



CHINO VALLEY UNIFIED SCHOOL DISTRICT

Facilities/Planning Department

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CITIZENS' OVERSIGHT COMMITTEE MEETING MINUTES January 13, 2003

Chairman Al Valdez called the meeting to order at 5:00 p.m. with Roger Larkin, Gerald Bruce, Michael Calta, Stuart Holland, Andy Anderson and Paul Andersen present. Maurice Ayala arrived at 5:05 p.m., Gary Larson at 5:11 p.m. and Glenn Duncan at 5:30. Geoffrey VandenHeuval and Gary Ovitt were absent.

1. Review/Approval of Minutes, December 16, 2002

Mr. Anderson moved to accept the minutes as is and Mr. Calta seconded the motion.

2. Quarterly Report

Mr. Bruce provided copies of the first quarterly report. For the report he had summarized the activities of the committee and attached the meetings minutes. Mr. Valdez discussed presenting this report at the January 16th Board meeting. He suggested presenting the second quarterly report at the February 6th Board meeting. Mr. Calta recalled the suggestion that both reports be presented at the same time to bring the Board and public up to the current date. It was decided to summarize and attach the October, November and December minutes and present both quarters.

Mr. Ayala commented that the committee should be doing more so they have more to report. He thought the committee should be interacting with other bond committees. Mr. Valdez stated that he had contacted other bond committees in Northern California and presented the material in one of the first meetings. He continues to contact them. He said their reports are similar to the report Mr. Bruce had developed. Mr. Ayala suggested forming committees and pick subjects to look into. Mr. Calta suggested organizing visits to different PTA's and being liaisons, answering questions, showing them where to get information and taking their concerns forward if they have any. Mr. Anderson suggested that the architect or someone else might be the better choice to education the parents, teachers and staff rather than the committee members. He felt committee members could facilitate the meetings between schools and the proper personnel. Mr. Larkin suggested contacting PTA presidents to let them know in advance and have them forward questions or concerns so the information can be prepared before meeting with them.

Mr. Bruce pointed out that the Citizens' Oversight Committee meetings are public meetings and the purpose of the meetings is to discuss issues with public involvement. If people are interested in what is going on, these meetings are available. Mr. Larkin felt the committee could reach out to the community, get more feedback and help insure more information is given out. Mr. Larson was concerned about misinformation being distributed. He agreed with Mr. Bruce that if community members have an interest they'd send somebody to the meetings or attend to ask questions. Mr. Larkin thought the committee could contact PTA presidents and inform them of committee meeting dates. Mr. Ayala thought that the "vigorous efforts" mentioned in the AB 1908 should include some type of outreach. Mr. Calta said he attends Briggs PFA meetings and there are frequently questions regarding these issues brought up during the meetings. Mr. Holland suggested that if some members are interested in going out to the schools and the public, they should be allowed to do that. Dr. Andersen recommended that when the presentation of the quarterly report is given to the Board, it should also be distributed to the schools and discussed at faculty and school site council meetings to alert staff as to the committee's activities and the district's ongoing construction progress.

Mr. Ayala suggested that the first committee formed could be a committee to look into the need for a committee or to organize the effort to reach out. Mr. Valdez asked for a motion. Mr. Ayala made a motion to form a group to look into the idea of forming committees, determine subjects. Mr. Calta suggested a motion to organize an effort to reach out further to inform the public and what would be the best way to do that. Mr. Valdez agreed that it is important to find ways to increase communication between the committee and the public and do whatever it takes to get information out to the public. Mr. Ayala withdrew his motion and Mr. Calta further defined his motion. The motion was to develop a

plan and organize an effort to reach out further to the public. Mr. Ayala seconded the motion. Vote was six in favor and three against. Mr. Larson, Mr. Duncan and Mr. Bruce voted against. Mr. Larkin, Mr. Anderson, Mr. Calta, Mr. Holland, Mr. Valdez and Mr. Ayala voted in favor. Mr. Ayala, Mr. Calta and Mr. Holland volunteered to be on the committee. Dr. Andersen suggested approaching the Board about placing a paid advertisement in a newspaper with the executive summary or maybe an article could be published.

3. Project Updates/Status/Q & A

Dr. Andersen gave an update on the progress on the Measure M projects only, not including Chino Hills High School because Measure M funds were not being spent on CHHS yet.

