



MEASURE G
CITIZENS' BOND OVERSIGHT COMMITTEE
Meeting Minutes
February 13, 2019 5:00 p.m.

Call to Order

Measure G COC Chairman Kevin Cisneroz called the meeting to order at 5:00 pm

1. Pledge of Allegiance

2. Roll Call

- Gregory Stachura, Assistant Superintendent of Facilities, Planning & Operations
- James Costa, Construction Coordinator
- Kevin Cisneroz, Parent/Guardian of an Enrolled CVUSD Student
- Beverly Beemer, Director, Planning
- William Kolbow, Parent/Guardian of an Enrolled CVUSD Student
- Mariaelena Gomez-Lecaro, Parent/Guardian of an Enrolled CVUSD Student & Active in PTA
- Bonnie Tran, Parent/Guardian of an Enrolled CVUSD Student & Active in PTA
- May Evangelista, Business Organization Representative
- Lou Alphonso, Senior Citizen Organization Representative
- Art Bennett, City of Chino Hills,
- Don Bridge, At-Large Member
- Carol Cole, At Large Member
- Mark Hargrove, Taxpayer' Organization Representative & City of Chino

3. Public Comment

No public comment

4. Approval of November 7, 2018 Meeting Minutes

Motion to approve by Don Bridge, seconded by Mark Hargrove.
Approved 10-0

5. Measure G Construction Update

• **Chino High School**

Phase 0 is underway at Chino High School. March 1, 2019 was the anticipated completion date but all the rain in January delayed the project and it is currently two weeks behind schedule. Phase one and two drawings were submitted to DSA in August 2018. Full DSA approval is expected by February 2019. Greg mentioned that the soil at Chino High School has good drainage, so this helps the overall project not get too far behind. Chino High

School has their first baseball varsity game scheduled for March 1, but due to the delay, sod has not been laid down, so they are looking for an alternative place to play the game. Lou asked regarding the construction of Chino High School, "what is being done in regard to technology improvements?" Greg stated that it will be built to the current standards of Title 24 which is the code that covers energy efficiency and technology; Chino High School will be a true 21st century school. This is not a "remodel" of an old school but a complete rebuild; it will be a new school from the ground up. New buildings will be built where the current athletic fields are, which is why the athletic field needed to be moved. Lou also wanted to confirm that along with the technology, security cameras will also be in place.

- **Modernization of Cattle, Litel and Oakridge ES**

Portables have been placed for use as classrooms they are now fully occupied. Modernization of the permanent classrooms are in progress. Board approved the bids on January 17, phase 1 is halfway through. Data lines, air conditioning, re-insulation is being done. Some termite issues at Litel were found and they are being addressed. The old portables at Litel and Oakridge ES will remain and will get a "refresh" once the modernization project is complete. It will be done with as an in-house project, not with inhouse staff, but will be bid out to contractors. Work will include new lighting, ceilings, flooring, wall finished, etc. The interim housing portables will be moved to the next project once the current school project is complete.

- **Modernization of Country Springs and Rolling Ridge**

The plans for these two schools have received DSA approval and will probably be bid in spring. The District is looking at phasing options and interim housing needs. One option is to bring in interim housing at a hefty price tag and phase the project over the next year. The project CM to investigate the feasibility of doing the full modernization next summer from start to finish. It was done once before in 2007 where the district successfully modernized 7 schools in one summer. If that can be done, it will save on construction management costs and reduce interim housing costs by an estimated \$1 million. Will be weighing the two options so these 2 schools modernization project could start later this year or in the summer of 2020.

- **Ayala High School Science Building**

Construction of the science building at Ayala is underway. Some of the underground work is done. Currently, the soil is being re-engineered, and compacted so that it can support the building. Because the soil at Ayala does not drain well, due to the rain, the project behind because water must be constantly pumped out and the soil allowed to dry. There should be a solution to this by the end of the week. Hopefully the construction of the building will begin soon.

HVAC installation in the gym and kitchen at Ayala has been expedited. The HVAC project in the gym should start around May which will allow the project to be completed by the start of the 2019/2020 school year.

- **Science Labs at Magnolia and Ramona JHS**

The Board of Education has approved the bids for this project. Work should start in May with work taking place over the summer. Students will be displaced one month before school lets out and one month when school resumes but the full four to five months are needed to complete the project.

- **Interim Housing and Science Building at Briggs**

Bids have been accepted for interim housing with work to start the next few weeks. The footprint of the new building will be where 9 portables are currently located. Those 9 will

be removed with 3 being reused onsite and 4 new ones brought in. The remaining 6 will be used at Country Springs or Canyon Hills for the modernization project there.

- **Canyon Hills and Townsend Science Labs**

These projects will be going to DSA for approval in March. Once completed the labs will be comparable to the ones that will be built at Magnolia, Ramona and Briggs. This project will be tackled in the next few years when these schools undergo modernization.

- **District wide Safety and Security Measures**

The School Board has prioritized the roll out of safety and security measures over the next two to three years. Upon completion, all schools will have keyless access hardware, single point of entry access, Raptor systems installed, additional fencing and gates in place, security cameras, and alarm upgrades. The projects have been divided into three groups, high schools, junior highs and elementary schools. Ayala, Buena Vista, Chino Hills, and Don Lugo are out for bid and will be starting in a couple of weeks.

