



MEETING MINUTES
MEASURE U CITIZENS' OVERSIGHT COMMITTEE
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1
TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT

Regular Meeting No. 12
Tuesday, October 8, 2019 – Truckee Elementary School, Room 41

Measure U Citizens' Oversight Committee (COC) Members Present:

Matt Hippler (Chair), Mary Brown, Patricia Gibbons-Johnson, Gail Stephens

Absent: Glennis Jones, Karen Mazur

In Attendance from TTUSD:

Todd Rivera, Executive Director of Business Services; Rob Koster, Project Manager for the Truckee High School and Truckee Elementary School Projects; Amy Sanders, Administrative Secretary – Bond Projects

1.0 Call to Order

Matt Hippler, Measure U COC Chair, called the meeting to order at 5:06 p.m.

2.0 Public Comment

No public comment.

3.0 Approve Minutes from February 13, 2019 Meeting

On a motion by Mary Brown and a second by Patricia Gibbons-Johnson, the Measure U COC members unanimously approved the minutes from the Measure U COC meeting on February 13, 2019.

4.0 Measure U Project Overview Updates

Todd Rivera, Executive Director of Business Services, presented the progress of the Measure U projects. He gave an overview of current projects, upcoming projects, and those completed last year. Rob Koster, project manager for the THS and TES projects spoke about the projects as well.

Completed Measure U projects include the new Maintenance/Warehouse Facility, Truckee High School Increment 1–West Wing, and the Donner Trail Elementary Modernization project. The largest Measure U projects are currently underway.

Construction on the Truckee High School Increment 2 project began in June 2019. The work includes the expansion of the new library, new administration area, girls' locker room renovation, and the modernization of the existing building. These are scheduled to be completed late fall/early winter of 2020.

The east wing facility is completely gutted at Truckee High School. Slab is poured 80%. The interior has been backfilled, mechanical piping has been installed, fireproofing has been installed, and the top tracks of the walls are in place. Due to the age of the building, there was about eight weeks of demolition which included hazardous materials.

The existing elevator, which protrudes from the building, will become an interior component. The library will be moved to a new location, and the new band room will take over the existing library and band room. New mechanical equipment, including air conditioning, will be added throughout the campus.

CORE Construction was selected as the contractor for Increment 2 of the Truckee High School project and will be run using the Lease-Leaseback delivery method, discussed in our last meeting. CORE will be the dedicated contractor responsible for the project as a whole. They have provided us with a guaranteed maximum price (GMP) for the project. We have included allowances and contingencies for unforeseen issues and conditions in the GMP. With the exception of large, unforeseen items, CORE is responsible for delivering the project within the GMP.

Over the summer of 2018, most of the work at Truckee Elementary School was done at or near the front entrance. The administration offices were remodeled, and new furniture was provided. This past summer, the existing classrooms were modernized with new flooring, furniture, HVAC units, and paint. It was not in the budget to replace all of the casework so only some was replaced, as needed. Work on the new expansion included a total of 13 classrooms, a new kindergarten playground, and new apparatus for the existing playground.

At Truckee Elementary School, the old gymnasium/cafeteria will be converted into a new library and computer lab. There will also be a new cafeteria. These are the last components of the project. The anticipated construction completion date is summer 2020.

5.0 Measure U Project Financial Updates

Todd Rivera, Executive Director of Business Services, reported the Measure U project expenditures. All numbers are as of September 20, 2019.

Measure U total funding to date is up to \$122 million. This is money that we've received—bond funds issued, developer fees used for these projects, interest earnings to date, and other funding sources. Expenditures to date are \$92 million. Encumbrances to date are \$45 million. Budget balance available is \$7.4 million. Measure U fund total is now \$145 million with the revised budgets.

Both the Truckee Elementary School and Truckee High School bids came in way over what we projected. The decision was made long ago that we would have a financing plan to complete all of the projects that we promised voters. This plan needed to bridge finance the state funding and cover any overages we had from shortfalls.

The District decided to finance Measure U and Measure E projects for any shortages and went out for Certificates of Participation (COP), which Mr. Rivera has been working for the past several months. A Certificate of Participation is a debt financing instrument that school districts and other public agencies use. It's a lease backed security where we create a lease arrangement between the District and a financial corporation designed specifically for this financing piece. In July, we went out for a COP in the amount of \$40 million, as approved by the Board of Education. About \$19 million is

going to the Measure U side and about \$21 million is going to the Measure E side. These are paid off by the District, not the taxpayers, using developer fees from new development and funds from former redevelopment agencies we receive on an ongoing basis. As we receive state school facilities funding, we can pay off maturities that occur towards the end of the financing.

The District receives DROPS (Drought Response Outreach Program for Students) grant funding for stormwater management. Much has been done at Truckee High School, including three filtration systems for rain and snow melt. There are underground cisterns and a bioswale that filter the water before it leaves the site, which DROPS has helped fund.

The last time the Measure U COC met, the funding summary was just under \$122 million. The total has gone up by \$24 million. A big piece of this is the \$19 million in COPs. This number includes additional interest earnings received which are just over \$2 million. Additional developer fees have been put towards these projects. CTEIG (Career Technical Education Incentive Grant) funding went toward the West Wing. Most of our dollars spent have been on construction. About 20% has been spent on soft costs which are for architectural agreements, DSA inspections, and other types of consulting services.

In addition to the bid overages that we experienced for Truckee High School Increment 2 which is funded by the COP, the other big change is the additional change orders, and a new contingency for any additional unforeseen issues. There are also still some pending change orders for the West Wing, which is part of Increment 1. As a result, we've increased this budget since the last time we met by almost \$16 million.

The budget for the Truckee Elementary School project has been revised and is now \$37,521,000, which is up \$3 million since our last meeting. It includes the overages at bid day and any other contingencies that we needed to put into the project.

The only change at Glenshire Elementary School is that a portable classroom has been added to the campus.

The Measure U COC members expressed interest in discussing the lessons learned when the projects wrap up. Todd Rivera agreed. The District would like to make a list of what to be aware of when doing large-scale projects in the future.

6.0 Seeking Two New Members

The District is still seeking one (1) Measure U Citizens' Oversight Committee member who is active in a bona fide taxpayers' organization and will continue advertising this seat until it is filled. Jeri Johnson submitted an application for this seat at the end of 2018. Todd Rivera reached out to her via phone and email but has not heard back. Mr. Rivera will try contacting her again. Gail Stephens will reach out to Ms. Johnson as well to see if she is still interested.

Patricia Gibbons-Johnson, Measure U COC Member at Large, may be moving out of the Truckee area in the next few months. When she has firm plans, the District will be seeking one (1) Measure U Citizens' Oversight Committee member to fill her seat. In the meantime, Ms. Gibbons-Johnson will remain on the committee.

7.0 Other Items

The next meeting will be held in January 2020. Amy Sanders will send out a Doodle Poll in November to determine which day works best for everyone.

When this meeting adjourns, Rob Koster will be giving a tour of the new and improved Truckee Elementary School to those Measure U COC members who are interested.

8.0 Adjourn

Todd Rivera, TTUSD Executive Director of Business Services, adjourned the meeting at 6:08 p.m.

Todd Rivera
Executive Director of Business Services
Tahoe Truckee Unified School District

Matthew Hippler
Measure U Citizens' Oversight Committee Chair
SFID No. 1
