

INYO-KERN SCHOOLS FINANCING AUTHORITY

Regular Meeting of the Board of Directors

**September 16, 2010
Ridgecrest City Council Chambers
113 Felspar Avenue**

A G E N D A

CALL TO ORDER AND PLEDGE TO THE FLAG

7:00 P.M.

Amy Covert
Judy Dietrichson
Bill Farris
Tim Johnson
Tom Pearl, Vice Chairman
Kurt Rockwell, Chairman
Michael Scott
William Dell, Lone Pine Representative

Joanna Rummer, Secretary of the Board

1. ADOPTION OF AGENDA
2. APPROVAL OF MINUTES of the special and regular meetings of August 19, 2010
3. BUSINESS ADMINISTRATION
 - 3.1 Approval to Authorize Funding Repair of Water Leak Damage and to Mitigate Pigeon Infestation and Related Work at the Richmond School Annex
4. ADJOURNMENT

INYO-KERN SCHOOLS FINANCING AUTHORITY

Special Meeting of the Board of Directors

DATE OF MEETING: August 19, 2010
TIME OF MEETING: 6:15 p.m.
PLACE OF MEETING: Ridgecrest City Council Chambers
MEMBERS PRESENT: Covert, Dietrichson, Farris, Johnson, Pearl, Rockwell, Scott
MEMBERS ABSENT: William Dell, Lone Pine Representative
STAFF PRESENT: Joanna Rummer, Superintendent

1. ADOPTION OF AGENDA

The agenda was adopted by consensus as posted.

2. GENERAL ADMINISTRATION

2.1 Adoption of Board Meeting Calendar for the 2010-11 School Year

Motion passed to approve the adoption of the regular meeting calendar of the Inyokern Schools Financing Authority for the 2010-11 school year.

AYES: Covert, Dietrichson, Farris, Johnson, Pearl, Scott

3. ADJOURNMENT was at 6:20 p.m.

Board of Directors

Joanna Rummer, Superintendent/Secretary of the Board of Directors

INYO-KERN SCHOOLS FINANCING AUTHORITY

Meeting of the Board of Directors

DATE OF MEETING: August 19, 2010
TIME OF MEETING: 7:00 p.m.
PLACE OF MEETING: Ridgecrest City Council Chambers
MEMBERS PRESENT: Covert, Dietrichson, Farris, Johnson, Pearl, Rockwell, Scott
MEMBERS ABSENT: William Dell, Lone Pine Representative
STAFF PRESENT: Joanna Rummer, Superintendent

1. ADOPTION OF AGENDA

The agenda was adopted by consensus as posted.

2. BUSINESS ADMINISTRATION

2.1 Approval to Authorize Funding for Replacement of the Water System at Richmond Annex
Including Hazardous Materials Abatement

Motion passed to authorize expenditure from the Inyokern Schools Financing Authority for payment of the Richmond Annex water replacement system in the amount of \$309,377 along with the cost of the hazardous materials abatement associated with the Richmond annex water replacement system in the amount not to exceed \$125,000. DIETRICHSON/COVERT

AYES: Covert, Dietrichson, Farris, Johnson, Pearl, Rockwell, Scott

3. ADJOURNMENT was at 9:12 p.m.

Board of Directors

Joanna Rummer, Superintendent/Secretary of the Board of Directors

recorder: Alison Burson

3. BUSINESS ADMINISTRATION

3.1 Approval to Authorize Funding Repair of Water Leak Damage and to Mitigate Pigeon Infestation and Related Work at the Richmond School Annex

BACKGROUND INFORMATION: On August 19, 2010 the board of Directors of the Inyokern Schools Financing Authority approved the expenditure of \$125,000 for hazardous abatement and \$309,377. for the water replacement system at the Richmond School Annex.

CURRENT CONSIDERATIONS: On August 26, 2010 it was discovered that a leak in the new water replacement system had occurred during the evening hours and created a flooding situation at the Richmond Annex. Staff removed the water from the flooded building and staff and students were relocated to other sites. Damage to the floors, walls and other areas was sustained. In addition to the water damage, while replacing the domestic water supply it was revealed by the required penetration that a pigeon infestation was discovered in limited areas throughout the space between the roof structure and the hard deck. Recommendation from H.M.S. Environmental, an environmental specialist retained by the district is that immediate and total mitigation is necessary.

It is anticipated that to return this specialized facility to a condition appropriate for instruction the following will be required:

- Total Replacement of Carpet - The district standard carpet is a higher quality of that which was destroyed. It is anticipated that insurance will cover the cost of replacement, however not the additional cost of the higher quality carpet.
- Floor Tile - It is as yet unknown whether the floor tile will require replacement; however a placeholder estimate is included in the total cost of this project.
- Wall Damage - As with the tile, the cost to repair damage to the walls is as yet unknown, however a placeholder estimate is included in the total cost of this project.
- Pigeon Infestation Mitigation - The district has received a not to exceed quote of \$18,000 for this mitigation.

As indicated above, much of the cost to return Richmond Annex to a condition appropriate for instruction cannot as yet be determined, however board approval is required to make progress payments to the various vendors and contractors that will conduct this work.

3.1, Water Damage and Pigeon Infestation Remediation

FINANCIAL IMPLICATIONS: The best estimate for the cost of this work is approximately \$200,000. It is anticipated that a significant portion of this cost will be reimbursed by insurance. However, insurance will not cover the cost of:

- Pigeon Infestation Mitigation
- Cost of Hazardous Material Abatement
- Cost differential between standard carpet that was destroyed and the district selected carpet which is of higher quality

SUPERINTENDENT'S RECOMMENDATION: It is recommended that the board authorize the expenditure, not to exceed \$200,000 from the Inyokern Schools Financing Authority for payment of the Richmond Annex water damage and pigeon infestation remediation.