The single point of entry fencing project at Cal Aero will be starting soon, but with a year-round schedule, the District is looking at possible dates to minimize impact to the school. Litel, Cattle and Oak Ridge will get their security upgrades during their modernization phase. Keyless entry will be put in at the end so that District can convert the whole school once the project is complete. Litel and Oakridge is expected to be completed this fall and Cattle one year from now. Cameras will be high resolution and high definition, and have several other available features, such as facial recognition, but some of these features and capabilities may not be activated. The superintendent has asked that the cameras live streaming feature be enabled. Chino PD will have a room where they have security video cameras that they monitor, and the District is talking to them to possibly work something out. The alarm upgrade is essentially a burglar alarm that will be activated if there are any signs of forced entry or movement after hours.

- **Renovations at El Rancho**

The District has an obligation that the campus provided to for Allegiance STEAM Academy Charter School is comparable to other District schools. Interior renovations are complete, and HVAC repairs are in progress. Replacement playground equipment for primary grades and kindergarten is complete, gas line replacement has been completed, underground boring for plumbing is close to completion but asphalt and concrete repair has been delayed due to rain. A new wireless network has also been completed.

A question was asked that now that Sycamore Charter has been approved by the county and they will be using the adult campus, will Measure G funds be used to do any upgrades that need to be done? Greg stated that back in the summer of 2007, that campus had an extensive modernization and the classrooms that are offered to Sycamore have the latest upgrades, so they don't need much. The County is their authorizer and the District is only providing the facility. If in the future Sycamore decides that they need something, the District is not obligated to spend money for their needs or curriculum, they will have to direct their request to the County. There might be some minor things that will need to be done at that campus such as fencing because there are so many programs at the campus, but it will not be Measure G funded. The lease payment on the use of the campus by Sycamore will be paid by the charter school, not the County.

Art wanted to discuss student population. Overall, district wide, the enrollment is decreasing, and the existing schools can still accommodate the same number of students so there really shouldn't be a need to build any new schools? Greg stated that most of the growth is in the Preserve area of the District. Art also said that there have been rumors floating around about a fifth junior high, but Greg said that there is no plan for a new junior high or even a high school. Mariaelena asked what is the District's plan regarding the overcrowding at Rhodes since there is also new construction happening in that area? Has the board discussed whether Rhodes will be going year-round? Greg said that the Board has not made any decisions, but Cattle is close by and could be used as an overflow school for Rhodes if they get to a point where they are out of space for students.

7. Measure G Summary of Revenues and Expenditures

Beginning Balance as of January 2019	\$208,000,000.00
Interest Earned	\$4,384,963.54
Other State Revenue	\$247,320.00
Total	\$212,632,283.54
Expenditure:	
Chino High School	\$7,046,507.14
Modernization:	
Cattle	\$2,729,098.07
Litel	\$1,971,460.22
Oakridge	\$1,792,818.57
Renovation and Addition:	
Science labs/building	
Briggs	\$1,583,059.50
Ramona	\$191,692.99
Magnolia	\$191,874.63
Ayala	\$2,989,595.69

**For a detailed report see financial report breakdown*

Committee requests that in the future, it would be helpful if there was a proposed budget for each project so that committee can see what has been spent against the proposed budget. District is currently working on that and should have something like that ready at the next meeting.

For example, for safety and security, \$30 million has been allocated but so far, only \$2,190,574.53 has been spent. Art Bennett want to clarify that in previous meeting, wasn't approximately \$50 million allocated to safety and security? So now that it's coming in \$20 million less, what is happening with the extra money? Greg stated that other things are coming in higher than what was projected. Additionally, modernization projects are eligible to receive matching state funds with a 60% reimbursement. All monies spent to date are from Measure G funds with no state reimbursement yet. Once District receives the reimbursement from the state, the line item of "other state revenue" will increase. District stated that they will incur costs once they file with DSA for approval, so if they know that a project will not start until four years down the road, they can plan but will not file because building codes can change in the meantime and they would have to go back to the architects to redraw the plans.

8. Future Meeting Schedule

Greg received a request for the City of Ontario to try and calendar two meetings ahead and everyone agreed that the committee might want to meet more often once projects pick up. The committee is good with calendaring the meetings for the rest of the year.

The next meetings are as follows;
May 15, 2019 at 5:00 pm
September 11, 2019 at 5:00 pm
November 13, 2019 at 5:00pm

9. Member Communications

Mariaelena just came from a school site council meeting at Rhodes and it was mentioned that the bells need to be renovated. She's not sure if it's the class bell or the alarm bell. Greg said that Rhodes was built in early 2000 so it probably does not need to be renovated, but maybe minor repairs.

Kevin ask what the Districts plans are as far as getting the word out to the public on what is being done and how we, as a committee, do our part in spreading the word since sometimes it's hard to navigate websites? Beverly is updating the District website regularly, Imee has started a quarterly digital newsletter and a Measure G project update will be included in that. She is also updating all the District's social media accounts.

Can the District also possibly hold meetings on school sites to inform the public who are not so tech savvy about Measure G? Art suggested that maybe the PFA or principals of each school put out a newsletter to inform their parents on what is happening at their school. Sharing our "wins" with the public via Social Media to the public.

10. Adjournment

The meeting was adjourned the meeting at 6:20 p.m.