San Leandro Unified School District Minutes

Special Board Meeting - Work Study Session
November 15, 2017 6:00 PM
San Leandro City Council Chambers

835 E. 14th Street

San Leandro, CA 94577

Attendance Taken at 6:00 PM:

Present:
Dr. Kevin Collins
Evelyn Gonzalez
Lance James
Dr. Mike McLaughlin
Peter Oshinski
Diana Prola
Leo Sheridan
Monique Tate
Dr. John Thompson

Absent:
Victor Aguilar, Jr.
Dr. Rosanna Mucetti

Updated Attendance:
Victor Aguilar, Jr. was updated to present at: 6:15 PM, at the beginning of the Presentation.

A. CALL TO ORDER / ROLL CALL

Minutes:
Meeting was called to order at 6pm. It was noted that Trustee Aguilar would be arriving soon.

B. OPEN SESSION

Minutes:
The Board convened to open session

B.1. Pledge of Allegiance

Minutes:
President Prola led the audience in the pledge of allegiance.

C. APPROVAL OF AGENDA

Motion Passed: Passed with a motion by Lance James and a second by Leo Sheridan.
Absent Victor Aguilar, Jr.
Yes Evelyn Gonzalez
Yes Lance James
Yes Peter Oshinski
Yes Diana Prola
Yes Leo Sheridan
Yes Monique Tate

D. LEGAL STATEMENT

E. PUBLIC TESTIMONY

Minutes:
Morgan Mack-Rose, President of San Leandro Education Foundation, spoke during public testimony.

She attended this meeting to speak regarding the information received from a recent board meeting regarding increased enrollment in our school district. The increase is more than the demographers predicted in 2015.

Morgan attended a meeting with RDA where the sale of a lot on the corner of Davis and East 14th Street was approved. While this will take several years to develop, she is aware of several housing developments in various areas of San Leandro that have been approved for development.

These developments will impact our schools. While prioritizing how the bond money is spent, we need to realize that schools are more than classrooms; they are science labs, restrooms, cafeterias, and libraries. All of this needs to be considered with the anticipated growth of San Leandro.

F. PRESENTATION

F.1. Measure J1 Budget and Planning Governing Board Work Study Session

Minutes:
All Board Trustees participated in discussion pertaining to the presentation provided by Aaron Kerrigan, Director of Facility & Operations.

The goal of this meeting is prioritize what work is done and in what order. The needs for repairs and replacements exceed the funds available.

The presentation highlighted the following topics:

- Review purpose of this study session
- History of Measure J1 passed in November 2016

- $104 million bond
- First series of bonds was sold in May 2017
- Additional series are schedule to be sold in 2020 and 2023

Presentation of bond priority areas and budgets

- $10 million of Measure J1 funds are allocated to classroom technology needs and refreshment of district's one-to-one initiative
- The school district has allocated $94 million for remaining needs
- Currently there are $285 million in identified needs and limited funding
- The school district may receive additional money from Prop 51 state facilities bond, which is roughly $3 million in potential eligibility

Discussion and decision making

- The available budget for Measure J1 is $94 million

- Major objectives of the Measure J1 bond program is to improve or replace:

    - Technology
    - Electrical Upgrades
    - Libraries
    - Portable Replacement
    - Additional infrastructure needs, such as the pool deck, backflow preventers, high school cafeteria, signage.

Mr. Kerrigan then provided budget numbers for these projects. Unknown factors may decrease the funding. We need to identify high priority and in-progress work. Photos were displayed during the presentation reflecting work being completed and work that needs to be done at the school sites.

Provide direction to staff on priorities and scope

- Assessing underutilized space
- Review in detail the preliminary and revised budget
- Review plans and their amendments
- Decide which projects should go forward
- Prioritize and budget for chosen projects
- Electrical upgrades are necessary to support installation of HVAC and ongoing operations of our campuses
- Library renovations are underway K-8 with exception of Madison and Washington

Need to discuss:

- Scope of high school library work needs to be determined
- Scope of Madison portable replacement needs to be determined

- District has latitude and options in determining scope of portable replacement at other sites
- Staff needs direction on infrastructure projects

G. BOARD DISCUSSION

Minutes:
All Board Trustees participated in a discussion and provided questions and concerns regarding Measure J1 projects. The presentation displayed a preliminary bond budget data for technology, electrical upgrades, libraries, HVAC, Portable Replacement and additional infrastructure needs.

Discussion included the following comments from Board Trustees:

- Modular portable replacements - taking care of elementary schools first that have the greatest need
- Signage – questions around costs; signage on a building costs less than a sign on a pole
- Landscaping at Muir Middle School should be considered
- Exterior painting at school sites
- High school pool deck needs to be repaired
- Drop-off areas at some sites cause impact major streets during pickup and drop off of students and some school sites
- Suggestion was made to budget in phases; high importance based on condition and usage at school sites; re-assess as we progress
- Priority of roofing at school sites
- High school library renovation

Mr. Kerrigan provided a handout to all Board Trustees and directed them to cross out projects that they don't believe need to be done right now and number the projects that need to be done now. This prompted more discussion on what should be prioritized based on the budget that was mentioned at the beginning of the discussion.

Prior to ending the discussion Mr. Kerrigan recapped the following priorities based on input from Board Trustees and the Superintendent:

- High school library renovations not a priority
- Comprise a list to prioritize portables by sites with the greatest need for replacement
    - Once the Board Trustees review this list, they can make a more informed decision of what order school sites obtain portable replacement
    - Architect can be contacted for drawings and contracts
    - Begin with elementary sites
- Provide a list of top 5 school sites needing roof replacement/repair
- Pool deck repair
- Madison Elementary School – based on discussion, Board Trustees agreed to refurbish existing classes and add additional spaces.

Mr. Kerrigan plans to bring addendums to master contracts based on tonight's discussion to the next board meeting.

H. ACTION

There was no action taken.

I. ADDITIONAL SUGGESTIONS AND COMMENTS FROM BOARD MEMBERS

Minutes:
There were no additional suggestions or comments from Board Trustees.

J. ADJOURNMENT

Minutes:
The Special Board Meeting - Work Study Session adjourned at 7:20pm.

Motion Passed: Passed with a motion by Lance James and a second by Leo Sheridan.
Yes Victor Aguilar, Jr.
Yes Evelyn Gonzalez
Yes Lance James
Yes Peter Oshinski
Yes Diana Prola
Yes Leo Sheridan
Yes Monique Tate

Respectfully submitted,

_____
Clerk/Secretary of the Board of Education

Board Approved: