

**CHINO VALLEY UNIFIED SCHOOL DISTRICT**  
**Facilities, Planning, and Operations Division**

Greg Stachura, Assistant Superintendent  
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**CITIZENS' BOND OVERSIGHT COMMITTEE**

Meeting Minutes  
August 22, 2011

**Call to Order:** Vice Chairman Mike Kreeger called the meeting to order at 5:31 p.m.

Members present were Mike Kreeger, Art Bennett, Sheila Mautz, Ted Athans, Valerie James, and Chuck Antuna. Greg Stachura, Michael Chapko, Bill Childress, Iris Chu, and Laurie Trimbach represented District staff.

Mr. Bennett led the group in the Pledge of Allegiance.

1. Public Comment

None.

2. Introduction of New Members

One new member in attendance, Mr. Ted Athans, introduced himself as the business community representative. He has resided in Chino Hills since 2003, and has his own wealth management and financial planning firm, with offices in the area and in Orange County.

Mr. Kreeger mentioned that Mr. Stachura is now the Assistant Superintendent of Facilities, Planning, and Operations, and welcomed Mr. Bill Childress as the new Construction Coordinator.

3. Selection of Officers

Mr. Bennett nominated Mr. Kreeger as Chairman, Mr. Antuna seconded the motion and all approved. Mr. Antuna nominated Mr. Bennett as the Vice Chairman, Ms. James seconded the motion and all approved. Mr. Kreeger nominated Ms. James to continue as the Secretary, Mr. Antuna seconded the motion and all approved.

4. Approval of Minutes from June 20, 2011

Mr. Bennett made a motion to approve the meeting minutes from June 30th, Ms. Mautz seconded the motion and all members approved

5. Expenditure Report for Period Ending June 30, 2011

The report for expenditures made during the period ending June 30, 2011 (attached), was distributed to committee members and reviewed by Mr. Stachura. In addition to the bond measure amount of \$150,000,000.00, \$10,281,156.91 in interest was earned as of April 30, 2011; \$950,326.03 was transferred from San Bernardino County for construction of county classrooms, bringing the net total receipts to \$161,231,482.14. \$141,350,508.86 has been spent, leaving cash balance of \$19,880,973.28.

Mr. Stachura reviewed the following projects and approximate costs that are in planning and in progress for the remaining balance: Ayala, shade shelter, \$1.5 million; Cattle, new classroom wing/interim housing, \$3.1 million; Briggs, modernization/interim housing, \$4 million; Magnolia, modernization/library, \$1.2 million; Rolling Ridge, HVAC, \$.5 million; Ayala, HVAC, \$.5 million; Chino Hills High, pool, \$5-6 million;

Glenmeade, modernization/slope renovation, \$1.5 million; AEC (Los Serranos), slope renovation, \$1.5 million.

## 6. Construction Update

Mr. Chapko and Mr. Childress reviewed the construction update (attached).

## 7. Planning Update

The two major remaining projects in planning are modernization and library expansion at Magnolia and the Chino Hills High School pool.

## 8. Member Communications

Mr. Bennett mentioned the Concerts in the Park in Chino Hills and other events going on in his city.

## 9. Other Topics

Mr. Chapko wanted to communicate his gratitude to Captain Nelson of the Ontario Fire Department for expediting the fire inspection and other services provided to the company that will be providing special education services in the classrooms between the Woodcrest/Liberty campuses. He also thanked Jonathan Marshall of the Chino Hills Community Services Department for the ongoing assistance he provides to the school district.

The next scheduled meeting is November 14, 2011.

The meeting was adjourned at 6:26 p.m.

Attachments: Expenditure Report for Period Ending June 30, 2011  
Construction Update for August 22, 2011

ACTIVE CAPITAL FACILITIES PROJECT LIST - Measure M Funded					
Prepared: 7/8/2011					
		Measure M	OPSC & OTHER	C O M B I N E D	
Project	Facilities Assessment Report Estimates	Budget / Contracted	Received	As of 6/30/11 Expended	Balance
<b>MEASURE M GENERAL EXPENSE</b>					
1. Program Manager - PCM3		2,227,780.32		2,227,780.32	0.00
2. Bond Performance Audit		204,062.36		172,062.36	32,000.00
3. Bond Misc. Cost		94,514.83		52,955.68	41,559.15
4. Legal Fees		12,573.23		12,573.23	0.00
5. CVUSD Payroll		716,346.60		464,441.11	251,905.49
<b>SUBTOTAL</b>	<b>0.00</b>	<b>3,255,277.34</b>		<b>2,929,812.70</b>	<b>325,464.64</b>
<b>NEW CONSTRUCTION - Measure M Match</b>					
1. CHHS	0.00				
2. Preserve	0.00				
3. Rhodes ES	12,400,000.00	6,444,257.23	8,416,259.96	14,860,517.19	0.00
4. Chaparral ES	12,000,000.00	8,811,832.00	7,544,362.14	16,356,194.14	0.00
5. Woodcrest JH	17,200,000.00	14,372,387.28	12,331,223.09	26,703,610.37	0.00
6. Liberty ES	14,500,000.00	9,921,394.06	9,701,147.76	19,622,541.82	0.00
7. Wickman ES	12,200,000.00	5,940,956.37	9,023,621.76	14,964,578.13	0.00
8. Super-Wickman Addition	2,000,000.00	417,127.40	1,487,802.82	1,904,930.22	0.00
	<b>70,300,000.00</b>	<b>45,907,954.34</b>	<b>48,504,417.53</b>	<b>94,412,371.87</b>	<b>0.00</b>
<b>MODERNIZATION PHASE I - Measure M Match</b>					
1. Glenmeade ES	0.00				
2. Magnolia JH	0.00				
3. Don Lugo HS (Red Ph & Bldg A) DM	1,900,000.00	4,249,923.18	6,026,035.36	9,918,991.63	305,515.59
4. Walnut ES	1,200,000.00	2,286,011.74	2,922,350.88	5,208,362.62	0.00
5. Cortez ES	1,100,000.00	1,375,765.25	3,413,547.63	4,764,039.41	0.00
6. Dickson ES	1,400,000.00	2,009,604.13	2,340,288.50	4,345,928.64	0.00
7. Buena Vista HS	500,000.00	2,799,908.01	1,264,881.17	4,057,195.75	0.00
	<b>6,100,000.00</b>	<b>12,721,212.31</b>	<b>15,967,103.54</b>	<b>28,294,518.05</b>	<b>305,515.59</b>
<b>MODERNIZATION PHASE II - Measure M Match</b>					
1. Borba ES	0.00	986,159.90	1,553,438.24	2,460,994.67	0.00
2. El Rancho ES DM	400,000.00	798,456.07	1,467,076.06	2,261,576.73	0.00
3. Gird ES DM	500,000.00	747,371.75	1,566,647.53	2,278,814.16	0.00
4. Los Serranos ES DM	400,000.00	696,474.66	1,164,989.35	1,828,478.88	0.00
5. Marshall ES DM	300,000.00	552,244.27	1,094,275.38	1,646,450.48	0.00
6. Newman ES DM	300,000.00	530,914.71	1,166,160.05	1,697,020.21	0.00
7. Ramona JH	700,000.00	1,240,626.94	1,215,472.44	2,456,093.79	0.00
8. Don Lugo HS (Yellow Phase) DM	0.00	1,954,869.39	4,375,350.84	6,309,376.80	1,344.13
	<b>2,600,000.00</b>	<b>7,507,117.69</b>	<b>13,603,409.89</b>	<b>20,938,805.72</b>	<b>1,344.13</b>
<b>SUBTOTAL - Projects w/ State Funding</b>	<b>79,000,000.00</b>	<b>66,136,284.34</b>	<b>78,074,930.96</b>	<b>143,645,695.64</b>	<b>306,859.72</b>
<b>MEASURE M WORK - Fully Measure M Funded</b>					
1. Ayala HS	8,380,361.00	8,623,653.45		7,077,943.49	1,545,709.96
2. Walnut ES	6,367,503.00	6,206,543.98	431,428.18	6,613,983.53	23,988.63
3. Buena Vista HS (MM added to Mod)	1,385,280.00	625,815.59		622,470.23	3,345.36
4. Cortez ES	1,760,587.00	2,735,866.27		2,735,866.27	0.00
5. Dickson ES	1,464,875.00	2,928,918.17		2,928,918.17	0.00
6. Don Lugo HS (Blue Phase + Ag )	15,541,162.00	22,471,536.00	767,981.46	23,238,685.97	831.49
7. Borba ES	2,179,726.00	21,178.72		21,178.72	0.00
8. El Rancho ES	2,485,974.00	99,391.66		99,391.66	0.00
9. Gird ES	1,509,084.00	228,469.95		41,104.51	187,365.44
10. Los Serranos ES	1,289,896.00	197,389.12		197,389.12	0.00
11. Newman ES	2,055,455.00	346,952.95		159,587.95	187,365.00
12. Marshall ES	5,297,450.00	3,382,843.57		3,193,814.12	189,029.45
13. Ramona JHS (Phase II Mod ) Msr M	7,885,431.00	2,709,812.61	829,578.63	3,347,900.12	191,477.49
14. Chino HS	6,438,165.00	13,831,948.77		13,822,224.75	9,724.02
15. Dickey ES	2,023,655.00	1,042,256.92	1,567,460.55	2,598,821.80	10,895.67
16. Canyon Hills JH	3,990,600.00	2,676,397.58		2,676,137.36	260.22
17. Cattle ES	1,236,125.00	3,963,762.74		456,564.32	3,507,198.42
18. Townsend JH	1,509,041.00	1,800,555.50		1,790,639.30	9,916.20
19. Briggs FS	1,414,025.00	4,695,141.98		310,024.58	4,385,117.40
20. Butterfield ES	946,998.00	351,738.13		348,681.34	3,056.79
21. Eagle Canyon ES	1,151,450.00	451,450.00		424,985.74	26,464.26
22. Country Springs	1,927,884.00	936,299.62		933,241.01	3,058.61
23. Glenmeade	600,533.00	3,600,533.00		260,356.53	3,340,176.47
24. Hidden Trails	194,900.00	210,521.04		210,521.04	0.00
25. Litel	685,937.00	685,937.00		626,183.29	59,753.71
26. Magnolia JH	3,298,958.00	3,298,958.00		112,127.22	3,186,830.78
27. Oak Ridge ES	1,398,046.00	398,046.00		369,656.35	28,389.65
28. Rolling Ridge ES	1,736,100.00	736,100.00		222,122.06	513,977.94
29. Woodcrest JH	1,334,950.00	0.00		0.00	0.00
30. Chino Hills HS	2,205,000.00	6,624,055.00		441,575.76	6,182,479.24
				0.00	0.00
<b>SUBTOTAL</b>	<b>89,695,151.00</b>	<b>95,882,073.32</b>	<b>3,596,448.82</b>	<b>75,882,096.31</b>	<b>23,596,412.20</b>
<b>TOTAL MEASURE M BOND</b>	<b>168,695,151.00</b>	<b>165,273,635.00</b>	<b>81,671,379.78</b>	<b>222,457,604.65</b>	<b>24,228,736.56</b>

