



The Quarterly Reports for the 3rd and 4th Quarters of 2002

by the

**Citizens' Oversight Committee
for the Measure M Bond Fund**

Representing the Citizen's of the Chino Valley Unified School District

31-Dec-2002

Committee Members**Term of Service
in Years**

Mr. Andy Anderson		3
Mr. Maurice Ayala		3
Mr. Gerald W. Bruce		2
Mr. Michael Calta		3
Mr. Glenn Duncan		2
Mr. Stuart Holland		2
Mr. Roger Larkin	Vice Chairperson	3
Mr. Gary Larson		3
Mr. Gary Ovitt		2
Mr. Al Valdez	Chairperson	3
Mr. Geoffrey Vanden Heuvel		2

Contact us at www.cvusdoversight.org

3rd Quarter

The Citizens' Oversight Committee (COC) members with the exception of the city of Ontario's representative were formally introduced to the Chino Valley Unified School District (CVUSD) Board members and to the public on 06-Jun-2002. This committee began functioning with only ten of the eleven mandated committee members in place. The eleventh committee member, the Ontario representative, Mr. Gary Ovitt joined the committee at the beginning of the third committee meeting which was held on 23-Sep-2002.

When the COC's first meeting was called to order this committee began performing all of the prerequisite functions, which are required of an appointed public committee. These functions ranged from the election of officers, acceptance of a set of Committee By-Laws, a discussion of the Brown Act requirements, to reaching an agreement upon the next meeting date. The details relative to all these activities in addition to any other activities undertaken during the first COC meeting are all documented in the attached copy of the COC's meeting minutes dated 07-Jul-2002.

There was some discussion by this committee regarding the Ayala stadium controversy. It was concluded that this committee did not have any authority to address this issue. Once the Board resolved this issue we focused completely on other aspects of committee business.

In accordance with the COC's By-Laws we began to consider methods to minimize the costs of Measure M. We had questions regarding the rationale used to formulate the bond issuance timeline and whether or not this timeline was the most cost effective arrangement for taxpayers. We requested that arrangements be made to have a qualified representative from Fulbright and Jaworski present at our next meeting. At our second committee meeting the bond legal counsel from Fulbright and Jaworski, Ms. Lisalee Wells and a representative of the bond underwriter, Mr. Robert Barna were present and fielded questions from the committee. These individuals explained all of regulatory, legal, and tax code constraints that had to be taken into account when the bond issuance timeline was derived. They went on to explain to the committee that a minimal amount of wiggle room had been factored into each bond issuance and how this wiggle room needed to remain in order for the CVUSD to address any unforeseeable circumstances relative to Measure M that may arise. Ms. Wells also provided her legal interpretation of some statements contained in AB1908. This was necessary due to the interpretative manner in which portions of AB1908 are written.

This committee agreed upon the need to establish a website which could be accessed directly or via links on the CVUSD and each of the respective city's websites. This website would allow citizens to provide input directly to the committee, to either of the committee members, to be kept abreast of what is occurring at the committee meetings by having the current copy of the COC's meeting minutes posted, the current copy of the quarterly or annual report which has been submitted to the board, the proposed agenda for the next committee meeting and the finalized version of the agenda once it has been

established. The details of these and other discussions are documented in the COC's meeting minutes dated 15-Aug-2002.

A field trip to Wickman Elementary and Don Lugo High had been arranged for the third committee meeting. A representative of the WLC Architectural firm, Mr. Jim DiCamillo addressed the COC before we began the field trip. Mr. DiCamillo enlightened the COC about the 50/50 and 60/40 financing arrangements with the state for new construction and modernization projects respectively, pending passage of Proposition 47. This committee also learned from Mr. DiCamillo the eligibility requirements for project modernization funds, again pending passage of Proposition 47. There was not a lot for the COC to see at the Wickman Elementary construction site. This was not the case at Don Lugo High. Most, if not all, committee members were a bit amazed by the state of disrepair, the ADA non-compliance conditions, and some safety issues existent at Don Lugo High. It is certainly the hope of each and every committee member that the CVUSD's maintenance program becomes a lot more proactive. This certainly would help to minimize the degree of disrepair at other schools within the district. The details of the field trip and discussions are documented in the COC's meeting minutes dated 23-Aug-2002.

Over the period covered by this quarterly report each and every committee member has demonstrated a desire to perform their duties in a manner that best represents the citizens and the students of the CVUSD. This committee has developed a more focused perspective on the issues that we need to and must address as well as the ability to determine which issues are beyond our purview.

4th Quarter

WLC Architects made and distributed notebooks to all committee members. The notebooks contained copies of overhead photographs for the new school and modernization projects. The contents of the notebook defined the bond projects of each school on the aerial photographs as well as the location.

