



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

May 6, 2019

5:00 p.m.

Nevada Joint Union High School District, District Office Conference Room
11645 Ridge Road
Grass Valley, CA 95945

1. CALL TO ORDER

Committee Chairperson Nikolai called the meeting to order at 5:00 p.m.

2. ROLL CALL

Chairperson Nikolai welcomed the group and mentioned Janet Blake's membership has been approved by the Board of Trustees, making her an "official" member. He then proceeded to call roll. The following committee members were present: Ms. Julie Barnum, Ms. Janet Blake, Ms. Irene Frazier, Mr. Rob Katzenstein, Chairperson Heino Nicolai and Mr. Andrew Wilkinson.

Others present: Superintendent Brett W. McFadden, CBO Laura Flores, Director Jordan Kohler, and Ms. Trisha Delaney.

3. APPROVAL OF AGENDA

Mr. Katzenstein motioned, Mr. Wilkinson 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 March 4, 2019 meeting were reviewed by the Committee. Ms. Frazier motioned, Ms. Barnum seconded, and the Committee approved the meeting minutes 6-0.

6. DISCUSSION/ACTION ITEMS

6.1 Superintendent's Welcome

- A. Superintendent McFadden welcomed the group and acknowledged the official addition of Ms. Blake to the Committee and stated staff can get her up to speed on the Committee's past activities and encouraged her to ask for any information needed.
- B. Superintendent McFadden also discussed the existence of the California League of Bond Oversight Committees and its possible use as a resource for committee members for training or other events the organization hosts. Mr. Nicolai expressed his thanks for this information. Superintendent McFadden continued by providing the group information on the new Bond Counsel, Jones Hall, hired by the District. Ms. Barnum mentioned she has experience in Bonds and recognizes the Jones Hall name.
- C. In addition to the passing of Sean Manchester, the District's Director of Pupil Services and Special Education, District staff also are facing personal losses, which has been stressful for all concerned.
- D. He also thanked Committee members for their involvement in the ad hoc Facility Advisory Committee.
- E. Superintendent McFadden mentioned there is an upcoming workshop for the District's Board of Trustees which will focus on updating the District's Vision, Mission & Goals leading to formalized Strategic Goals. It's important to align the District's Strategic Goals with the 3-year LCAP (Local Control Accountability Plan) and other

programs. CBOC members are invited to participate in the LCAP Advisory Committee. Meetings are held at Bear River and Nevada Union high schools.