- Liberty, Wickman and Rhodes very close to being on schedule.
- Engineering review and approval for trusses from DSA may hold up Wickman project.
- Since Wickman and Rhodes are being built from nearly identical plans, the question was asked if this is an issue at Rhodes. Differences in elevations and grading may account for this fact. Dr. Andersen to find out.
- Wickman classroom building walls are framed, waiting for trusses, hopefully to be approved and delivered to the site this month. If they arrive by the 16th of January, they will begin working with the trusses on January 21st. There was a requirement to move the underground fire line a few feet because of the two-story modular buildings that will be installed. Extra cost will come from project contingency. There were several rain delay days. There is a concern that the school will not be available for the students because the site may be completed at the time school opens. Looking at a transition plan to start up at an alternate location for a short period of time until construction can be completed. Wickman has the most compressed construction schedule and is the one the district is pushing to complete as quickly as possible.
- Rhodes completion date is also July 1st. Project is moving along well and is almost at the same point in construction as Wickman. Currently the classroom building walls are framed and waiting for trusses to be delivered on 1.16.03. Administration building walls are starting framing and will be ready for trusses on the 16th. Once trusses are complete and canopies are in place, roofing will start on 1.21.03. Off-site plans have been recently submitted to the city for approval. When approval is given, off-site connections can be made. No plans have been provided to the construction manager for the relocatables, hindering underground electrical and water for connection points to these buildings. Due to a revised site grading plan, changing the storm drain design at the site will now be required at an additional cost. Originally the storm drain was going to drain into the street but City approved going in an alternate direction across the park connecting with a storm drain channel adjacent to the park, which will save significant dollars on construction and will be least disruptive to the community because the street won't need to be torn up. Another advantage is that the plumbing contractor will not need to install as many on-site drains, from 98 to 22 drains, giving the district a credit. Residents have complained about the mud and dust from the jobsite. Streets are swept daily.
- Liberty completion date is July 31st. Opening date to be determined by the Board, anticipated to be possible August or September. C-1, C-2 and C3 building slabs are completed, included methane management work. Building K structural steel is complete. Footings for B building in progress, framing at C-1 close to completion, framing at C-2 & C-3 in progress. Site storm drain, fire line and main electrical line are in progress and close to completion. Color selections being finalized.
- The district is currently trying to determine the ongoing population at Walnut. Plans for new buildings are still at DSA for review. The district has received the modernization funds from the State. Work will begin sometime late spring, early summer. Approximately 750 K-6 students live in the attendance area at this time, but not all of these students attend Walnut. District will be sending surveys to parents to determine how many students will actually attend each district school. Some properties in the Walnut area may be rezoned and provide more students for the school.
- Don Lugo High School still in design process, still getting input from school personnel.
- (It should be noted that during the following discussion regarding the Ayala Stadium project, the terms "weight room" and "wrestling room" were used interchangeably. The minutes reflect "wrestling room" in each of these instances.)
- A projected time schedule for the construction of the Ayala Stadium project developed by WLC Architects in April 2002, along with a cost estimate, was a part of the handouts. A new wrestling/weight room was estimated at \$3 million. However, the synthetic running track will not be done, the estimate for the wrestling room was probably too high, according to Dr. Andersen, and a full-time inspector will not be required.
- Mr. Larkin questioned the actual cost of the modular building purchased for the wrestling room and the

adequacy of the facilities. Mr. Anderson questioned whether this concept was what the general public voted on. There was further discussion regarding the adequacy of the documentation for the weight room being part of the stadium concept. Dr. Andersen explained the process by which the district arrived at the projects listed on the Facilities Assessment Report, and that an earlier general estimate of \$2.2 – 2.3 million for the stadium was verbally confirmed to be a valid estimate.

