

MEASURE A - STRONG SCHOOLS BOND
CITIZEN'S OVERSIGHT COMMITTEE
PALO ALTO UNIFIED SCHOOL DISTRICT

MINUTES FOR MEETING OF April 20, 2011

Opening

The Citizens' Oversight Committee held a meeting in the library of Barron Park Elementary School, 800 Barron Avenue, Palo Alto, California.

*All handouts can be viewed at the District office, Business Services 25 Churchill Avenue
COC Members:

Mr. Ray Bacchetti, Senior Citizen
Mr. Scott Darling, At Large Member (absent)
Mr. Gary Hornbeek, Parent, PTA Member
Mr. Deepak Kanungo, Parent
Ms. Catharine Garber, Business Organization Member
Dr. Mary Marth, Parent
Mr. Todd Collins, Taxpayer Organization

District Staff:

Dr. Robert Golton, CBO
Mr. Ron Smith, Facility Project Manager
Ms. Betty Munoz, Secretary to Co-CBOs

Others present:

Mr. Tom Hodges, O'Connor Construction Management
Mr. Scott Jewel, Gilbane Building Company
Mr. Lori Alvarez, O'Connor Construction Management

Call to Order

The meeting was called to order at 5:37 p.m.

Public Comment

There was no request for public comment.

Review of Agenda

Approval of Minutes

MOTION: Collins moved to approve the minutes of February 2, 2011. Motion carried 7-0.
Hornbeek checked the coc@pausd.org inbox and it had no e-mails.

Demo of Smart Board and Sound Assist System

Katie Kinnaman, 2nd grade El Carmelo teacher, gave a demonstration of the smart board and sound assist system use.

Program Status Update

Athletic Stadium: Board approved the schematic design in March. The project budget was about \$3.6 million. Scope of project is new bleachers, new entry way, the stadium, concession buildings, some storage, and restrooms. The bleachers and the concession buildings were submitted to DSA this past month.

Duveneck: Conceptual design taken to the Board. Schematic design will go to the Board next month.

Ohlone: Finished the framing and are working on the electrical. The end date is November.

High schools: All three of high school projects are in the final stage at DSA. They are hoping to get the sign offs from DSA by May 1 for the Gunn Gymnasium, Palo Alto HS wing & Media Arts, classroom building at Gunn. Total projects cost will be approximately \$60 million.

Committee member asked why have alternates to get to the budget, why not complete the project and then go down the project list? Hodges said the high schools are given a budget and the high schools have a steering committee that decides on those alternates or moving on to the next item on the project list.

MINUTES FOR MEETING OF April 20, 2011

Middle schools: Jordan cafetorium, expansion plan for Jordan, and library expansion at Terman. They have been at DSA since December and they are hoping to receive DSA approval in September and bid towards the end of the year. JLS is going to DSA on May 1st and approved next year.

Committee member asked about the budget overages on the Jordan project? Hodges said they have mitigated most of that down and their overages are about \$200,000. They have identified some alternates and some scope that weren't necessary. They have also done some cost trimming.

Change Orders

No change orders. All of the projects are well within the 10% change order allowance.

Proposal for Member Reports

The committee discussed attending the public meetings to stay up to date on projects. Committee member suggested e-mailing the Committee Chair if a member will attend an upcoming community meeting.

