

Colton Joint Unified School District

Commitment to Equal Opportunity



Minutes March 21, 2016

The Measure G – Citizens’ Oversight Committee met on Monday, March 21, 2016 at 5:30 p.m. at the Board Room, 18829 Orange Street, Bloomington, CA 92316.

Opening – Mr. Chang called the meeting to order at 5:40 p.m.

I. CALL TO ORDER

II.

Members Present (*absent)

Mrs. Jessica Hernandez-Reese*	Mr. Jorge Valdez*
Mr. Forrest M. John III*	Mrs. Pamela Valdez
Mrs. Laura Morales*	Mr. Ross Veckey
Ms. Brandy Nelson*	Mr. Matthew Wilson
Mrs. Amanda Salazar*	Mrs. Summer Zamora Jorrin – <i>Vice Chair*</i>
Mr. Jimmy Villegas	

Staff Members Present

Mr. Jaime R. Ayala, *Assistant Supt. Business Services*
Mr. Owen Chang, *Director of Facilities*
Mrs. Joanne Medina, *Administrative Assistant II*
Ms. Katie Orloff, *Communications Director*

Guest Present

Mrs. Christy White, *Christy White & Associates*

III. APPROVAL OF MINUTES

- October 5, 2015 meeting minutes were not voted upon due to lack of a quorum.

IV. PUBLIC COMMENT

- No public comment.

V. OLD BUSINESS

- Solar Project Update –Mr. Chang

Even though this is not a Measure G project, Mr. Chang thought it would be beneficial to bring the committee up to date with the district’s solar project. The district is in the process of bringing solar to most school sites as well as the transportation department. Staff interviewed multiple firms and received board approval to enter into negotiations with Sun Power for a power purchase agreement (PPA). The projected savings is approximately \$400,000 a year. The district is currently negotiating with Sun Power and finalizing

negotiations within the next few weeks. Construction duration will be approximately 1 year. DSA approval is also required.

AB300 – Mr. Chang

Mr. Chang explained Assembly Bill 300 which is an inventory of public school buildings built prior to 1978, particularly masonry and concrete buildings, that may be vulnerable in the event of a significant earthquake. The purpose of this bill is to quantify the scope of seismic risk so Legislatures can make recommendations about future ideas to address this problem. Out of the 16,000 buildings were reviewed throughout California, 35 buildings were identified in the CJUSD. The district began working with a structural engineering firm and have confirmed 25 buildings that should be on the list. The remaining 10 buildings either no longer existing, or were incorrectly placed on the list by the state. The good news is that the 25 identified buildings were determined by our structural engineer to be not in imminent danger. There is still more studies to done, but the plan is to possibly apply for grants from the state in conjunction with matching Measure G funds to retrofit these buildings. We will continue to keep the members updated as we continue this process.

State Facilities Bond- November 2016 Election – Mr. Chang

Mr. Chang expressed support for the upcoming school facility bond in November as the bill is designed to improve our facilities and leverage our local bond dollars. We will begin to see more advertisements in the coming months.

VI. NEW BUSINESS

Project Updates – Mr. Chang

Bloomington High School Stadium Modernization Project- The architect is working on obtaining DSA approval, we are hopeful we will receive DSA approval in a couple of weeks. The project will be bid out. The first phase, beginning in June, will consist of the baseball section and then will lead into the stadium project in late July or early August. Pamphlets were distributed to committee members (**Exhibit A**). A groundbreaking may be held for these projects. Pamphlets have also been distributed to schools.

District Admin Landscape Rehabilitation Project- Even though this is not a Measure G project this is another exciting project facilities is working on. The district office will have a learning area, drought resistant planting, and synthetic turf installed. Approximately 40% of the construction costs will be paid from state and local municipalities from grants. The project will take about 3 months to complete.

Terrace View Elementary Modular Classroom Addition- Facilities is also working on additional modular classrooms for Terrace View Elementary which includes one computer classroom and offices for staff. Construction has recently begun and should be completed and ready by the start of next school year.

