

**Minutes of the Special Meeting of the Board of Education
Pomona Unified School District
Education Center - Board Room
800 South Garey Avenue, Pomona, California 91766**

Monday, April 17, 2017

7:00 a.m.

CALL TO ORDER

Jason Rothman, Board President, called the meeting to order at 7:12 a.m.

MEMBERS PRESENT

Jason Rothman, President; Roberta A. Perlman, Vice President; Frank Guzman; Adrienne Konigar-Macklin; and Andrew S. Wong.

ADMINISTRATIVE STAFF PRESENT

Richard Martinez, Superintendent
Stephanie Baker, Deputy Superintendent, Educational Services
Leslie Barnes, Assistant Superintendent and Chief Financial Officer, Business Services
Darren Knowles, Assistant Superintendent, Human Resources
Fernando Meza, Administrative Director, Pupil & Community Services
Oliver Unaka, Public Information Officer

OTHERS PRESENT

Jim C. Moore, Attorney, Mundell, Odlum & Haws, LLP

1 OPENING BUSINESS

Information: 1.01 Pledge of Allegiance

The Pledge of Allegiance was led by Ed Cunningham from LCC 3 Construction Services.

Information: 1.02 Superintendent's Comments - Corrections or Additions to the Agenda: None

Information: 1.03 Associated Pomona Teacher Representative Comments: None

Information: 1.04 California School Employees Association Representative Comments: None

2 Information Items/ Presentations

Information: 2.01 Staff Report: Capital Facilities Update – Measures P & PS

Dr. Barnes gave an overview of the major Capital Facilities projects related to Measures P and PS and priority of each project.

Measure PS was approved by voters in November of 2008 for \$235 million. \$162,968,077 has been issued and we have a remaining authorized but unissued \$72,031,923. The total possible funds currently are \$72 million for Measure PS and \$250 million for Measure P. She said we have submitted applications to the State for \$15 million and are currently waiting for the Governor to issue new bonds and begin

payments on those. Under State Eligibility we have \$30 million and we would have matching funds for that. Under Prop 39 we have \$3.7 million and if they continue with the program we will have additional eligible funds other Districts are not using that we might be able to get. The total possible funds are \$370.7 million.

In preparation for Measure P, the Board of Education authorized a needs assessment. The planning and design team consisted of: Architecture & Education Planning by Little, Program Management by LCC3, Energy Assessments by Southland Energy, and Facilities Assessments by Alpha Facilities Solutions.

Dr. Barnes said we want to continue the work of Measure PS by focusing on site infrastructure, needs based on the needs assessment. Some of the initiatives to be considered that touch each site are: 21st Century libraries, portable building removal, and increase energy efficiency programs that will help us increase the savings and money going back into the general fund. She said some of the benefits of addressing infrastructure needs are: improving learning environment for students and staff, and transition the Maintenance & Operations (M & O) department from a reactionary mode to a preventative maintenance mode.

Under the initiative for 21st Century Libraries, each site would have new flexible furniture and site specific paint flooring and lighting. From combined Measure P and LCAP Funding the sites have already been given \$23,000 for furniture upgrades through LCAP. Additional initiatives that touch each site under the Energy Efficiency Project are HVAC (Heating/Ventilating/Air Conditioning) replacement that impacts electricity, gas and water costs and has an impact on environment (R22); and lighting replacement to change all lighting throughout the district is a huge impact on electricity costs. All control systems that we put in through the Optimization Program will also be a big impact on electricity costs and there is no out of pocket cost to the district. Dr. Barnes said it will require financing but we would still be saving approximately \$100,000.00 per year.

Dr. Barnes said we will remove portable buildings and move students to vacant permanent classrooms. The district has an equivalent of 12,000 plus vacant seats. Portable buildings account for a large portion of M & O work orders that address roofing, air conditioning, siding, ramps and railing. This accounts for the largest cost in the needs assessment.

Dr. Barnes said our two major projects now are Washington and Philadelphia. The new buildings for Washington are expected to be completed by October 2017. The temporary campus will move into the new buildings over winter break 2017. The modernization of the permanent campus will be completed by August 2018. The Philadelphia portable replacement is expected to be completed by August 2017.

The bid environment is much different now than it was with Measure PS. Good contractors are in short supply and cost of construction is estimated to go up between six to fifteen percent per year. To help keep costs under control we need to look at combining projects.

Dr. Barnes said our recommended major projects are for Roosevelt Elementary School and Diamond Ranch High School. At Roosevelt we need to fulfill the campaign promise

of Measure P. Parents want open pod classrooms to be enclosed. The recommendation is to remove all portable buildings and replace them. She provided estimated costs for four options.

The original Diamond Ranch High School campus was never certified and DSA (Department of the State Architect) has created a new division that is looking at old uncertified sites. In order to get certified, the old portables cannot be brought up to current code, they must be replaced. Currently there are 30 classrooms, 6 classrooms for Special Education. She provided estimated costs for three options. Discussion ensued with Mrs. Konigar-Macklin and Mr. Rothman.

The third major project is baseball field renovation at the comprehensive high schools. Dr. Barnes said during the stadium renovations we promised parents that baseball fields would also be renovated. The scope of work would be to renovate the existing fields, add new dug outs and back stops, and add batting and pitching cages. To help limit user groups, some principals have said they would prefer not to include lights. If lights are included then the cost would be approximately \$11 million.

Dr. Barnes also gave an update regarding the renovation project for the Education Center. Phase I is scheduled to begin in June and will include the board room, handicap ramps, first floor restrooms and completion of the parking lot. The board room will not be available during the months of August and September. Phase II will include the entry, windows, lights, HVAC, paint and marquee. The Education Center currently is not ADA (Americans with Disabilities Act) compliant. She said we will save money just by replacing the HVAC and the lights and that substantial savings would go back to the general fund. Discussion ensued.

