

**Paso Robles Joint Unified School District  
Special Meeting of the Board of Trustees – Study Session  
March 12-13, 2021**

**MINUTES**

**FRIDAY, MARCH 12, 2021**

**A. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 11:00 a.m. at Virginia Peterson Elementary School.

Present: Mr. Christopher Arend, Mrs. Dorian Baker, Mr. Chris Bausch, Mr. Lance Gannon,<sup>1</sup>  
Mr. Tim Gearhart, Mr. Nathan Williams<sup>2</sup>

Absent: Mr. Jim Reed,

**B. MEASURE M PROJECT SITE VISITS**

**1. Virginia Peterson Elementary School**

Board members walked through the campus with Mr. Pawlowski explaining where Measure M projects are proposed and pointing out various aspects of the existing buildings and site, including the fields and playgrounds.

Mr. Williams arrived at the end of this site visit.

**2. Winifred Pifer Elementary School**

The Board visited the Winifred Pifer campus to view the condition of buildings and visualize proposed Measure M projects. Mr. Williams had stayed behind at Virginia Peterson with his own children and missed this point in the tour. He rejoined the group at Daniel Lewis Middle School.

**3. Daniel Lewis Middle School**

The Board toured the Daniel Lewis Middle School campus.

**4. Pat Butler Elementary School**

The Board visited the Pat Butler campus. Its location adjacent to a natural canyon area means the athletic fields are infiltrated by ground squirrels and gophers that are a constant challenge.

**5. Bauer Speck Elementary School**

Due to a miscommunication, the group was directed to Flamson Middle School instead of the intended gathering point to visit Bauer Speck. However, given the ongoing construction it was determined they could not practically enter the Bauer-Speck campus and decided to forego that stop.

**6. Flamson Middle School**

Meeting in the Flamson parking lot, the group discussed the Flamson projects, only entering the portion of the campus containing the temporary portables for Bauer Speck students while their original campus is under construction. Mr. Gannon joined the group at this site.

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<sup>1</sup> Mr. Gannon arrived at 1:10 p.m. at the Lewis Middle School campus.

<sup>2</sup> Mr. Williams arrived at 8:20 a.m. at Virginia Peterson Elementary School.

**7. Georgia Brown Elementary School**

The group arrived earlier than planned at Georgia Brown where they were able to enjoy seeing students at play. Mr. Pawlowski pointed out some of the most serious areas of need on this campus.

**8. Kermit King Elementary School**

The Board concluded their tour at Kermit King Elementary School. Although it is the newest facility, it is 20 years old and there are some areas in need of repair.

**C. ADJOURN FOR THE DAY, TO RECONVENE 3/13 8:00 A.M.**

The meeting adjourned at 2:40 p.m., to reconvene in an open Study Session at 8:00 a.m. on Saturday, March 13, 2021.

**SATURDAY, MARCH 13, 2021**

**D. RECONVENE FOR STUDY SESSION IN BOARD ROOM**

The meeting reconvened for the Study Session on Saturday, March 13, 2021, at 8:01 a.m.

**E. OPENING CEREMONY**

**1. Meeting Protocols Under COVID-19**

President Arend read the protocols; and translator Sandra Yrigollen read them in Spanish.

**2. Attendance/Call to Order**

Present: Mr. Christopher Arend, Mrs. Dorian Baker, Mr. Chris Bausch, Mr. Tim Gearhart, Mr. Tim Reed, Mr. Nathan Williams

Absent: Mr. Lance Gannon

**3. Adopt Agenda**

A motion passed unanimously to adopt the agenda as published. Motion by Mr. Chris Bausch and a second by Mr. Nathan Williams.

**F. SALUTE TO THE FLAG**

Trustee Gearhart led the Pledge of Allegiance.

**G. PUBLIC COMMENT - Limited to published agenda topics**

No public comment was offered at this point.