- Mr. Valdez commented that construction is a changing environment and he sees the documentation as a “road plan.” He felt that the documentation shows that the wrestling room was always thought to be a part of the stadium; the cost is higher than the original estimate, but he doesn’t think the district is trying to sneak in the wrestling room. He felt the documentation is not as clear-cut as he would have liked. The question is whether or not the voters knew this is exactly what the wrestling room was going to be and the question may never be answered. Mr. Larkin made a request that the committee be notified when projects are going out to bid, what the district’s estimates are and copies of the actual bids.
- Dr. Andersen explained that the campaign was run with a locally focused strategy as recommended by the bond consultant. When campaign workers for Ayala called people in the Ayala community, they spoke about the projects for Ayala, and so forth for each school. This was done for two reasons: 1) inform people what their local school would be getting, and 2) didn’t want to lose their attention trying to give too much information about what was proposed in the entire district. An outgrowth of that strategy is that there was less information available to the entire district. Mr. Calta shared that the Citizen’s for Kids website is still running and being updated. Mr. Ayala asked Dr. Andersen about his reference to “we” when he talked about the campaign. Dr. Andersen explained that he participated on the campaign steering committee during non-work hours to get the bond passed.
- Mr. Larkin suggested that the committee make it clear to the Board that when projects like the Ayala stadium come up, they need to give out the proper information to the community. It was recommended that this information be included in the reports generated by the committee.
- Mr. Bruce asked who would make the final determination that a project was out of scope. Dr. Andersen said the process would probably be that this committee would say that they didn’t think a project was part of the proposed projects, present it to the school board, and the school board would make a decision. AB 1908 requires a performance audit and this audit would address the issue of whether or not there’s an appropriate mechanism for the communication process.
- Mr. Ayala stated that he felt that the children’s needs are not a concern for the committee at this point. He thinks the concern for the committee is to make sure that the Measure M funds are spent according to how the voters want the Measure M funds spent. He feels the committee has asked the school board to prove that the wrestling room was a part of Measure M and should take notice that the board has not been able to do that.
- Mr. Duncan stated that the primary reason he is part of the committee is for the good of the children of the community. Mr. Ayala felt that each committee member brings a personal commitment of some type to the group. Mr. Larson pointed out that there is some leeway in the bylaws so personal feelings can be brought in and they may all fit within the scope. Mr. Larson felt the committee has basically stated that they would like to see more information, but the project is acceptable as long as it stays within the same scope and doesn’t exceed the dollars or impact the safety issues on other projects.
- Mr. Valdez asked if the committee wanted to state the official position on the wrestling room and vote on it. He stated, “At this point in time, based on the information we have, we feel that the weight room falls within the purview of the Ayala Stadium. However, we are uncomfortable because there’s not proper documentation as in other projects, and also within the funding. So, if it does not affect the budget or exceeding Measure M funds, we feel that it falls within the purview... The 1997 memo shows that the weight room was included in the stadium building and that the Board and the school district had that intent to put that there.” He said the committee should monitor the costs of the wrestling room.
- Mr. Duncan made the motion that “although we are somewhat concerned with the lack of documentation, very concerned about the funding methods used for the stadium, that we make a finding that the wrestling room was intended to be part of the stadium and, as long as it falls within the scope of the budget, we accept that it is a proper expenditure.” Mr. Larkin seconded the motion, and the vote was: yes – 8, and no – 1. Mr. Ayala voted no.
- Mr. Ayala’s dissenting opinion is that he doesn’t see any documentation that leads the voters to believe the wrestling room was on the Facilities Assessment Report. He sees the need but he feels he is on the committee to see the money is spent according to how the voters wanted it spent.

4. Update on Web Site

The website is up and running from a link from the district website. Mr. Holland said they would like to have a link to the websites of City of Chino and City of Chino Hills, and website addresses were exchanged. Mr. Ayala reminded those who hadn't submitted their bios, including himself, that they need to do that.

5. Other Topics/Public Comments

- Mr. Anderson asked if the Form 700, Statement of Economic Interests, was required to be re-submitted. The forms will need to be updated in July 2003.
- Mr. Calta had a question regarding the Measure M Proposed Timeline for calendar year 2003. He requested a list of the nine schools that will start with modernization.
- Mr. Bruce had a question regarding the funding, the \$150 million plus the \$33.5 million, totals \$183.5 million. When he reviewed the information from Ms. Chen regarding new construction, SAB approved but unfunded (except for Richland), and the partial and major modernization and renovation, he came up with a total of \$178 million. If his numbers hold, what happens to the additional \$5 million? Dr. Andersen thought any extra money would go to retire the bond early. Mr. Bruce pointed out that Richland would not have been built yet. Dr. Andersen said the district would have to see how it might supplement with either developer fees or some Capital Facilities funding the \$5 million left over to be able to build the Richland project. Mr. Bruce distributed a sheet with his preliminary numbers. Dr. Andersen pointed out that there was a \$13 million figure that was not added into the total amount to equal \$196 million, additional money the district would receive from the State. Dr. Andersen said he would have an update from Ms. Chen to explain the total revenues.
- The next meeting was scheduled for Monday, March 17 at 5:00 p.m.
- The meeting was adjourned at 6:50 p.m.