The committee discussed the architects' activities regarding the Don Lugo modernization project and the time line for completion. One of the issues for the committee was to get a complete understanding of the exact processes that had to be completed in order to see if there was a way to streamline the process. Mr. DiCamillo was very helpful in explaining the procedure to complete the project. The committee noted that as state regulations change, so might the costs of the projects. In addition, the change in regulations may cause a delay in project completion.

The committee also discussed mechanisms to keep the members informed of the progress of the various projects. Obtaining real time status of the projects will aid the committee in their analysis and tracking of Measure M money expenditures. The committee also felt there may be a need to get more involved in observing the meetings where design, changes and layouts are planned. The decision to attend those meetings was left to the individual committee members.

Funding for all modernization projects and new school construction was discussed in the event that Proposition 47 does not pass. Dr. Anderson advised that currently the district is prepared to pay for the state's share and wait for reimbursement. No school projects should be impacted.

Dr. Anderson further explained how Measure M funds would provide improvements at Chino Hills High school. Items like the swimming pool and tennis courts do not qualify for state hardship funds. Measure M money would pay for those types of amenities. The details of these and other discussions are documented in the COC's meeting minutes dated 14-Oct-2002.

With the passage of Proposition 47 confirmed, Mr. Dicamillo presented the Walnut Avenue School modernization project. WLC Architect has coordinated and organized the modernization of the Walnut School and Don Lugo High School so that renovation and modernization can be completed within budget. It was apparent to the committee that the district is making an attempt to bring all schools scheduled for renovation /modernization up to current safety standards and ADA requirements. The committee also understood that the processes that are used to achieve these goals are completed and long. Approval in some form or another is needed in every step of the process.

Modernization money is provided for permanent buildings that are 25 years old and for portable buildings that are 20 years old. It is grant money on a per pupil basis. Work done

using this money must be acceptable to the Office of Public School Construction (OPSC) and the Division of State Architect (DSA). Districts are not allowed to build new structures with modernization money.

The committee's web site completion is near. A community web site to contact committee members via e-mail was established. The address is cvusdoversight@hotmail.com.

The committee is attempting to establish a list of all modernization, renovation, and new construction projects and budgets. This information will aid the COC in the monitoring of Measure M monies being spent.

Several committee members questioned the wrestling room facilities within the Ayala High School stadium project. The issue in question was whether or not Measure M funds could be used to pay for the district's share of the "fieldhouse", wrestling and weight room, since the wrestling and weight room facility was not detailed in initial stadium project documentation.. Dr. Anderson advised that the wrestling and weight room was always planned with to be installed under the new bleachers. However, with the bleachers that were purchased it was not feasible to proceed with the initial plan and the wrestling and weight room will needed to become a separate facility. The committee requested supporting documentation that reflected the "Fieldhouse", weight and wrestling room, were included in the Ayala project list as presented to the voters. The details of these and other discussions are documented in the COC's meeting minutes dated 18-Nov-2002.

Three members of the planning construction staff, Sandra Chen, Facilities Planner/Fiscal Analysis; Richard Kroll, Coordinator of Maintenance and Operations; and Bob Olen from B.E. McMurray Construction Management were introduced to the COC. Each explained their role in the modernization, renovation, and new construction process. The projects can utilize as many as 23 prime contractors. All three explained how their roles were to properly fund, oversee, and expedite the construction process and to minimize costs.

The wrestling and weight room at Ayala High School was discussed again. The Facilities Assessment Report(FAR), adopted by the board 12/06/01 did not mention anything about the weight and wrestling room facility as a component of the stadium project. Although it may have been included in the original stadium design its absence in the FAR is creating a potential issue regarding the justification of using Measure M money for funding the district's share of the "fieldhouse." The committee is still searching for some evidence to support funding using Measure M funds, but the lack of documentation is making it difficult. The details of these and other discussions are documented in the COC's meeting minutes dated 16-Dec-2002.

Over the period of this quarterly report the Oversight committee members have developed a more detailed understanding of the planning and approval required for new school construction, and modernization of existing school facilities as well as the

processes required for obtaining, managing funding for these projects. Additionally this committee has learned about the 50/50 and 60/40 financing plan, the arrangements between the district and the state for new construction and modernization projects respectively. And that the costs associated with renovation projects must be completely borne by the taxpayer, Measure M funds. The committee feels that WLC Architectural firm is making every effort to get the greatest value for every district dollar for the community.

It is the opinion of the committee that all current new construction, modernization, and renovation projects are within projected schedule timelines and are on or under budget. With the exception of the Ayala High “Fieldhouse” and the questions surrounding whether or not it is an added project rendering it ineligible to receive any Measure M funds all current projects are in compliance with the guidelines for Measure M money expenditures.

The committee has also enjoyed the full cooperation of the district. The committee has also been able to establish a web site that can be accessed by the public, www.cvusdoversight.org.

Citizens' Oversight Committee

The Citizens' Oversight Committee