



Proposition O Citizens' Bond Oversight Committee  
Wednesday September 20, 2017

TIME: 6:00 p.m. Meeting  
Site Tour 5:30 p.m.

PLACE: Chula Vista High School  
820 Fourth Avenue  
Chula Vista, CA 91911

### Meeting Minutes

1. Call Meeting to Order at 5:30. Dismissed for site tour.
2. Site Tour  
Site tour was given by Mary Peralta, Principal of Chula Vista High School.
3. Roll Call & Pledge of Allegiance @ 6:04 p.m.  
Members from the Citizen Oversight Committee present: Erica Balakian, Robert Carriedo, Diane Gerken, Daniel Gutowski, Terrance McKearney, Nick Marinovich, Rafael Munoz, Dominique Navarro, and Albert Sides.  
District staff present: Karen Janney, Moisés Aguirre, Karl Bradley, Trent Carr, and Diane Wilderson.

Nick Marinovich would like to extend the site tours to an hour. On the tour, the committee commented on the design of the HVAC units and how they fit into the design of the current buildings.

Terrance McKearney questioned the amount of approved changes (from \$43,000 to \$417,000) for the CVH IX Softball Team Renovation. Karl Bradley will research and report back at the next meeting.

4. Public Comment  
Kathleen Cheers questioned the completed projects handout. The MOH athletic field project was a completed Proposition O Project.

Kathleen Cheers questioned the district for maintenance management systems. The district is using AccountAbility for planning and construction. For maintenance tracking the district is purchasing School Dude for tracking.

Kathleen Cheers questioned why the community was not notified for the site tours that were requested by the CBOC. Moisés Aguirre said moving forward the district can notify the community and site staff.

5. Approval of Meeting Minutes:  
Motion made by Daniel Gutowski to approve the August 23, 2017, minutes, seconded by Diane Gerken; . Motion approved. (Robert Carriedo abstained.) With correction in date.

6. Progress Report: Implementation of Performance Audit Recommendations

Moisés Aguirre shared the June 2017 version of the Performance Audit Recommendations. What was not completed in June will be reflected in the next audit updated. Nick Marinovich asked when the auditors will be contacting the CBOC to setup meetings. Moisés Aguirre said the auditors have not scheduled a timeframe.

Daniel Gutowski asked about the staffing plan and how it was formed. Moisés Aguirre stated that there is no new positions at this time and that the staffing plan is based on the amount of project work.

Robert Carriedo asked if there is a staffing plan for if/when more funds become available. Moisés Aguirre stated that with the additional funds he feels that the staff can support the workload.

Moisés Aguirre explained the master plan process. Karl Bradley said that the architect was doing a level of plans. Diane Gerken said the plan for BVM was by project but not by tiers and she had a concern about the 42 million dollars that was projected for the project. Erica Balakian requested a copy of a master plan. Moisés Aguirre said he can bring a sample copy of a master plan and walkthrough it.

Robert Carriedo asked if there is a master plan process at every school. He requested a rank of the needs of the sites. Moisés Aguirre reminded the committee that the resources were reallocated to the HVAC.

Nick Marinovich would like an explanation of the district's facility condition index? Nick Marinovich would like an overall master plan that provides the standards for the district. Moisés Aguirre recommended a subcommittee meet with Karl Bradley and the program managers.

Nick Marinovich shared his feelings about the project managers being part of the master plan process. He feels the program managers need to represent the needs of the district. Albert Sides would like a list of the projects that would hinder the students from instruction and then a list of projects that are below standard.

7. Hilltop High School Athletic Field Change Order

Karl Bradley gave an overview of the change order for Hilltop High. The contractor submitted two change orders one for \$195,000, and one for \$205,000. The change order for \$195,000, was for work done, but the change order for \$205,000, was for further work and was rejected.

Karl Bradley explained the new district procedures for constructability review (third party review). It was also explained that even though the plans were DSA approved, DSA only reviews the plans for code compliance in three areas: structural safety; access compliance; and fire, life and safety.

Terrance McKearney, Albert Sides, Rafael Munoz, Erica Balakian and Kathleen Cheers shared their concerns.

Erica Balakian would like amendment amounts.

8. Bonita High School Athletic Improvements and EIR

Albert Sides made a suggestion to move the location of the track and field at BVH. There were restrictions in the EIR that were not conducive to football fields/athletic activities. Nick Marinovich asked what analysis was given to the location. Karl Bradley gave a history of the football field.

Moisés Aguirre has directed staff to look into moving the site.

9. Bond Project Updates

Karl Bradley gave an overview of the Bond Projects. Discussion followed.

10. Board Items Report

Karl gave a brief summary of the board agenda items. A brief discussion followed.

11. Assignment of Subcommittees

Tabled to next meeting.

12. Meeting Schedule/Format

a. Calendar site locations for future regular CBOC Meetings (site tours) ELM

b. Future Agenda Items-communicate items to Nick Marinovich.

c. Joint Meeting with Board - Karen Janney is following-up.

d. Frequency of Meetings

Nick Marinovich brought up to keep meetings monthly. Motion made by Rafael Munoz, seconded by Albert Sides to keep the CBOC meetings monthly. Motion passed, Daniel Gutowski against. Albert Sides addressed the issue.

13. Staff Announcements/Chair Report

Nick Marinovich thanked Karen Janney and Paula Hall. He questioned if the resources are in place for a new bond.

Erica Balakian, Robert Carriedo, and Daniel Gutowski addressed the issue.

14. Adjourn @ 8:08