

**Oceanside Unified School District
Proposition H Citizens' Bond Oversight Committee
Regular Meeting - VIRTUAL
October 28, 2020 – Minutes**

1. Call to Order

Chair Tracey Alexander called the meeting to order at 5:01pm.

2. Roll Call

The following persons were present:

Committee Members:

Tracey Alexander, Chair (virtual)

Larry Barry (virtual)

Kim Cino, Vice Chair (virtual)

Tom Fant (virtual)

Sherry Freeman de Leyva (virtual)

Steve Jepsen (virtual)

District Staff:

Dr. Shannon Soto, Deputy Superintendent of Administrative Services (virtual)

Mitch Maynard, Director of M&O & Facilities (virtual)

Colette Leyva, Executive Assistant (virtual)

Penny McGrew, CCM/MAAS (virtual)

Blake Boehm, KNN (virtual)

3. Pledge of Allegiance

Tracey Alexander led the pledge of allegiance.

4. Approval of Agenda

Motion was made, seconded, and carried to approve the agenda.

5. Approval of Minutes

Motion was made, seconded, and carried to approve the minutes from the June 2, 2020 meeting.

6. Communication

a. Introduction of Guests and New Members

There were no guests or new members.

b. Public Comment

There was no public comment.

c. Chairperson Report

There was no Chairperson Report.

d. Spokesperson Report

There was no Spokesperson Report.

7. Staff Report

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a. Project Updates

- **HVAC & Bleacher Replacement at El Camino**
Penny McGrew gave an update on the ECHS HVAC and bleacher replacement. The replacements resulted in a new gym. The work was completed on 10-31-2020. The total cost was \$1,623,000.
- **Gym Water Protection Paint at El Camino**
Penny McGrew gave an update on the ECHS water protection paint on the gym. Waterproofing the outer stucco will help with water intrusion and will be airtight using specialty paint. The project is in the bidding phase. Estimated cost to be \$440,000.
- **Girls Team Room at El Camino**
Penny McGrew gave an update on the ECHS girls team room. Storage rooms will be reconfigured into a usable team room. The work is complete. The total cost was \$32,500.
- **Gym Locker Rooms at El Camino**
Penny McGrew gave an update on the ECHS gym locker rooms. The project includes locker refurbishment, new paint, floors, and benches. The project is in the bidding phase. Estimated cost to be \$203,000.
- **Truax Theater Improvement at El Camino**
Penny McGrew gave an update on the ECHS Truax Theater Improvements. Everything from the lobby, ticket booth, and seats to the dressing rooms and restrooms were refurbished and upgraded. The roof and HVAC units were also replaced. The work is complete. The total cost was \$1,200,000.
- **Music Building Improvements at El Camino**
Penny McGrew gave an update on the ECHS Music Building Improvements. The scope includes a new roof, HVAC, paint, flooring, and lighting. The project is in the bidding phase. Estimated cost to be \$365,000. Tracey Alexander thanked the team for the improvement projects at ECHS.
- **Gym Roof and HVAC Replacement at Oceanside High**
Penny McGrew gave an update on the OHS gym. This project is awaiting DSA approval. It will consist of replacing the roof along with HVAC units for the gym and lobby. This will help prevent water intrusion. Estimated cost is \$1,500,000. Tracey Alexander thanked the team for the improvement projects at OHS.
- **Modernization Update at San Luis Rey**
Penny McGrew gave an update on SLR modernization. The programming phase is complete. 15 focus groups met over four months. The architectural team has done a facility assessment. RFQs for Civil Engineering, Hazardous Assessment, and Geotechnical Engineering have been completed. The new proposed site plan includes a new admin building with a single point of entry, new stage for VAPA program, and new modular classrooms. 33 classrooms are needed. Process now in schematic design until summer 2021. After,

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plans will be submitted to DSA for approval, which could take up to six months for review. After approval, the bidding process will take 6-8 weeks. Construction will begin in early 2022 and completion will be mid-year 2024. Tracey Alexander asked if there will be interim housing during construction. The housing for students and staff will be on the SLR site utilizing portables.

- **Demo and Abatement at Jefferson**

Penny McGrew gave an update on the JMS demo and abatement. Demolition of buildings H and K took place during the summer. The project is in complete. The total cost was \$160,000.

- **Modernization at Jefferson**

Penny McGrew gave an update on JMS modernization. The RFQ process has begun to solicit professional services, including civil engineering and geotechnical work. Also preparing for architect approval.

- **Asset Management Study Update**

Dr. Shannon Soto gave an update on the progress of Asset Management. OUSD is in negotiations with the City of Oceanside for Ocean Shores and Garrison. Staff is working with district counsel for the transfer of title to Oceanside Historical Society for Pioneer Cemetery. The Board of Education approved a Listing Agreement with Tierra Development Advisors to assist with the marketing and sale of Pacifica.

- b. Budget and Expenditure Report**

Penny McGrew reviewed the budget and expenditure reports. There is currently approximately \$60M remaining. \$30M has been encumbered with current projects. Suggestions were made to improve the budget report: change colors of rows, make the fonts bigger, add "other sources" to the report. Updates will be made for next meeting.

8. Discussion/Information/Action Items

- a. Prop H Bond Update**

Blake Boehm from KNN Public Finance reviewed the current status of the Prop H Bond. Over the summer, two refinancing transactions took place. They were very successful transactions and were able to lower the interest rate for Oceanside taxpayers at no term extension. Defeasance for G and H bonds will apply those bonds to set aside and be held in escrow. They will earn interest and repay those bonds from escrow account. Steve Jepsen thanked Blake and KNN for their efforts to refinance the bonds at the benefit of the taxpayers.

9. Adjournment

The meeting adjourned at 6:11pm. The next meeting is Wednesday, January 27, 2021, at 5:00pm.