



## Lake Tahoe Unified School District

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### CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC) MEETING AGENDA

WEDNESDAY, JANUARY 27, 2010 AT 6:00 P.M.

AT THE EDUCATION CENTER BOARD ROOM, 1021 AL TAHOE BOULEVARD

The Agenda Packet for this public meeting is available for review at the District Office Reception Area. All members of the public are invited to comment on any item on the agenda. The meeting location is accessible to people with disabilities. Every reasonable effort will be made to accommodate participation of the disabled in all of the District's public meetings. If particular accommodations for the disabled are needed (i.e., disability-related aids, or other services), please contact the Superintendent's Office at 541-2850 Ext. 225 least 24 hours in advance of the meeting. Public inspection of agenda documents that have been distributed to the Committee less than 72 hours before the meeting, will be made available at the Education Center, 1021 Al Tahoe Boulevard (Government Code 54957.5). The Brown Act and Education Code delineate the circumstances under which a legislative body may meet in closed session.

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Agenda**

**4. Communications From The Public**

This is the public's chance to speak on any item related to the Citizen's Bond Oversight Committee. Please fill out a YELLOW card and hand it to the Committee Chairperson. You will be called on during discussion and before any action is taken on the item. Please hold your comments to three (3) minutes or less. If there is more than one speaker on a single agenda item, the Committee Chairperson may limit the comments to less than three minutes.

**5. Approval of Minutes of November 18, 2009 Meeting**

**6. Introduction of New CBOC Members**

- i. Casey Blann will replace Paul Brusco as the Business Representative for a two-year term. Mr. Blann's name was put forth by the Lake Tahoe South Shore Chamber of Commerce, per Bylaws.
- ii. The Board of Education will appoint a representative to replace Chris Cefalu as an At-Large Community Representative for a two year term at the 1/26/10 Board Meeting, per Bylaws.

**7. Schedule / Preparation of the Annual Report to the Community**

Chairman, Steve Habaradas will lead the discussion on the timeline, preparation, and designation of duties for the Committee's Annual Report to the Community.

**8. "Green Building" Discussion**

LPA Architects will present the Measure G sustainable design elements that are incorporated into the South Tahoe High School project and explain the District's commitment to CHPS (Collaboration for High Performance Schools [www.chps.net](http://www.chps.net)).

**9. Review of Measure G Projects**

An update will be presented on the Measure G projects, budgets, matching funds, and construction timelines.

**10. Review of Budget and Expenditures**

Curt Pollock and Sara Range will present the financial reports.

**11. Next Meeting**

Wednesday, March 31, 2010 at 6:00 p.m.

**12. Adjourn**



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CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

**REGULAR MEETING**

Wednesday, November 18, 2009 at 6:00 PM

CBOC Members Present	LTUSD Staff Members Present	Consultants Present	Guests Present
Amanda Adams Austin Sass Patrick Martin Paul Bruso Steve Habaradas Chris Cefalu Mike Berg Absent: John Drum And David Kelly	Deb Yates, CFO Dr. James Tarwater, Superintendent Steve Morales, Director of Facilities Angie Keil, Exec. Asst.	Curt Pollock Sara Range, PMG Wayne Sjolund, PMG David Nanry DSA Inspector Steve Newsom LPA, Inc.	Joe Stewart, SMC Construction Angela Swanson, School Facility Planning Consultants Nikki Florio

**Item 1. CALL TO ORDER**

The Open Session of the regular meeting of the Citizens' Bond Oversight Committee (CBOC) was called to order by **Steve Habaradas** at 6:03 p.m. at the South Tahoe High School Career Center.

**Item 2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was said.

**Item 3. APPROVAL OF AGENDA**

**Patrick Martin** made a motion to approve the agenda as submitted; **Chris Cefalu** seconded the motion. Unanimously approved.

**Item 4. COMMUNICATIONS FROM THE PUBLIC**

There were no comments from the public.

**Item 5. APPROVAL OF MINUTES OF June 24, 2009 MEETING**

**Paul Bruso** made a motion to approve the agenda as submitted; **Chris Cefalu** seconded the motion. Unanimously approved.

