



CHINO VALLEY UNIFIED SCHOOL DISTRICT
Facilities/Planning Division

Sandra H. Chen, Assistant Superintendent ♦ Phone (909) 628-1201 Ext. 1200 ♦ Fax (909) 548-6034

CITIZENS' BOND OVERSIGHT COMMITTEE
MEETING MINUTES
September 8, 2008

Call to Order: Mr. Nava called the meeting to order at 5:31 p.m.

Members present were Roman Nava, Peter Rogers, Jamie Harwood, Natalie Sanders, Sheila Mautz, Julie Allen, Dave Black, Mike Kreeger, and Ed Gray. Sandra Chen, Michael Chapko, Iris Chu, Julie Gobin and Laurie Trimbach represented the District.

1. Pledge of Allegiance

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

2. Public Comment

None.

3. Approval of Meeting Minutes

Mr. Black made a motion to approve the minutes from the July 7, 2008 meeting, Mr. Rogers seconded the motion, and all members approved.

4. Annual Report

After review, Mr. Black made a motion to approve the 2007-2008 Annual Report, Mr. Gray seconded the motion, and all members approved. The report will be presented by Mr. Nava to the Board of Education at the September 18th meeting.

5. Expenditure Report

The expenditure report for expenditures made ending August 31, 2008, was distributed to committee members and reviewed by Ms. Chen. In addition to the bond measure amount of \$150 million, \$8,184,746.48 was earned in interest as of August 31, 2008; \$950,326.03 was transferred from S.B. County for construction of county classrooms, bringing the net total to \$159,135,071.71. \$108,369,991.56 has been spent, leaving a cash balance of \$50,765,080.15.

6. Construction Update

Mr. Chapko distributed an update and explained the four projects currently in construction:

- Chino High School: modernization of classrooms and addition of new modular science labs and restroom buildings.
- Dickey Elementary School Phase 1: kindergarten playground equipment, new lunch tables and accordion door in the MPR, and a lunch shelter.
- Marshall Elementary School: construction of a new permanent classroom building with eight regular classrooms and 2 County SDC classrooms.
- Ramona Junior High School: construction of a new permanent classroom building with eight classrooms and modernization of the boys' and girls' locker room building.

7. Planning Update

Planning efforts continue for the library expansions at sister schools Canyon Hills and Townsend Junior Highs. Plans will be submitted to the Division of the State Architect (DSA) in October with anticipated approval in late February 2009. It is anticipated that bidding may begin in May with construction to start summer 2009.

The State Allocation Board approved funding for modernization at Dickey Elementary School. Additionally, planning efforts are undergoing with the District IT Department to complete technology upgrades at various school sites.

8. COC Member Communications

Mr. Kreeger was asked by a community member if a junior high school will be built in the southern part of Chino Hills. Ms. Chen stated that the district does not currently have any new construction eligibility for elementary or junior high schools. However, the District has some high school eligibility but insufficient for a comprehensive high school.

9. Other Topics

The next meeting is scheduled for October 20, 2008.

The meeting was adjourned at 5:44 p.m.

Attachments: Expenditure Report as of 8/31/08
 Construction Update

ACTIVE CAPITAL FACILITIES PROJECT LIST - Measure M Funded					
Prepared: 9/8/08					
		Measure M	OPSC & OTHER	C O M B I N E D	
Project	Facilities Assessment Report Estimates	Contracted	Received	As of 8/31/08 Expended	Balance
MEASURE M GENERAL EXPENSE					
1. Program Manager - PCMS		2,227,780.32		2,227,780.32	0.00
2. Bond Performance Audit		172,062.36		148,062.36	24,000.00
3. Bond Misc. Cost		49,613.23		42,208.11	7,405.12
4. Legal Fees		12,573.23		12,573.23	0.00
5. CVUSD Payroll		304,280.84		163,998.76	140,282.08
SUBTOTAL	0.00	2,766,309.98		2,594,622.78	171,687.20
NEW CONSTRUCTION - Measure M Match					
1. CHHS	0.00				
2. Preserve	0.00				
3. Rhodes ES	12,400,000.00	6,444,257.23	8,704,905.31	14,260,517.19	600,000.00
4. Chaparral ES	12,000,000.00	8,811,832.00	8,272,239.11	16,356,194.14	
5. Woodcrest JH + Measure M	18,534,950.00	14,374,462.39	12,331,847.98	26,693,202.63	11,255.11
6. Liberty ES	14,500,000.00	9,921,394.06	9,936,725.04	19,622,541.82	0.00
7. Wickman ES	12,200,000.00	5,940,956.37	10,190,595.72	14,941,273.61	1,619.52
8. Super-Wickman Addition	2,000,000.00	417,127.40	1,488,826.07	1,904,930.22	
	71,634,950.00	45,910,029.45	50,925,138.23	93,778,659.61	612,874.63
MODERNIZATION PHASE I - Measure M Match					
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	5,997,657.04	9,732,292.09	0.00
4. Walnut ES	1,200,000.00	2,286,011.74	2,917,365.10	5,107,455.79	1,060.25
5. Cortez ES	1,100,000.00	1,375,765.25	3,412,231.00	4,761,479.01	2,560.40
6. Dickson ES	1,400,000.00	2,009,604.13	2,339,522.87	4,335,211.36	0.00
7. Buena Vista HS + Measure M	1,885,280.00	2,799,908.01	1,264,495.49	4,050,869.00	5,558.66
	7,485,280.00	12,721,212.31	15,931,271.50	27,987,307.25	9,179.31
MODERNIZATION PHASE II - Measure M Match					
1. Borba ES	0.00	998,760.21	1,545,902.68	2,412,621.85	54,928.06
2. El Rancho ES DM	400,000.00	675,656.83	1,613,904.61	2,244,928.53	44,217.57
3. Gird ES DM	500,000.00	511,572.82	1,799,164.79	2,253,893.37	48,005.53
4. Los Serranos ES DM	400,000.00	704,972.62	1,161,384.95	1,822,643.67	38,914.20
5. Marshall ES DM	300,000.00	475,020.90	1,091,403.61	1,519,964.71	41,600.00
6. Newman ES DM	300,000.00	527,881.87	1,163,063.89	1,639,302.65	46,018.82
7. Ramona JH	700,000.00	1,222,143.07	1,212,763.78	2,396,150.60	34,507.48
8. Don Lugo HS (Yellow Phase) DM	0.00	1,954,869.39	4,374,049.52	6,298,808.17	6,720.66
	2,600,000.00	7,070,877.71	13,961,637.83	20,588,313.55	314,912.32
SUBTOTAL - Projects w/ State Funding	81,720,230.00	65,702,119.47	80,818,047.56	142,354,280.41	936,966.26
MEASURE M WORK - Fully Measure M Funded					
1. Ayala HS	8,380,361.00	3,378,446.53		3,378,096.53	350.00
2. Walnut ES	6,367,503.00	6,182,555.35	431,283.36	6,607,959.44	2,944.91
3. Buena Vista HS (MM added to Mod)	0.00	79,452.70		79,452.70	0.00
4. Cortez ES*	1,760,587.00	2,735,866.27		2,734,121.03	1,745.24
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	14,301,026.42	767,692.72	15,051,807.09	11,365.33
7. Borba ES*	2,179,726.00	2,179,726.00		3,407.91	2,176,318.09
8. El Rancho ES	2,485,974.00	2,485,974.00		99,391.66	2,386,582.34
9. Gird ES	1,509,084.00	1,509,084.00		9,577.66	1,499,506.34
10. Los Serranos ES	1,289,896.00	1,289,896.00		175,990.67	1,113,905.33
11. Newman ES	2,055,455.00	2,055,455.00		53,283.86	2,002,171.14
12. Marshall ES	5,297,450.00	5,297,450.00		1,207,172.88	4,090,277.12
13. Ramona JHS (Phase II) Mr M	7,885,431.00	7,885,431.00	0.00	1,052,919.23	7,644,445.77
14. Chino HS	6,438,165.00	10,820,576.37		7,406,203.97	3,414,372.40
15. Dickey ES	2,023,655.00	2,023,655.00	0.00	283,578.80	1,740,076.20
16. Canyon Hills JH	3,990,600.00	3,990,600.00		45,962.27	3,944,637.73
17. Cattle ES	1,236,125.00	1,236,125.00		8,220.50	1,227,904.50
18. Townsend JH	1,509,041.00	1,509,041.00		5,925.00	1,503,116.00
19. Briggs FS	1,414,025.00	1,414,025.00		6,543.38	1,407,481.62
20. Butterfield ES	946,998.00	946,998.00		6,260.19	940,737.81
21. Eagle Canyon ES	1,151,450.00	1,151,450.00		165,623.31	985,826.69
22. Country Springs	1,927,884.00	1,927,884.00		8,126.72	1,919,757.28
23. Glenmeade	600,533.00	600,533.00		4,695.05	595,837.95
24. Hidden Trails	194,900.00	194,900.00		1,599.06	193,300.94
25. Litel	685,937.00	685,937.00		31,067.00	654,870.00
26. Magnolia JH	3,298,958.00	3,298,958.00		15,519.22	3,283,438.78
27. Oak Ridge ES	1,398,046.00	1,398,046.00		8,726.20	1,389,319.80
28. Rolling Ridge ES	1,736,100.00	1,736,100.00		10,178.76	1,725,921.24
29. Woodcrest JH (MM added to New)		0.00		0.00	0.00
30. Chino Hills HS	2,205,000.00	0.00		0.00	0.00
		0.00		0.00	0.00
SUBTOTAL	86,974,921.00	85,244,109.81	1,198,976.08	41,390,328.26	45,856,210.55
MEASURE M WORK - Inactive - Fully Measure M Funded					
Richland	20,000,000.00				
SUBTOTAL	20,000,000.00				
TOTAL MEASURE M BOND	188,695,151.00	153,712,539.26	82,017,023.64	186,339,231.45	46,964,864.01

