



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

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**May 7, 2018**

**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 Katy Schwarz called the meeting to order at 5:01 p.m.

### **2. ROLL CALL**

Chairperson Schwarz called roll; the following committee members were present: Bob Branstrom, Irene Frazier, Rob Katzenstein, Eva Nau, Heino Nikolai, Katy Schwarz and Andrew Wilkinson.

Others present: Dr. Louise Johnson, Laura Flores, Paul Palmer, Trisha Delaney and the District's Architect, Andrew Pawlowski of Sitrine Architecture.

### **3. APPROVAL OF AGENDA**

Ms. Frazier motioned, Mr. Nikolai seconded, and the Committee approved the Agenda 7-0.

### **4. PUBLIC COMMENT**

There was no public comment.

### **5. CONSIDERATION OF MINUTES**

The minutes from the February 5, 2018 meeting were reviewed by the Committee. Mr. Branstrom motioned, Ms. Frazier seconded, and the Committee approved the meeting minutes 7-0.

### **6. DISCUSSION/ACTION ITEMS**

#### **6.1 Superintendent Welcome**

District Superintendent Dr. Johnson welcomed the Committee, mentioned this will be her last meeting and reflected on her gratitude to committee members for all their work and dedication of time. Additionally, Dr. Johnson introduced Andrew Pawlowski, the District's Principal Architect from Sitrine Architecture.

#### **6.2 Review of Bond Expenditures from 1/1/2018 through 3/31/2018**

A. Prior to the meeting, Julie Barnum, who was unable to attend asked the District to address these two questions:

- (1) "Why did we overpay (or get overcharged) \$18,500 by Moody's? I see that it is now refunded, but questioning this."  
Laura Flores answered this question by stating this was a refund because the District was billed for this fee directly, but it had already been built into other issuance costs and paid out of the Bond proceeds prior to being deposited with the County Treasurer.
- (2) "Why are there so many charges for Real Graphic?"

Paul Palmer answered this question by stating plans and specifications are produced for review during the various stages of the design process and submittals to DSA. The District pays those expenses directly for plans reviewed by the District, the Inspector, and submitted to DSA for review and approval.

- B. With the District Architect, Mr. Pawlowski, in attendance, the group was curious about the fees his company receives for the District's design and project management work. Upon being requested to prepare a proposal for the District, Mr. Pawlowski meets with District staff to gain an understanding of the project's scope and then requests proposals from his consultants, as appropriate. He looks at the consultant's proposals with a critical eye, and then puts together a final cost proposal for the District. Asked if he marks up the consultant's fees, Mr. Pawlowski responded that he does not mark-up the consultant's fee, but his fee does include about 15-18 hours of his time coordinating the project with the consultants. He stated the District will sometimes add scope to the project after his fee has been agreed upon, and he has yet to request a fee increase and believes the District gets its money's worth. Mr. Pawlowski stated, in most cases, more than 50% of the fees he receives has gone to his consultants – civil, electrical, mechanical, structural, landscape architecture and cost estimating.

#### **6.5 Review of Budgets and Expenditures to Date for Each First Issuance Bond Project**

- A. The budget for the Nevada Union High School Pool House renovation and Boiler Replacement continued to be the subject of much discussion. Mr. Katzenstein thought the budget for the NUHS Pool Building renovation and boiler replacement seemed too high, and that the community will be upset. Director Palmer stated the project entails a total gutting of the pool house. The District recently received an early cost estimate, and that approximately \$300K is for site work. Mr. Pawlowski added that the project also corrects drainage issues in between the pool house and dance studio. The Committee acknowledged that the project still is fairly early in the design process and the expected construction costs have not been refined. Mr. Wilkinson wanted to be sure the District is at the right level of investment, and Mr. Katzenstein added "Do we ever get to the point where it is more cost effective to tear it down and start over?" Mr. Pawlowski stated you'd pay much more for a new facility. Mr. Nikolai reminded Committee members that it isn't their job to manage budgets, rather, it's their job to ensure the funds are spent on items the voters approved. Ms. Nau requested Committee members e-mail the District questions before the meeting so answers can be prepared, and we can keep our meetings to an hour, as promised previously.
- B. The group asked for clarification on the budget numbers contained in the columns on the Budget to Actuals spreadsheet for each project. The first column contains the rough budget from the 2016 Facilities Improvement Plan while the second column contains the budget obtained from a professional cost estimate, which is further refined before the project goes out to bid. Mr. Pawlowski explained the architect's fee and the total initial budget is all that is entered in the first column because we don't yet know the other figures.
- C. Mr. Wilkinson also brought up that he has heard Silver Springs High School received a lot of "used" surveillance cameras and the resolution wasn't very good. Mr. Pawlowski mentioned some of those cameras have required tweaking to obtain the right campus views.

#### **6.6 Review of Overall Budgets and Expenditures for First Issuance Projects**

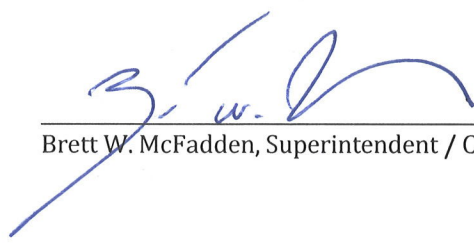
- A. The Committee had no questions or items of discussion related to the overall listing.

#### **6.7 Pictorial Presentation of Status for Bond Projects**

- A. Projects that are 100% complete have a Final Completed Project Cost shown.
- B. Director Palmer mentioned how pleased we are with the performance of Siteline Architecture and our contractors, especially Hansen Bros. Enterprises, as many of the HBE crew are NU graduates. The Committee had no questions about the pictorial presentation; however, Mr. Wilkinson did request District staff compile a matrix listing the projects and local contractor participation in those projects.

- 7.0 Committee Chair Schwartz announced the next meeting of the Independent Citizens' Bond Oversight Committee is scheduled for 5:00 p.m. on Monday, August 6, 2018, at Bear River High School Room C202.
- 8.0 After the formal proceedings were completed, Committee members walked to the Nevada Union High School campus and quickly viewed the improvements being made in the future student drop-off area, sidewalks, parking lot and underground utilities. The Committee then looked at the current condition of the school's pool house and changing rooms. Since the facilities were being used, Committee members viewed the locker room matching their gender. One male pool user took it upon himself to tell the group he felt the pool house facility is "gross."
- 9.0 The meeting was adjourned at 6:40 p.m. after a motion by Ms. Frazier, which was seconded by Mr. Nikolai.

  
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Katy Schwarz, Committee Chairperson

 8/7/18  
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Brett W. McFadden, Superintendent / Committee Secretary