**Item 6. TOUR OF CONSTRUCTION SITE**

**Joe Stewart** and **Steve Morales** led the committee and attendees on a tour of the Career Technical Education (CTE) building and the Overcrowding Relief Grant (ORG) building. It was evident that the construction process is moving very well on the two buildings currently under construction. The ORG is a 29,240 sf. two-story building and will be mainly for classrooms in the Math department. That building is 45% complete. The CTE is a two-story 29,860 sf. building, which will house the Auto/Transportation classes on the first floor and the Construction, Art & Architectural Design classes on the second floor. That building is 55% complete.

**Item 7. REVIEW OF MEASURE G FACILITY MASTER PLAN SCHEDULE AND FUTURE PROJECTS**

Dr. Tarwater reviewed the progress of the bond construction to date, indicating that the first two projects are well under way on the accelerated construction schedule. The CTE building is targeted to open in April 2010 and the ORG in September 2010. The boiler project is crucial because the demands of the two new buildings will surpass the current capacity. It must be completed in summer 2010, so it is critical right now to get plans in and go to bid at the first of the year. The Media/Design Arts building will tie everything together. Students will move out of the current theatre when the CTE building is ready and asbestos abatement will begin in order to break ground on that project by May 1, 2001.

Dr. Tarwater explained that it would behoove the District to get started on the STMS Sixth Grade Wing project as soon as possible and that another Lease/Leaseback would be the preferred method of delivery. Because of the delay in the release of additional matching funds from the State, a cash-flow problem is anticipated, which would require the contractor to finance the project for a time. He anticipates using \$10 million in matching funds currently received, plus another \$7-\$10 in Qualified School Construction Bond (QSCB) money to continue the construction schedule. Joe Stewart, Steve Morales, and Steve Newsom attested to the fact that this is a very opportune time to build, since materials costs are down, sub-contractor pricing is very competitive, and construction projects stimulate the economy. Angela Swanson said that if the District waits until the money is in the bank, the construction costs could go up 20-30%. Ms. Swanson proceeded to give the committee an overview of state bonds, matching funds, and school construction projects planning and approval phases. Dr. Tarwater said that the next bond issuance is not anticipated until March 2011, and a third sale will be conducted after that, until the entire \$64.5 Measure G bonds are sold. He said that he intends to seek “conceptual approval” from the Board of Education to move ahead with another Lease-Leaseback for the STMS project.

A discussion ensued regarding the use of local contractors, with Joe Stewart reiterating that he has been very proactive in encouraging locals to apply. He said that 30-40% of the work is going through local contractors and they have even split up packages to ensure that locals get a chance to bid. It was suggested that a “community opinion piece” should be put out by the committee to show the positive things that are happening with the construction and funding pieces, particularly the almost \$30 million in matching funds.

**Item 8. “GREEN BUILDING” DISCUSSION**

Paul Bruso, who requested that this item be agendaized, said that there was not enough time for an in depth discussion on this item. He said that people want to know what the District is doing with regard to architectural designs based on “green” principles. Architect, Steve Newsom, responded that the Board of Education passed a resolution which was a formal commitment to become a CHPS (California High Performing Schools) District. (This means that the Board will ensure that every new school, new building and modernization project, from the beginning of

the design process, incorporates CHPS criteria and best practices to the extent feasible). Mr. Newsom suggested that Mr. Bruso email him a list of questions and he can answer them at the next meeting.

**Item 9. REVIEW OF BUDGET AND EXPENDITURES**

Curt Pollock and Sarah Range presented the financial statements for Projects #501-#900. Revenues and expenditures included various categories to reflect the changes that are occurring within the budgets as the projects move along. It did not appear to be readily evident from the reports exactly how the District is faring compared to the original architect's budget. Steve Newsom said that his numbers are not as accurate as Sara's. Mr. Habaradas said that a blend of the two budgets, in a simpler format, would be better so that the committee members can tell the community what percentage of the funding is spent to date vs. the percentage of project completion. They also want to make sure that the expenditures are in line with the original architect's estimate. Steve Newsom said that "from the architects' view, we're in good shape, and even in better shape schedule-wise".

**Item 10. NEXT MEETING DATE**

The next meeting date of the Citizens Bond Oversight Committee is scheduled for Wednesday, January 27, 2010 at 6:00 p.m. A location will be announced depending on the weather conditions.

**Item 11. ADJOURN**

The meeting was adjourned at 8:10 p.m.