149,999,999.20	Bonds Issued
8,184,746.48	Interest Earned 6/30/08
950,326.03	Walnut SDC & Campaign
159,135,071.71	Total Receipts
108,369,991.56	Total Expended
50,765,080.15	Cash Balance
	as of 8/31/08
50,765,080.15	0.00

Citizen's Oversight Committee Meeting – September 8, 2008

(Updates since July 7, 2008 meeting are in bold)

Construction Update Overview

CVUSD – Facilities & Construction

Prepared by; Greg Stachura, Construction Coordinator

Presented by; Michael Chapko, Director of Maintenance, Operations & Construction

Chino High School

- a. Modernization of CHS - **Phase 1 (buildings c, d, e, f, g, h, j, l & k, new science and restroom portables) 95% complete and occupied.**
- b. **Modernization of CHS phasing schedule;**
Phase 2 (bldg. b) - Sept. 1 – Oct. 31
Phase 3 (bldg. a) - Nov. 1 – Dec. 31
Phase 4 (bldgs. m & n) - Dec. 20 – Jan 31, 2009
Phase 5 (bldgs. q & p) – Feb. 1 – Feb. 28

Levi Dickey Elementary School

- a. Main modernization plans have been approved by DSA for summer 2009 start of construction.
- b. Phase 1 modernization (small project #1) kindergarten playground equipment, MPR lunch tables and accordion door replacement awarded on 5/15. **99% complete and occupied close out in process.**
- c. New lunch shelter (small project #2) awarded on 5/15. **Construction underway with completion by September 12, 2008.**

E. J. Marshall Elementary School (construction of one new classroom building with 10 classrooms)

- a. Construction on-going with completion & occupancy by January 5, 2009

Ramona Junior High School (construction of one new classroom building with 8 classrooms)

- a. Construction on-going with completion & occupancy by January 5, 2009
- b. Modernization of boy's & girl's PE / locker room building
95% complete and occupied

New Classroom Additions

Marshall Elementary School

Architect: WLC Architects

Construction Manager: Bernards

Contract Start: March 14, 2008 (NTP Date)

Contract Completion: March 6, 2009

Scope: Relocation of existing Relocatable Classrooms including site utilities and asphalt walkways. Construction of a new 12,000 sf classroom building including restroom facilities.

