clarification, district saying the email speaks for itself. Sent another email and received a letter from SUHSD Attorney Schinoff, and now that expense is added. NO

- Report from CBOC Chair: **(NM)** really not much to cover, mentioned fire alarms at last months' board meeting, and discussion about increased concern still feeling ~~still~~ need more transparency, and understanding what district priorities are in terms of projects & how they are prioritized. The travel request was not on the agenda for September, but both will be on next meeting. **(TC)** one item to approve and one to ratify. Also added that AB182 bill limiting capital appreciation bond issuances was signed by the governor. WE

- Bond Project Updates

- Project Status Reports: **(TC)** went thru Prop O Update highlights, see handout for detailed information, also on website. Continued questions on lights at BVH, no written documentation except agreement with Southwestern College. **(Dr. Grubb)** thanked Mr. Calhoun for his continued research on this issue.

**(NM)** asked about for track & field design, steps on design approval, when do they go to DSA, **(TC)** once design is complete will submit to DSA for approval once DSA issue's letter of approval and stamped drawings they are good for two years, with two one year extensions if desired. DSA

takes approximately six months to approval designs that are not high priority. ~~Gave information on LRFMP \*\*\*\*\*2222~~

**(DB)** commented question, going ahead with design & paying for it not knowing if it will be a priority at that site in three years, so if it's not a priority, the design is wasted money. **(RC)** so district made a decision to go forward with the design, asked was that part of a master plan or not. **(TC)** was in the last master plan, it wasn't a prioritized project for the first trunch of bond projects, but it was part of the master plan, these are needed projects and in Prop O.

**(NM)** feels that some of the design projects being funded today, are being done thinking there will be money when it's time to build them. Concerned that there won't be enough money and or priority list will be stale by the time to build, maybe we should hold off on some of the designs until we knew the funding was more solidified. **(TC)** the risk of code issues on these two projects is very low, code changes on track & field project is very low, if it was a building he would agree. But the only issue at risk is some of the ADA issues. **(Dr. Grubb)** appreciated comments, and that the process goes forward in legitimized and organized process, continued discussion on how to look at projects, and spending money on design, unless we change the way sports is play, shouldn't change a lot ten years from now. The significant problem relative to equality within the district, feels if nothing else is considered it should be one of the top priorities in the district to do above and beyond anything else and include and not limited to building, cannot ask one high school to be complete without lights and can't practices their facility work and every other high school does. If it was a Title IX it would be done yesterday. **(DB)** asked if in doing master plan, is it layout what projections and plans are for each year. Continued discussion, on design, priorities, assessed value, etc.

Public Comment: **(Ms. Adato)** asked for clarification, ~~the~~ after the conduit and all the electrical, district would do an amendment after the design if moved forward, why not put in the original design and avoid the change order. **(TC)** there is not change order, it's an amendment to a design document, we added the conduit and electrical per suggestions of BOC, we took out bidding award and construction administration close out on the amendment, taking money back for a savings of \$98,000 from architect.

Public Comment: **(Ms. Cheers)** the BOC back on 12/12/11 shows \$300,000 was taken to update the LRFMP and has never hear in the four years attending meetings. Has been approached by parents from BVH for example asking her how they can get Prop O monies.

**(TC)** Friday, October 18, 2013, NCM groundbreaking ceremony, Mr. Calhoun invited all CBOC members, get VIP pass from Ceci if you know you want to attend.

**(EG)** question regarding fire alarms, during upgrades and during construction, and everything being talked about, is there a plan to fix meanwhile until next year, what is the temporary fix. **(TC)** will tell everyone what he told the reporter who failed to report that on the news, all our facilities meet the minimum fire code requirement for fire alarm systems, they said there was 365 fire alarms that were inoperative, we only have 28 fire alarms, one in each site, there' many components at ELH there's 900/1000 components, when we do an NFPA inspection every component is looked at. Except for Fire Loops we are 20% required to be checked since they are for property protection, etc. ELH out of 986 components had 18 deficiencies which included 24 devices out of 1000, lot of them were fire loops which are low on the list. ~~Continued discussion on this issue~~