6.2 Project Updates Discussion / Review of Financial Reports

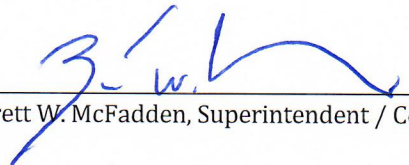
- A. Ms. Frazier thanked Chairperson Nicolai for presenting the Citizens' Bond Oversight Committee's Report, which summarized the Auditor's Measure B Bond Building Fund Financial and Performance Audit FY 2017/2018 report, to the Board of Trustees at its March 13, 2019 meeting.
- B. Responding to Mr. Katzenstein's questions regarding the status of the NUHS Phase 2 Paving project and the high DSA plan review fees, Director Kohler stated that in addition to new paving, the project includes new water lines for domestic and fire sprinklers, sewer lines, storm drains, ADA path of travel and exterior lighting. For the NUHS Pool Building Modernization project, DSA wanted the District to install a "mega-ramp" to the pool building from the end of the student drop-off area. Instead, the District was able to satisfy this public path of travel requirement by creating a sidewalk from the Pool House to Ridge Road, something that's been needed anyway. However, DSA did require the District to add an ADA ramp by the G-Wing portables to connect to the back of the pool house and dance as part of the paving project. This ramp encompasses an 8'-fall, requiring many switchbacks to maintain an accessible path of travel. Mr. Wilkinson stated, "He feels our pain." In responding to the \$5M construction cost estimate, plus an additional \$75K for a ramp, Mr. Katzenstein thought DSA's involvement was excessive.
- C. Updating the Committee on the status of the NUHS Ad-Mechanics CTE Modernization project, Director Kohler stated as part of its Fire, Life, Safety (FLS) review, DSA is going back and forth regarding whether fire sprinklers should be required.
- D. Director Kohler said the BRHS Ag-Mechanics CTE Modernization project has been de-scoped – it's mostly an Ag-Mechanics shop modernization for now. The District is planning to complete the HVAC work using a specialized design-build contractor. This project currently is stuck at DSA, prompting a question from Mr. Katzenstein as to what that means, and he also wanted to know the size of the shop space. Director Kohler said DSA is overwhelmed by the need for its plan review services and the shop is approximately 12,000 SF.
- E. Director Kohler stated new flooring for the NUHS gym tentatively is scheduled for the end of this summer while the SSHA gym floor is scheduled for next summer.
- F. Ms. Frazier queried about the timing for new HVAC for E-Wing: 2021 per Director Kohler.
- G. Mr. Wilkinson questioned the need to tear down and rebuilding the SSHA shop building slated to house the construction technology CTE program. Director Kohler stated DSA recommended it since complying with Fire, Life, Safety standards would have been cost-prohibitive and from a structural standpoint, "these old buildings come down fast" [in the event of an earthquake]. Complicating matters, upon excavating soil around the old building, two underground tanks have been found.
- H. Director Kohler mentioned the NUHS Culinary Arts classroom design is moving right along. Schematic design was approved approximately 2 weeks ago. The space features a very visible campus store front and will be aptly named "Miners' Diner."
- I. Regarding, new classroom furniture, Director Kohler told the Committee there will be a mix of regular tables/desks, 2-person flip-tops and some tall tables/desks, although SSHA chose not to order any tall tables. Mr. Wilkinson inquired as to what is the District getting for the \$135K DCA Architect's fee for this project? "Valuable information," stated Director Kohler. Mr. Katzenstein questioned why student desks weren't ordered with book holders, and was told the teachers didn't want them. The District did aggressive "destructive" testing of potential classroom furniture and believe it has selected durable, comfortable furniture which will stand the test of time.
- J. Ms. Frazier questioned whether kids currently are using the pool building. Director Kohler responded that the pool is being used while the building is not.
- K. Discussion began on the ongoing workload and fast pace in the District. Superintendent McFadden mentioned Don Anderson has filled Director Kohler's former position, giving him more time to focus on construction instead of trying to do two jobs. In regards to the potential use of a construction manager (CM), Ms. Frazier asked if we were looking to hire an outside CM or Project Manager. Superintendent McFadden stated it would take time to bring a CM up-to-speed so he doesn't think so right now, but will continue to monitor.
- L. Director Kohler stated the District needs "tight" drawings to help speed the DSA review process, and Superintendent McFadden stated, in this case, expertise over local is the most important thing. DCA only handles K-12 school work.
- M. Per Mr. Katzenstein's query as to whether NUHS tennis courts will be resurfaced this summer, Director Kohler stated, "Yes." Additionally, Mr. Katzenstein asked about fencing and net repairs, which will be on an as-needed basis after a thorough inspection. Initial estimate for this project is \$200K.

- N. Director Kohler updated the group about the District's progress on solar. He stated the District is using a consultant with specialized knowledge of solar facilities to help evaluate the proposals. Superintendent McFadden mentioned there will be an informational item on the agenda at the next Board of Trustees meeting regarding solar. In accordance with Public Contract Code 4217, if the District can demonstrate energy savings, it doesn't have to go through the public procurement process. The proposal process is using a competitive review with structure, with a third-party reviewer having a fiduciary responsibility to the District. Mr. Katzenstein asked, "What if the [solar] company goes bankrupt?" Superintendent McFadden stated financial stability of the proposers is a significant part of the fair and impartial review process since solar is a 20+ year obligation.
- O. Committee members had no further specific questions regarding the financial documents provided for review.

7.0 The meeting was adjourned at 5:59 p.m. following a motion by Ms. Frazier, which was seconded by Mr. Wilkinson.



Heino Nicolai, Committee Chairperson

 8/2/19

Brett W. McFadden, Superintendent / Committee Secretary