Annual Performance and Financial Audit – Mr. Chang

Mr. Chang introduced Christy White from Christy White & Associates. Mrs. White reviewed the bond audit for Measures B & G Bonds (**Exhibit B**). Proposition 39

requirements and allowable expenditures were discussed. A financial and performance audit was conducted. The audit was conducted in accordance with Government Auditing Standards; there were no adjustments or proposed adjustments. Internal controls over financial reporting were found to be in compliance and there were no findings to report. A site walk was also performed. Two schools were observed: Joe Baca and the Colton High School pedestrian bridge. Mrs. White explained large samples with high dollar amounts and smaller amounts were reviewed. 70% of expenditures were reviewed. Expenditures were found to be in compliance and also allowable. Agreements were in compliance in accordance with public contract code. Change orders were also reviewed. The role of the committee was also reviewed. She noted the district has an organized committee with one vacancy on the committee however since the district is making a good faith effort, then the district is in compliance. In summary, there were no findings for the financial and performance audit for Bond Measures B & G.

Mr. Chang explained we will allow the committee members to review the audit and we will work with the committee to present an annual report to the board of education. Mr. Ayala commented on the great job of the facilities department for a clean audit report.

Bond Refinancing – Mr. Chang/Mr. Ayala

Mr. Ayala explained the district recently was working on a bond refinancing which closed about a month ago. Our bond debt closed on better, favorable terms which will result in savings for the taxpayers. The refinancing does not benefit the district but we have a responsibility not to burden the taxpayers. The district received a favorable bond rating from Standard & Poors. The district is looked upon favorably by Standard & Poors and Moody's.

We are hopeful we can issue more bonds in the near future as the last time we were able to issue bonds was in 2011. A specialized study needs to be conducted. Mr. Veckey inquired if talks are conducted among city developers regarding the development in the community as some of these developments have negative effects on property values. Mr. Ayala responded a council would be beneficial to bring various agencies together to discuss pertinent issues as this does effect property values. Mr. Chang added members can be active and suggested to watch out for public comment notices during environmental studies. The district is notified and we have the opportunity to respond if it impacts the district. They will listen to concerns however it depends on the project as it may involve multi-entity/agency project and one entity may not be able to stop the development.

Member Terms – Mr. Chang/Mrs. Medina

Mr. Veckey's term will expire in April 2016 and Mr. Wilson's term will expire in May 2016. Mr. Veckey and Mr. Wilson expressed they are interested to serve another two year term on the committee. At the April board meeting we will present an item for the board of education to approve a consecutive two year term for each member.

VII. FINANCIAL REPORT

Mr. Chang reviewed the consolidated budget status report (**Exhibit C**). Active, planned, and completed, projects were discussed. CHS flag pole project was discussed. Mr. Veckey inquired if data is tracked to see which contractors perform under/over budget. Mr. Chang

responded that we do have data however sometimes is out of our hands as there are times the public bidding regulations require we accept the lowest responsible bidder under the traditional design-bid-build delivery method. This is one of the reasons why the district has been utilizing lease-leaseback as this method allows us to select contractors not just based on pricing, but on past practice, qualifications, past performance etc. Mr. Veckey commented some contractors may submit a low bid to get the job and submit change orders. Mr. Chang agrees that this is one strategy that contractors often use to secure projects. To screen out some of these contractors, the district has implemented a pre-qualification process in which we review contracts change order history is listed, litigation history, delays, liquidated damages, etc. This may not screen out all of the problematic contractors, but will at least limit the problematic contractors from bidding on our projects.

Mr. Wilson inquired if references are reviewed. Mr. Chang responded references are checked. Additionally, for the Bloomington High School Stadium Modernization projects, contractors are required to list public school projects over \$4 million with stadium experience so we can factor in contractors' qualifications beyond just on price.

Mr. Villegas inquired about the Colton High School pedestrian bridge which was built in late 1950s. Mr. Chang explained two separate projects were underway. The district has finished the ADA portion of the project. The remaining work and associated lane closure on Rancho Avenue is due to the city's seismic retrofit project. During the demolition work hair line cracks were noticed along the upper level walkway. After the cracks were noticed, the city asked their structural engineer to observe the cracks. Based on engineer's assessment, it was determined that additional seismic work was needed to address the cracks. The engineer proceed to design a solution, and the plans have been submitted to DSA for review. Although the remaining construction work is not the district's project, facilities continues to work with the City of Colton Public Works to assist them as we have a good relationship with DSA. We will have a better idea on the timeframe to complete the remaining work once DSA approves the designed solution.