Mr. Martinez indicated that the building has not been painted in a long time, probably 25 years. Dr. Barnes indicated that the gutters also need to be fixed. She said that the dais in the board room is outdated and will have to be removed because it will not fit when the structure is made ADA compliant.

Dr. Barnes showed pictures of the areas that will be renovated at the Education Center. All Board Members asked about keeping the dais the way it is. Mr. Rothman and Mrs. Konigar-Macklin said they like the current setting. Mr. Wong said he is okay with changing it and Dr. Perlman said that if it costs too much to keep it then she is okay with changing it. Mr. Rothman requested the costs for keeping the dais the way it is and just adapting computer screens.

Dr. Perlman indicated that she personally likes to see pictures and especially 3-D renditions for big projects before approving them. She said she would like to see what is planned for Philadelphia. She asked that with all the funds being spent, we keep in mind the performing arts. She said the acoustics in the auditorium are awful and asked if something should be done about the seats, sound and lighting. She said she would also like to see science labs in the schools Dr. Barnes indicated that we are considering science labs at the elementary level but they were not included in this presentation. As the portables are being removed we will identify what permanent classrooms will have science labs. Dr. Perlman said perhaps the science labs could be in some of the portables. She asked if we can sell some of the portables. Dr. Barnes replied there is a

cost to remove portables. Mr. Cunningham said the average cost to remove a portable is \$10,000 and to purchase a portable is about \$65,000.

Mrs. Konigar-Macklin said she would like to see a comprehensive approach to spending the money we have. We all have good ideas about what needs to happen. She would like to see the list in order to determine if there are other projects that should be considered. Dr. Barnes replied she wanted to hear from the Board of Education before completing the list.

Mr. Rothman asked if there were any quick wins that could be highlighted.

Dr. Perlman said the main building at Washington is really nice and asked if the library was redone, why are we pulling the whole thing out? She said she wants to see plans ahead of time so they can weigh in. Dr. Barnes said that there are some infrastructure issues but it does look very nice.

Dr. Perlman asked why Diamond Ranch does not have a teacher's lounge adding that the cafeteria is completely inferior in size. She said the windows at Emerson are awful and asked if they have been taken care of. Dr. Perlman also asked if there is a place in the Education Center that can be assigned to board members so they can have an office to meet with community members. Mr. Rothman said he agreed there should be an office for board members so they can hold their meetings when necessary. It does not need to be big.

Mr. Guzman expressed concern about the perception Garey will have about Diamond Ranch being renovated. How are we going to deal with this when we are spending money at Diamond Ranch, and what about Garey? How are sites selected?

Dr. Barnes replied that we need to certify Diamond Ranch otherwise we will not be able to complete the press box at the stadium. We cannot do anything at Diamond Ranch until it gets certified.

Mrs. Konigar-Macklin said that is why we need to really see the comprehensive plan. Mr. Rothman said it would be helpful to see the break-out of the major needs per site. He said we need to pair things per site, or even per area. We can go back to the list to see what has been done. Mrs. Konigar-Macklin said she would like to see the running cost, with the exact cost per site.

Dr. Barnes distributed a list of expenditures by cluster that highlighted major projects and asked if this was helpful. Mr. Rothman replied it is helpful however he wants to see a list by site.

Mr. Wong said that we probably need a list by site of what has been identified with more options listed. If baseball fields are number four on the list, he said he would not support them. He said for example Kellogg, he does not know if it is on the list. The problem with the list being circulated and accumulated by cluster is there is a complete difference between a discretionary decision to do "x" at a certain site, and then DSA requirements. You can't put it into one cluster. It is not a one-for-one type thing and we should not be driven by that fallacy. He said in reference to the Washington renovation,

the cost sounds incredible. We need to think about absent DSA type issues or state mandated issues when spending that type of money on singular sites. He said he understands Roosevelt's issue however he is not sure he has the appetite for it when Washington is going to cost so much. He is not sure that is the right allocation of resources in the district. Mr. Wong said given our experience he will be hard pressed to support something like that going forward.

Dr. Perlman said she was uncomfortable with breaking it down like this. Some of the things we are forced to do. She said she does not like it broken down by trustee area. We are looking at the needs of the schools. Also, when calculating this, Cortez was built 10 years ago and some of the schools are newer such as Lopez. We had a complete renovation at San Jose and Fremont, yet those things are not reflected in here and need to be included. She also would like the student population to be included. There are so many factors that are needed that have nothing to do with trustee areas.

Mr. Rothman said this was a great first step. He agrees with Mr. Wong regarding the baseball fields. The student population is important. He asked Dr. Barnes to break out the things that need priority and show what we have to do, as it would be beneficial.

Mrs. Konigar-Macklin said that whenever we have a report we need to include everything that we have spent money on already. That way the schools can see what has been done at their school.

Mr. Rothman said we will probably need to have another meeting in order to make a decision with the information given to them prior to the meeting. Mr. Wong agreed another meeting would be beneficial to give input for prioritization.

4 OPEN ORAL COMMUNICATIONS

Information: 4.01 Audience Comments: None

Information: 4.02 Board and Superintendent Oral Communications: None

NEXT BOARD MEETING: Regular Board Meeting – May 10, 2017, at 6:30 p.m.

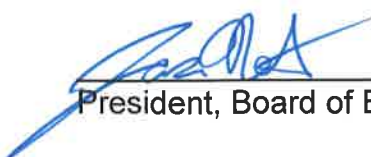
12 ADJOURNMENT

12 Adjournment: 8:24 a.m.



Secretary, Board of Education

Attested and Approved:



President, Board of Education