# *Measure G Bond Program*

## **Sustainable Design Elements**

*CBOC Presentation – January 27, 2010*



# CHPS Commitment

*Lake Tahoe Unified adopted a CHPS Resolution in 2008, requiring that all future projects meet CHPS criteria.*

## CHPS Goals:

- Increase student performance with better-designed and healthier facilities
- Raise awareness of the impact and advantages of high performance schools
- Provide professionals with better tools to facilitate effective design, construction and maintenance of high performance schools
- Increase school energy and resource efficiency
- Reduce peak electric loads



# *South Tahoe High School Sustainable Features*



**TITLE 24  
SAVINGS  
17%**



**LIGHTING  
SAVINGS  
30%**



**WATER  
USE  
SAVINGS  
35-85%**



**CONSTRUCTION  
WASTE  
SAVINGS  
70+%**



# Site

- *REDUCED BUILDING FOOTPRINT*
  - Multi-Story Construction Minimizes Environmental Impact
- *STORMWATER POLLUTION PREVENTION PLAN*
  - Prevents Erosion and Release of Sediment Off-Site
- *RAINWATER FILTRATION AND CAPTURE*
  - Reducing Burden on the Storm Drain System
- *MINIMIZED OUTDOOR ILLUMINATION*
  - Site Lights Have Cut-Off Feature, Reducing Light Pollution
- *WATER SAVINGS*
  - Reduced Potable Water Use for Irrigation by 85%
  - Reduced Potable Water Use for Building Sewage by 35%
  - Reduced Overall Indoor Potable Water Use by 40%



# *Energy, Lighting, Air Quality & Recycling*

- *REDUCED ENERGY CONSUMPTION*
  - Energy Efficiency is More Than 17% Better Than Title 24
  - Energy Modeling & Commissioning to Ensure Performance
- *FLEXIBLE, ENERGY EFFICIENT LIGHTING*
  - Separate Switching Reduces Energy Use by More Than 30%
- *VENTILATION, AIR FILTRATION & MOISTURE CONTROL*
  - Strict Guidelines Followed During Construction & Post-Occupancy Using Proper Ventilation, MERV 11 Filters & Ducted Returns
- *RECYCLING*
  - Construction Waste Management Plan Reduces Debris by More Than 70%
  - Many Construction Products Contain Recycled Material





*Thank You!*

**LTUSD Measure G Revenue Expense Report**

January 27, 2010

**REVISED**

Revenue	Measure G Bond	State Funds	Interest Earned	Other Funds	Totals
1) Total Revenue Received as of 12/31/09	\$ 29,996,057.60	\$ 5,980,000.00	\$ 86,496.90	\$ -	\$ 36,062,554.50
2) Anticipated Measure G Bond Revenue	\$ 34,503,942.40				\$ 34,503,942.40
3) Anticipated State Funds		\$ 19,900,000.00			\$ 19,900,000.00
Approved Not Funded		\$ 15,500,000.00			
Submitted Not Yet Approved		\$ 4,400,000.00			
4) Anticipated Interest			\$ 250,000.00		\$ 250,000.00
				<b>Total Revenue:</b>	<b>\$ 90,466,496.90</b>