**H. INFORMATION/DISCUSSION ITEMS**

Prior to beginning the agenda, Mr. Pawlowski introduced Mr. Ricardo Reyes, the District's new Facilities Manager. Mr. Reyes introduced himself in both English and Spanish.

**1. Measure M Bond Projects Update**

Mr. Pawlowski began by sharing the 2016 Facilities Master Plan used to authorize Measure M. It was explained that the original facilities assessment estimates far exceeded the bonding capacity, a legal limitation on how much bond the district could issue. Based on those limits, project estimates were revised downward to \$95 million. Discussion followed on the natural inflation of those costs between then and now, which are impacting many projects. Additional funding sources were discussed including the General Fund Routine Restricted Maintenance account and external funds such as State Modernization Funds. Yessenia Echevarria addressed the Board regarding Georgia Brown and the comments that there is not enough money to make all the repairs. She asked Mr. Pawlowski what CAN be

done using the available bond funds. He responded that the District could ask an architect to design something within that budget, including all fees and permits. He cautioned that many of Georgia Brown's roofs are 50+ years old and have been repaired multiple times. They are no longer "repairable" but need to be rebuilt, which raises the question of analyzing the cost-benefit of such projects.

Mr. Pawlowski reminded the Board that the Master Plan must be considered a living document that requires constant review and updating. Many things have changed in the five years since the current plan was prepared. He reviewed site capacity based on the most recent Developer Fee Report showing an excess capacity for 799 students. The original Master Plan projected the need to build 80 classrooms, but the Developer Fee Report indicates those are not needed. As projects are designed, it's important to remember that they must be ADA-compliant and this often adds substantial cost to the initial estimates. Several projects that had already been completed had not been finally certified complete by the Division of the State Architect (DSA), which prevented the District from pursuing any additional work on those sites. This was an administrative responsibility of the project architect and they are being completed now. This will allow the District to move forward on shade structures for Pat Butler, Virginia Peterson, Winifred Pifer, and Flamson, as well as HVAC and roof replacement at Pat Butler and Virginia Peterson. Additionally, E-rate applications are being submitted for technology projects which saves on use of Measure M funds. Alternate funding sources, such as CARES, are also being pursued to relieve pressure on Measure M.

Mr. Pawlowski explained that change orders are a natural part of the construction process. He described how those come about and their impact on the project budget, often paid by the district but sometimes paid by the architect or contractor due to errors or oversight on their part. One architectural firm was responsible for all the initial Measure M estimates and the projects which did not receive final DSA certification, perhaps due to being spread too thin. Later in the agenda Mr. Pawlowski will suggest an RFQ to gather a pool of architects for future projects. A question was asked at what point the Board would consider which projects might be eliminated from the project list (for example, a 2-story office/library at Daniel Lewis Middle School). Trustee Bausch suggested such discussions would best be handled in a town hall style meeting, perhaps in conjunction with the Trustee redistricting proposals. Mr. Pawlowski explained that substantial work would be required from the architects before such a discussion could be held.

## **2. Measure M Budget Update**

Mr. Pawlowski presented the original Measure M budget. He pointed out areas that are now resulting in some of the issues we see where budgets are inadequate. "Soft costs" (for architects' fees, inspections, utilities, etc.) were calculated as a percentage and, in some cases, that number was insufficient. Additionally, the temporary campus for Bauer Speck was not budgeted. He reviewed specifics for each site.

## **3. 7-11 Surplus Property Advisory Committee Next Steps**

Mr. Pawlowski introduced Larry Ferchaw from Cooperative Strategies, a firm that has worked with the district for many years on developer fees and enrollment projections, as well as the 7/11 Committee. Cooperative Strategies will be the District's demographer, working with Lozano Smith, on the CVRA redistricting project.