**(RC)** looked at a couple of the reports, when they come to check annually and find deviancies which are in are at a higher level and which have to dealt with immediately, does it say in the report. **(TC)** no it doesn't say this in the report, its says what item is, if it's a heat loop – not a high priority it's for property protection, if it's a ~~anunerator~~ not a big deal. If it's a smoke detectors, strobes, panel, those are critical. Continued discussion. **(RC)** asked that the district still stands by the statement that all sites were in compliance, **(TC)** all the sites had operating fire alarm systems, if they weren't the Fire Marshall would shut them down. **(NM)** In august it was mentioned the were in code compliance, is this correct asked NM, **(TC)** they meet minimum requirements of NFPA to operate as a fire alarm system, California Fire Code, are there things that need to be fixed, when you have a thousand components you're going to have a dozen that need repairs and or replaced. **(NM)** Asked for clarification, there may have deficiencies' identified in report and still be in code compliance, **(TC)** yes, absolutely. **(Dr. Grubb)** 1<sup>st</sup>, wouldn't a regular inspection by fire marshal pick up any problem that would exist, and require to be fixed, a major problem! **(TC)** for the most part yes, each fire marshal is different how they run their inspections. **(Dr. Grubb)** 2<sup>nd</sup> where does this kind of information come from that there's problems in SUHSD fire protection of our students, what anonymous person creates this hoopla for everybody involved and then it turns out it wasn't true. Feels, to

create a problem when there really isn't one is a problem for him. (TC) if fire marshal found something that was of that magnitude school would be shut down, mentioned that when he saw the footage shown on the first TV show, they showed a residential unit on fire, it was not a school, it was a sensationalistic banner, "are your children safe". He has been working with PIO (Public Information Officer) to give information to channel who did run the story, provided that and person opted not to use it or to use only a partial.

(EG) just to follow up, would prop o funds be available immediately, if something needed repairs, or would you need to use operating funds you have on hand. (TC) explained that there are prop o funded projects, and also has Deferred Maintenance funds, on these that are deficient that are found each time inspections are done, we use Deferred Maintenance. Safety is a priority.

*Public Comment:* (Ms. Cheers) passed out some information, after prop o was past, Harris & Associates came in, one of the 2007 prop o project was district wide fire alarm system, in 2009 the BOT ratified an expenditure for payment for the upgrades to go to DSA until a couple of months ago they sat there, they were to expire December of this year, the 3<sup>rd</sup> district doing damage control after the channel 10 stories. Concerned that they were never told about fire alarms being upgraded, so questioned why. This issue dates back to 2007, would like to work together, and just fix it and go on.

(Dr. Grubb) appreciated Ms. Cheers comments, when he asked specific questions to Mr. Calhoun, he represents the district, and the BOT at this meeting, and when he tells us that for the most part things are operating properly and our students are protected he is going to accept that and expect that they are. A lot of the things that have happened back in 2006, 2007, and beyond and before his involvement, after a year of seeing this panel change, we are about accountability, transparency, and verifiability, and feels that there is something not taken care of, and there is a bonifide disconnect between the district and Mr. Calhoun's department and at the facilities, not discovered at this meeting, but well in the past and would like to move forward and the people who are on school board now and district employ know full well that someone is watching and having accountability for their actions. That's the most important thing, and he respects all the different people on this committee, and won't allow any kind of misrepresentation of funds or behavior which has occurred in the past. (TM) referring to Ms. Cheers 2007 issue. (TC) 2007 fire code is still operable and those items are still legitimate CA Fire Code, under title .4 and NFPA requirement still legitimate designs, some changes, found some overlaps in the last five years, new construction, demolition, the scope is checked by electrical engineer, program manager to make sure everything is correct before it go out to bid. (TM) commented and feels that we will never, there is no board, committee, nobody at district office is ever going to make sure all these fire alarm things work or being maintained. Feels there needs to be a program at each school that doesn't involve CBOC or District office, but does involve the school administration and school staff, going around looking at things, and calling/notifying someone of the issue., etc. People at the school need to accept ownership, they live there they should do something before it gets to the point of the news. (RC) review reports, got to first one at ELH, 1000 items checked, some can be any number of things, is there a way of determining what is crucial, all crucial but something to be fixed immediately, 29 sites, about 10,000-20,000 items and had 300 deficiencies, in that sense not that major, unless they are important things, being new to this board, has to take Mr. Calhoun's word that they are in compliance until we find something that shows they weren't and they knew they weren't.