Status: Meadows Construction continued to install underground site utilities. Concrete slab-on-grade was completed. Wood framing continued. Concrete walkways were completed. Change Order Request Log attached.

Contractor: Meadows Construction

Contract Amount: \$2,898,260.00

Change Orders in Process: \$15,242.00

Change Order Percent: 0.53%



1. Vapor barrier over sand for concrete slab.



2. Completed concrete stemwall footings.



3. Conduits for electrical and low voltage systems.



4. Conduit for low voltage systems.

Ramona Junior High School

Architect: WLC Architects

Construction Manager: Bernards

Contract Start: March 14, 2008 (NTP Date)

Contract Completion: March 6, 2009

Scope: Modernization of Locker Room Buildings. Construction of a new 8,200 sf classroom building.

Status: Meadows Construction continued to install underground site utilities. Work in the Classroom Building included: completion of wood framing, completion of electrical rough-in, installation of roofing membrane, installation of rooftop a/c units, and installation of exterior wall moisture barrier. Work in the Locker Room Building included: completion of wood framing and drywall, completion of electrical and plumbing rough-in, installation of ceramic tile. Temporary lockers were installed; new lockers are scheduled for the end of September. Concrete patchwork was completed. Change Order Request Log attached.

Contractor: Meadows Construction

Contract Amount: \$2,428,282.00

Change Orders in Process: \$133,186

Change Order Percent: 2.50%



1. Installation of rooftop a/c units.



2. Installation of exterior wall moisture barrier.



3. Completed sitework in front of campus.



4. Ceramic tile at Girls' Restroom in Locker Room.

Modernization

Chino High School

Architect: Harley Ellis Devereaux

Construction Manager: Bernards

Contract Start: May 12, 2008 (NTP Date)

Contract Completion: January 24, 2010

Contractor: KAR Construction

Contract Amount: \$3,067,000.00

Change Orders in Process: \$179,338.00

Change Order Percent: 5.85%

Scope: Modernization of classrooms and ADA upgrades to restrooms and site.

Status: KAR Construction completed ceramic tile work at drinking fountains. Completed installation of new doors. Restroom renovation was completed. Construction of new Fire Lane was completed. ADA parking spaces were completed. Furniture and boxes were moved back into the classrooms. Change Order Request Log attached



1. New ADA signs and drinking fountain and tile.



2. New ADA parking in front of school. New Restroom building (left).



3. New flooring and paint in classroom. Furniture placed back into classrooms.



4. New Fire Lane.

Permanent Relocatable Buildings

Chino High School

Architect: Harley Ellis Devereaux

Construction Manager: Bernards

Contract Start: June 6, 2008 (Restroom)

Contract Completion: August 5, 2008 (Restroom)

Scope: Fabrication and installation of four (4) new modular classroom buildings and two (2) new restroom buildings.

Status: Relocatable classroom buildings were installed. Exterior ramps were installed. Interior finishes were installed.

Relocatable restroom buildings were installed. The relocatable restroom at the front of the campus is nearing completion and is expected to be complete by mid-September.

Contractor:

MSI

Contract Amount:

\$1,005,484

Change Orders in Process:

\$0.00

Change Order Percent:

0.00%



1. New Relocatable Music Building.



2. New epoxy flooring in Relocatable Classroom.



3. New Relocatable Science Classrooms.



4. New Relocatable Restroom Building near gymnasium.

Interim Housing

Chino High School

Architect: Harley Ellis Devereaux

Construction Manager: Bernards

Contract Start: April 28, 2008 (NTP Date)

Contract Completion: May 27, 2008

Scope: Installation of six (6) interim housing units for classrooms. R. Jensen was contracted to prepare site, place the units and provide all site utilities to the units. Mobile Modular provided the units.

Status: R. Jensen and Mobile Modular completed all units. Punchlist work is complete. Change Order #001 and Notice of Completion were approved at the 8/21/08 Board Meeting.

Contractor: R. Jensen

Contract Amount: \$191,000.00

Change Orders in Process: \$9,160.00

Change Order Percent: 4.82%



1. Completed Interim Housing units



2. Completed Interim Housing units.