Public comment was received from Shannon Gonzales who expressed her belief the current 7/11 committee does not represent the composition of the community. She stated that it

would not be unreasonable to infer from the reports that the district will sell the Georgia Brown site after its closure, which is only a temporary solution. The 7/11 Committee looked at sites with an expectation of needed growth, and cited the lack of such space at Georgia Brown as part of their rationale for recommending its closure. Now the statements are there will not be increased enrollment, so why was that a factor for the 7/11 Committee? Elena Garcia asked the Board to look beyond the presentations. She queried why Georgia Brown was allowed to fall into such disrepair. Neighborhood schools are critical, and Georgia Brown serves a great need. Recent efforts at communication are appreciated. Desire' Harris challenged the narrative that closing Georgia Brown is the only solution and that the 7/11 formation was appropriate and legal. All schools would be impacted by any closure or consolidation. She suggested this meeting should have been a town hall style and asked the Board, as they move forward to form more committees, to ensure a forum for broad representation without staff influence.

Mr. Ferchaw stated that he has worked with PRJUSD the past 20 years on student enrollment projections, facilities master planning, developer fees, estimating the impact of future construction, etc. Things to consider on attendance boundaries include the impacts on displacement of students from a school being consolidated to other campuses as well as impacts on other school boundaries. The goal is to disrupt as few families as possible. There are also programmatic considerations – movements of academic programs as a result of consolidation/boundary changes and additional programmatic offerings to consider. Additionally, the district should review grade spans variations such as a TK-5/6-8, TK-6/7-8, TK-8, or combination thereof. Mr. Pawlowski explained that BP 5116 covers school boundaries. Two committees would be proposed including a core group of district staff (site administrators and staff). Secondly, Erin Haley would chair a grade span committee including at least the principal, teacher, and parent from each school. Brad Pawlowski would chair the boundary committee. Dr. Dubost assured the Board we would proactively reach out to community organizations to afford public voice. Yessenia Echevarria urged the Board to be clear to the community about when they have the opportunity to give input. During yesterday's site tours they were told today's meeting would be that opportunity.

Mr. Ferchaw reviewed the proposed timeline of the committee's work and when that would come back to the board. Laura Parker asked for broader scope or a third committee to consider partnerships throughout the community and fundraising ideas.

The meeting recessed from 10:50 a.m.-11:00 a.m.

#### **4. Review Scope and Role of Members on the Citizens' Oversight Committee**

Brad Pawlowski shared Resolution 17-01 for the Measure M bond election. Section 7 requires a Citizens' Oversight Committee (COC) within 60 days of the bond being passed. to ensure the proceeds of the bonds are spent only for the specific purposes and projects identified in Exhibit A to the resolution. The committee meets three times a year to review expenditures and ensure the projects are aligned with the bond language. Exhibit A gives the board broad authority to use the bonds for specific purposes. While broad it is also the limit, meaning projects not described in the bond language cannot be paid for with Measure M funds. The bond project list is under the control of the Board. Because of our geographic nature encompassing various separate elementary school districts that feed to Paso Robles High School (Pleasant Valley and San Miguel), the district has separate School Facility Improvement Districts (SFIDs). SFID1 includes the elementary and middle schools within PRJUSD, while SFID2 includes SFID1 plus the high school and the outlying feeder districts. Measure M was presented only to voters in SFID1 to fund projects at the

elementary schools within PRJUSD, so voters outside those boundaries neither voted on the bond nor are paying the tax. The Board also has the authority to change any allocation of bond proceeds among the projects. All members on the CAC are terming out and new candidates are being solicited.

**5. Request for Qualifications (RFQ) for Architectural Services**

Mr. Pawlowski shared a draft RFQ that will be finalized and released soon. The intent is to build a pool of architects approved by the Board so staff can then select an appropriate firm for a particular project, based on their expertise.

Nathan Williams sought and received support to place an item on the next agenda regarding the Board's position on maintaining the Measure M funds that were allocated to the pool project.

**I. ADJOURNMENT**

A motion passed unanimously to adjourn the meeting at 11:22 a.m. Motion by Mr. Chris Bausch and a second by Mr. Nathan Williams.

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Board Clerk

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Board President