*Public Comment:* (Ms. Adato) Asked that the NFPA is an independent agency, they did this report that she pulled off. (TC) They don't do the report, report is done by a vendor we hire to do report under osmosis's of the NFPA Section 72 required annual report by qualified technician. (Ms. Adato) So when they say there are no alarms at MOH in the 1000 portable bldgs. and won't be until January, is that a true statement. (TC) There's pull stations only. (Ms. Adato) Why would they say there are no alarms? (TC) don't know (Ms. Adato) Why does the district not question these items to vendor. (NM) There are so many detailed items question on specific fire alarm items. Continued discussion and questions. (NM) Commented to Ms. Adato, in reference to all her questions she was addressing to Mr. Calhoun, that questions are great, but would like to see more of these questions answered thoroughly addressed in a different environment. (TM) Feel that this is not as alarming, and (Dr. Grubb) In trying to understand over the last year is function of this committee, and what are we supposed to be doing and feels that in their position to make sure funds are properly spent that are entitled prop o bond funds. If they aren't we need to cause an assessment of why it hasn't been, and cause the process to be scrutinized, feels without offending anyone, what has been asked of this committee goes far beyond of the scope of what this committee is intended to do. It has now become a sounding board in many ways for the process that should be directed to BOT and administration so that those things get done property, efficiently and honestly, and that the comments brought here will never be turned away, but feels comments should be directed to the BOT, because they are the people that have entrusted by the votes of the community to act

on these types of things, and if they are not acted upon, then they are derelict of their duties, and they should be called accountable for that dereliction of their duties. We will look at monies being properly spent. **(Ms. Cheers)** Thanks committee that public is being heard, will continue to attend meetings because she respects committee and staff.

**(DB)** agrees with all that has been said, believes there is skeletons in the closet, he hears it all the time, believes Mr. Calhoun is trying to do a job and trying to correct the problems, we have issues with BOT not listening to the public, total stories are not being told. Feels that when schools were remodeled and put new buildings in and upgraded for the new buildings everything should have been done there at that time, since some didn't integrate with the new system. Moving forward we hope we that will no longer see this problem as something new goes in, as something old has to be corrected to make it match and will be part of the funding and added to the process.

- b. Project Financials: **(TC)** went over report, see handout for detailed information. This month Recap, cost to date differs from M-1 report due to timing differences between district accounting system and Prolog. Prolog is real-time, accounting system is about six to seven weeks in arrears by the time it goes to the board. Went over corrected M-1.

*Public Comment:* **(Ms. Cheers)** questioned why the MOH P2 on the financials? **(TC)** checked and was not on it, but is on the summary sheet P2, apologized and will get it added. **(EG)** in making an observation, see's that Fire Alarms have been targeted upgrades; it's not anything new, they have been the scopes, they were the upgrades not the deficiencies'. **(TC)** yes, and district just received report on deficiencies, started annual inspections in February and got report in August.