Mr. Ayala reiterated this is a city project and not the districts project. Additionally along Rancho, the city has plans to install wrought iron fencing similar to Valley Blvd.

VIII. MEMBER COMMENTS

- Mr. Veckey commented on all of the completed projects and suggested the district publicize this on social media.
- Ms. Orloff commented the most viewed post was the Colton High School Stadium project fly-through rendering.
- Mr. Ayala commented Measure B projects were primarily infrastructure and technical infrastructure and many projects were not seen as opposed to Measure G projects which are more visible projects.
- Mr. Villegas commented social media is popular in this area and we have to make our own news.
- Mr. Veckey requested a PDF version of the consolidated budget report.
- Mr. Wilson commented he frequently receives tele-parent calls from the district.
- Ms. Orloff informed the committee of the CJUSD app. Push notifications are sent with this application.

IX. NEXT MEETING – (Quarterly)

- Mrs. Medina will be in contact with the members for the next meeting date. Next meeting will be scheduled in June.

X. ADJOURNMENT

- There being no further business, the Measure G Citizens' Oversight Committee meeting was adjourned at 6:45 p.m.

CJUSD**Capital Improvement Program**

In November 2008, local voters approved a \$225 million Measure G School Bond so that the Colton Joint Unified School District could continue to plan, design and construct projects initiated under the \$100 million Measure B Bond passed in 2001.

Projects completed with the generous community support possible through these bond measures include the construction of Grand Terrace High School and Joe Baca Middle School, new math and science buildings at Colton and Bloomington high schools. Within the past two years, major modernizations have been completed at Lincoln, Lewis, Grant, Crestmore, and San Salvador schools, as well as smaller to medium sized projects at Darcy, Cooley Ranch, Reche Canyon, Jurupa Vista, and Ruth O Harris.

Designs are also completed for new multipurpose rooms at BHS and CHS. And there's more to come!

Measures B & G

Your Bond Dollars at Work!

Board of Education

Mrs. Patt Haro, President
Mr. Dan Flores, Vice President
Mr. Randall Cenicerros, Clerk
Mr. Frank A. Ibarra
Mr. Pilar Tabera
Mr. Kent Taylor
Mrs. Joanne Thoring-Ojeda

Executive Cabinet

Jerry Almendarez, Superintendent
Ingrid Munsterman, Assistant Superintendent
Mike Snellings, Assistant Superintendent
Dr. Frank Miranda, Acting Assistant Superintendent

Facilities Department

Owen Chang, Director of Facilities
Craig Sandifer, Facilities Project Manager
Becky Joiner, Fiscal Analyst
Kasey Kubota, Administrative Assistant I



CJUSD Facilities Department
325 N. Hermosa Avenue, Colton, CA 92324
Phone: 909-580-5000 x6642



**Colton Joint Unified
School District**

Bloomington High School Stadium Project





Bloomington High School Stadium Project

BHS Stadium Features

- New 2,700+ capacity aluminum Home bleachers
- New 1,500+ capacity aluminum Visitor bleachers
- New stadium parking lot and passenger drop-off area off Alder
 - New stadium entry canopy
- New 5,900 SF multi-use PE classroom, training room , and home toilet building
- New 5,200SF Home/Visitor ticket booths, concessions, team room and visitors restroom building
- New hardscape around perimeter of stadium
- Estimated cost of construction: \$6.9 million
- Funded by CFD No.3 Bond and Measure G

BHS Baseball Field Renovations

- New Varsity/JV Baseball backstop and dugouts
 - New batting cage/bullpen.
 - New hardscape
- Estimated cost of construction \$495,000
- Funding by CFD No.3 Bond and Measure G

Timeline

- Sept. 2016 BHS stadium construction begins
- June 2017—BHS stadium construction complete
- June 2017—CHS stadium bidding process begins
- Nov. 2017—CHS stadium construction begins
- Aug. 2018—CHS stadium construction complete



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**Colton Joint Unified
School District**