Elementary Enrollment & Facilities Planning

Golton said some Board members are concerned about providing for elementary growth. The District receives low, medium, and high projection from their demographer. The elementary growth has been at the high projection in the last few years. Middle and high schools have been at the low and medium projections. It might be heard that they staff grades K-3 at 22 and grades 4-5 at 24, but that is not right. In reality grades K-3 are about 21 and grades 4-5 about 22. Next year they project that they will be at 22 in K-3 and at 24 in grades 4-5. Elementary growth was 4.5% in 2010; the projections for 2011 are 4.9% for high, 3.1% for medium, 1.2% for low at the elementary level. Over the next 5 years, elementary is expected to grow by about 568 students. Facilities planning are based on the high projections. Enrollment growth is in the south and some in the north. The north cluster is (Addison, Duveneck, Hays, south is El Carmelo, Fairmeadow, Palo Verde; west is Nixon, Escondido, Barron Park, and Briones. Ohlone and Hoover are in the south but are alternative schools. They have ten additional classrooms at Ohlone, Fairmeadow, and Duveneck. They could add capacity to existing campuses. Lisa Gelfand did a study where she added a strand (K-5), built 6 additional classrooms on each campus. They like the notion of adding a strand at Palo Verde and will be taking it to the Board. In addition, they have some capacity at Duveneck. There is also the notion of using Garland or building at Greendell and moving the present uses over to Garland. Another notion is taking one of their alternative schools, perhaps Hoover, and using Garland to house that alternative program. There was the issue of crossing the Oregon Expressway if they opened Garland as a school and it stopped them from opening it as another school.

A committee member asked if they put new strand at Palo Verde, will that require a new building. Golton, yes. Committee member asked where the funds for the new building will come from. Golton said from the \$65 million pie. Committee member asked if the \$65 million is allocated. Golton said no.

Committee member said there is a list of projects and if this is done, will the Board say forget this project list, back to the drawing board. Hodges said the Board has not approved the scope of work or design for those projects. They allocated those funds to those projects based on that initial plan for the elementary. The \$65 million is for Garland, for all those elementary projects except for Ohlone, Duveneck, Fairmeadow, and the balance of the classroom improvements projects.

Committee member said what they are hearing that the classroom improvements may go to the next bond? Hodges said they are on hold right now until they know how much of the \$65 million they will have to spend on growth.

A Committee member asked how many years has the District used Lapkoff & Gobalet. Golton said over 21 years. Their track record is reasonably accurate. Their cost is \$35,000. Committee member asked if the District has looked into hiring a full-time demographer that could make better decisions that would assist the District in making better decisions for the \$300 million bond. Golton will bring this question to the Board.

MINUTES FOR MEETING OF April 20, 2011

The Cubberley lease is up in 2013 and requires a renewal by both parties and the City has had conversations with Foothill about selling their 8 acres of Cubberley. When the District wanted Terman, the District traded 8 acres of Cubberley for the 8 acres of Terman. The District has a modified form of a right of first refusal and Foothill does not want to be in the mode of triggering the right of first refusal. The District owns Fremont Hills and it is on its 9th or 10th year of a 20 year lease with Pinewood. They receive 1.2 million a year. Right they have 125 students that live in Los Altos Hills and it would not be productive to open this as a school or even an alternative school. Ventura is a four acre site sold to city. They have a remainder interest because the District can acquire it back at 75% of appraised value. The other things that were presented at the meeting were ABAG requirements and City property currently zoned public facilities. Recommendations were:

- Suspend commitments of elementary directed funds
- Give three years notice to
- Ask staff to identify next sites for increased elementary capacity
- Have an annual process of dealing with enrollment

Golton said he is anxious in moving forward with Palo Verde; with Palo Verde they could have the classes up and going in 2013.

Annual Audit

The District has contracted with the same firm as last year. Christy White

Administrative Salaries

Golton said there was a 2003 attorney general's opinion and the questions were: could administrators be paid by bond funds and should you contract 100% of the work? The District has chosen to have the following individuals: they are himself (Bob Golton) at 40%, Ron Smith at 50%, Esther Kamkar at 80%, and the accountants. The Bay Area News Group has asked for a spreadsheet that shows the amount that is being spent on in-house services.

Annual Report

The annual report will be due in October to the community. Collins and Hornbeek will be the subcommittee working on the annual report this year. They will keep the same format. Hornbeek will develop a schedule.

July 20, 2011 Agenda

The next COC meeting is scheduled for July 13, 2011, at Ohlone Elementary.

Next Meeting and Future Meetings Schedule

July 13, 2011
October 19, 2011
January 2012 (TBD)

Adjournment

The meeting was adjourned at 7:07 p.m.