- c. Board Items Report: **(TC)** went over report briefly, see handout for detailed information. Handed out board items on a pdf. Sent out to CBOC and posted Friday before the board meeting. One month in arrears.
  - d. Program Management Update: **(TC)** went over report, see handout for detailed information. LRFMP placeholder \$300,000, value base scoring will be done once envelopes are opened. Paper screening being done by the Project Managers. Interviews will follow on.
8. Initiation of Annual Report process: **(TC)** draft handout, still in the revision stage.
9. CBOC Sub-Committee Update:
- 1. Annual Report (N. Marinovich, D. Butler, 2012-2013): **(NM)** Still needs to meet with Mr. Butler, will be making some revisions to it. Would like to revisit all sub-committees & their members, especially with new members to see where they would best work. Will do this at next meeting.
  - 2. Best Practices (E. Guerrero, Dr. Grubb, T. McKearney): None
  - 3. Finance (D. Butler, T. McKearney): None
  - 4. Audit (N. Marinovich, D. Butler, T. McKearney): None
  - 5. Asset Management (N. Marinovich, Dr. Grubb, K. O'Neill): None
  - 6. Sub-Committee formation/Membership: **(TM)** made clarification, like going to site, then meeting, talked about doing sub-committee before doing the board committee meeting, thinking to do sub-committee meeting at 3 or 4pm, then followed my BOC meeting. NM recommended to have sub-committees meeting half hour before as they been doing, but would like to have a half hour one hour to a tour like when they did the iPads. Look at maybe every few meeting, if schedule permit, see something operational.
10. CBOC Information Log, **(TC)** went over log briefly, see handout for detailed information, also on website.
11. Committee Member Reports: *Individual members of the CBOC may make announcements or raise issues to be addressed in the future.*  
**(Dr. G)** commented that he attended CBOC Interviews on 10/3/13. Looked over applications, position for Parent, meet and once interviews where complete, went through process, which has improved tremendously and really appreciates Ms. Wagner for making the process professional. Made a choice and will be forwarded to the school board for selection, name is Ditas Yamane, the best candidate; she brings a fairly substantial background on proposition R. **(RS)** commented he was very impressed with MOH Tour, the involvement of community and everything about tours, and also thanks Chair and Mr. Calhoun for all they help in this venture. Also commented on Deferred Maintenance, to see these building being built and its wonderful but wants those building to wonderful in the years to come, feels to put money aside

for something that's years and years down the road is very hard to do with leaders that look at the future as the next election and the end of a contract. Would like to see funds there for buildings needing to be updated that there is money for that to be done. Continued with the deferred maintenance and would like to be revisited.

**(TC)** Clarified, Deferred Maintenance is only deferred when you choose not to do routine regular program maintenance. For every dollar you don't do in routine, preventive and repair, that's four dollars in your log in deferred maintenance. By not doing the maintenance you cost yourself four. We don't get enough deferred maintenance, this year received zero!

**(RC)** Requested some items added to the information request log: **1)** Important that the district respond to the issue of about the Fire Alarms, and the Safety other than we are in compliance, commented on the article going out saying 300 items defected or deficient, request to find out how, when and how much of those deficiencies have been rectified not just for us but for the public. **2)** Are the new project that are coming as MOH had a very strong input from a variety of entities, and is there a way for district to promote these projects or is it up to the site. **(TC)** Major projects yes, we form a site committee, his expectation and desire is to use the Long Range Facilities Master Plan process to be used as the beginning of that to form on site committee, for each site during the Long Range Facilities Master Plan to get input from stakeholders about what projects, and once projects are taken to the board and funding is found, then those sites will use some of those stakeholders, call for people, parent teacher association, community groups that support the school, active parents, etc. **(TC)** Informs site principals that Long Range Facilities Master Plan needs to have community base support, eventually, the community is the people who vote for the bond measures, if community is not engaged they are not going to vote for the bond measure.

**(FM)** ~~.....~~ **(NM)** Asked if the design build process, was the same process that County of San Diego used for the Hall of Justice? The columns are almost identical, the advantages you saw with community input and flexibility of changing and tweaking design while you run the construction, quickly approval process applies there, so is great to hear. Added how great this committee is, this is how bond oversight should be, great group of people.

Meeting Schedule/Format

- a. Calendar Additional Site Tours: None
- b. Retreat Scheduling, committee to look at this once committee has final member: None

12. Staff Announcements – Next CBOC Meeting November 13, 2013,
13. Motion to Adjourn at 8:04 p.m.