149,999,999.20 Bonds Issued

10,281,156.91 Interest Earned 4/30/11

950,326.03 Walnut SDC & Campaign

161,231,482.14 Total Receipts

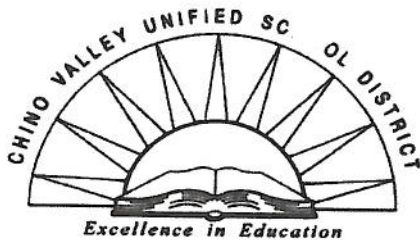
141,350,508.86 Total Expended

19,880,973.28 Cash Balance

as of 6/30/11

19,880,973.28

Facilities Planning Dept. - MP



Citizen's Oversight Committee Meeting  
Construction Update Overview, August 22, 2011  
(Updates since May 16, 2011 meeting are in bold)  
Presented by Michael Chapko, Director/ MOC

***Installation of Marquee Sign at Woodcrest JHS***

This project is 100% complete.

***Playground Sand Replacement at Country Springs & Eagle Canyon***

This project is 100% complete.

***Restroom Upgrades – Borba, Ramona, Marshall, Newman***

Contract awarded to De La Riva Construction and began July 25th.

Construction timeline is 150 days

Contractor is working at Newman first, while also completing abatement and demolition at Ramona and Marshall prior to the start of school.

***New Lunch Shelter at Ayala HS***

All bids rejected; project was rebid

Contract awarded to WCCR and began July 25<sup>th</sup>.

The existing lunch shelter has been removed and the contractor has begun construction of the new and improved lunch shelter.

Trenching work is completed and temporary fencing is enclosing the site

The project's anticipated completion date is late October/mid November

***HVAC Replacement at Ayala HS (Phase II)***

Awarded to Allison Mechanical; Construction period June 13 – August 13

All new HVAC equipment has been installed and the contractor is wrapping up the few remaining punch list items

***HVAC Replacement at Rolling Ridge ES***

Awarded to Air Ex Air Conditioning; Construction period June 13 – August 13

All new HVAC equipment has been installed and the contractor is wrapping up the few remaining punch list items

***Interim Housing at Cattle ES***

Bids opened May 6

Contract awarded to Braughton Construction and began June 13

Interim housing is complete, and classroom materials and equipment will be in place prior to the start of the school year

***New Classroom Wing Addition at Cattle ES***

Bids open May 17

Contract awarded to PacWest Construction and began June 30

Contractor has begun mobilizing at the site, placing its trailer and surveying

Construction period is June 2011 through August 2012

***Interim Housing at Briggs FS***

Bids opened June 2

Contract awarded to R Jensen Construction

Bernards Brothers is providing project management for this effort

Construction began on the interim housing July 18<sup>th</sup>

Interim housing is complete; teachers and classroom equipment will be moved into the interim classrooms prior to the start of the school year

***Modernization & HVAC Replacement at Briggs FS***

Bids opened June 2

Contract awarded to Harik Construction, work began July 25

Bernards Brothers is providing project management for this effort

Due to the late start, project will be completed over the school year and next summer in a series of phases

Contractor has begun hardscape work along the fire lane in the rear of the school

***Miscellaneous Modernization Work at Glenmeade ES***

Delayed until summer 2012 due to DSA approval issues

***Swimming Pool at Chino Hills HS***

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Public review period (no comments received) and mitigated negative declaration complete.

Design and DSA approval process continuing with District plan review expected by June 30.

DSA review with comments expected to be received in early September

Construction is anticipated to begin in December

Upcoming Measure M projects currently in design or at DSA

- Miscellaneous Modernization Work/Library Expansion at Magnolia JHS