Project Number	Project	Original Measure G Budget	Revised Current Budget	Increase/Decrease	Paid or Encumbered to Date	Percent Committed	Uncommitted Project Balances
201	Transportation/Warehouse Base Program	\$ 2,112,384.00	\$ 2,112,384.00	\$ -		0.0%	\$ 2,112,384.00
301	Bijou Elementary School - Base Program	\$ 6,647,507.00	\$ 6,647,507.00	\$ -		0.0%	\$ 6,647,507.00
401	Environmental Magnet School Base Program	\$ 2,473,437.00	\$ 2,473,437.00	\$ -		0.0%	\$ 2,473,437.00
501	Sierra House Elementary School	\$ 100,000.00	\$ 113,000.00	\$ 13,000.00	\$ 94,795.00	83.9%	\$ 18,205.00
601	Tahoe Valley Elementary School	\$ 728,305.00	\$ 728,305.00	\$ -	\$ 69,824.00	9.6%	\$ 658,481.00
<b>South Tahoe Middle School</b>							
702	South Tahoe Middle School - Classroom Building	\$ 7,460,228.93	\$ 9,024,861.00	\$ 1,564,632.07	\$ 518,923.00	5.7%	\$ 8,505,938.00
	Other Base Program Scope	\$ 1,779,999.07	\$ 1,762,500.00	\$ (17,499.07)	\$ -	0.0%	\$ 1,762,500.00
	Less State Funds		\$ (4,400,000.00)	\$ (4,400,000.00)			
	<b>Site Total:</b>	<b>\$ 9,240,228.00</b>	<b>\$ 6,387,361.00</b>	<b>\$ (2,852,867.00)</b>	<b>\$ 518,923.00</b>	<b>8.1%</b>	<b>\$ 10,268,438.00</b>
<b>South Tahoe High School</b>							
801	South Tahoe High School - ORG Building	\$ 14,753,106.00	\$ 14,088,773.20	\$ (664,332.80)	\$ 13,499,404.00	95.8%	\$ 589,369.20
802	South Tahoe High School - CTE Building/Entry	\$ 15,487,144.00	\$ 14,409,403.14	\$ (1,077,740.86)	\$ 13,532,862.00	93.9%	\$ 876,541.14
803	South Tahoe High School - Boiler Replacement	\$ 448,149.00	\$ 682,000.00	\$ 233,851.00	\$ 90,260.00	13.2%	\$ 591,740.00
804	South Tahoe High School - Media/Design Arts	\$ 8,224,418.00	\$ 8,474,200.00	\$ 249,782.00	\$ 553,217.00	6.5%	\$ 7,920,983.00
805	South Tahoe High School - Performing Arts	\$ 6,989,724.00	\$ 7,900,530.00	\$ 910,806.00	\$ 440,895.00	5.6%	\$ 7,459,635.00
806	South Tahoe High School - Blue & Gold Gym Mod	\$ 4,541,023.00	\$ 4,544,586.00	\$ 3,563.00	\$ 39,359.00	0.9%	\$ 4,505,227.00
807	South Tahoe High School - Student Union/Mall	\$ 3,574,978.00	\$ 8,052,622.00	\$ 4,477,644.00	\$ 400,560.00	5.0%	\$ 7,652,062.00
808	South Tahoe High School - Classroom Technology	\$ 1,206,084.00	\$ 1,206,084.00	\$ -	\$ -	0.0%	\$ 1,206,084.00
809	South Tahoe High School - Building B Modernization	\$ 227,500.00	\$ 237,500.00	\$ 10,000.00	\$ -	0.0%	\$ 237,500.00
	Other Base Program Scope - Site Utilites	\$ 204,291.00	\$ 397,889.00	\$ 193,598.00	\$ -	0.0%	\$ 397,889.00
	State Matching Funds:	\$ (15,400,000.00)	\$ (21,480,000.00)	\$ (6,080,000.00)			\$ (15,500,000.00)
	<b>Site Total:</b>	<b>\$ 40,256,417.00</b>	<b>\$ 38,513,587.34</b>	<b>\$ (1,742,829.66)</b>	<b>\$ 28,556,557.00</b>	<b>74.1%</b>	<b>\$ 15,937,030.34</b>
900	Program Contingency/Bond Administration (4.5%)	\$ 2,941,722.00	\$ 2,941,722.00	\$ -	\$ 336,101.00	11.4%	\$ 2,605,621.00
<b>Measure G Fund Total:</b>		<b>\$ 64,500,000.00</b>	<b>\$ 59,917,303.34</b>	<b>\$ (4,582,696.66)</b>			
<b>Measure G plus State Funds Total:</b>		<b>\$ 79,900,000.00</b>	<b>\$ 85,797,303.34</b>	<b>\$ 5,897,303.34</b>	<b>\$ 29,240,099.00</b>	<b>34.1%</b>	<b>\$ 40,721,103.34</b>

<b>Summary</b>	<b>Current Program Budget:</b>	<b>\$ 85,797,303.34</b>
	<b>Current Anticipated Revenue:</b>	<b>\$ 90,466,496.90</b>
	<b>Current Budget Remaining:</b>	<b>\$ 4,669,193.56</b>

*\*Please note: Project Budgets include 20% for all soft costs that include, Architect Fees, Program Administration, Bond Sales, Equipment, Etc.*