Colton High School Stadium Project





Colton High School Stadium Project

CHS Stadium Features

- New aluminum visitors bleachers with +1,500 seating capacity
 - New stadium Field Lighting
- Renovation of training room, weight room and toilet rooms below existing home bleachers
- Renovation of home bleachers to make wheelchair accessible
 - New 3,300 SF Home concessions, team room, and restroom
- New 2,300 SF Visitors concessions, team room, and restroom
 - New ticket booths and stadium entry way
 - New hardscape around perimeter of stadium
 - New flag poles
- Estimated cost of construction: \$5.8 Million
 - Funded by developer fees and Measure G

Timeline

- Sept. 2016 BHS stadium construction begins
- June 2017—BHS Stadium construction complete
- June 2017—CHS stadium bidding process begins
- Nov. 2017—CHS Stadium construction begins
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Colton High School
Colton Joint Unified School District

September 30, 2015





Consolidated Budget Status Report

Budget versus Commitments and Expenditures for Multiple Projects (created 3/15/2016 3:48 pm)

EXHIBIT C

Budget vs. Commitments and Expenditures

Project No.	Project Name	Budget			Expenditures			Measure G Expenditures
		Total Budget	Total Commitments	Remaining Against Budget	Total Expenditures	% Budget Spent	Remaining Against Budget	Measure G Funds Expended
Admin G	Administrative Control - Program Costs for Measure G	12,878,934	5,281,371	7,597,563	5,252,909	40.8%	7,626,025	5,243,414
ACTIVE PROJECTS								
1F	Colton High School - CHS New Math & Science Bldg.	17,871,431	17,555,720	315,712	17,414,446	97.4%	456,986	3,455,991
2A	Crestmore Elementary - Crestmore Modernization	8,606,980	8,253,285	353,695	8,231,765	95.6%	375,215	7,985,285
69	Colton High School - Flag Pole at CHS	60,000	29,200	30,800	12,445	20.7%	47,555	12,445
PLANNED PROJECTS								
1M	Colton High School - CHS Stadium Renovation	6,897,778	949,869	5,947,909	717,631	10.4%	6,180,146	470,794
1N	Bloomington High School - BHS Stadium Renovation	8,110,768	1,032,011	7,078,757	799,888	9.9%	7,310,880	491,670
1Q	Bloomington High School - BHS Kitchen & Mpr Renovation	7,652,418	519,577	7,132,841	519,577	6.8%	7,132,841	408,927
1R	Colton High School - CHS Kitchen & Mpr Renovation	8,308,956	747,187	7,561,769	746,096	9.0%	7,562,860	637,952
61	Birney, Grand Terrace Elem, McKinley, Grimes, Sycamore Hills, CMS, THMS - Fire Alarm/Intercom Upgrades	3,415,000	31,870	3,383,130	31,870	0.9%	3,383,130	31,870
62	Bloomington High School - BHS Baseball Fields Renovation	495,000	56,479	438,521	35,132	7.1%	459,868	35,132
63	Colton Middle School - CMS MPR Modernization	840,000	101,266	738,734	73,996	8.8%	766,004	73,996
67	Lewis Elementary School - Lewis Shade Shelter	90,000	21,255	68,745	12,374	13.7%	77,626	12,374
68	Jurupa Vista Elementary School - JV Shade Shelter	90,000	21,255	68,745	12,169	13.5%	77,831	12,169
COMPLETED PROJECTS								
1E	Bloomington High School - BHS New Math & Science Bldg.	13,451,813	13,062,807	389,006	13,062,807	97.1%	389,006	6,107,850
1E	Bloomington High School - BHS Interim Housing	1,569,837	1,472,859	-	1,472,859	93.8%	96,978	1,468,159
1F	Colton High School - CHS Interim Housing	767,228	585,793	181,435	585,793	76.4%	181,435	585,793
2B	D'Arcy Elementary - D'Arcy Modernization	2,120,711	1,387,008	733,703	1,365,194	64.4%	755,517	1,265
2C	Jurupa Vista Elementary - JV Modernization	2,033,599	1,403,905	629,694	1,379,587	67.8%	654,011	606
2D	Lewis Elementary - Lewis Modernization	5,017,223	4,560,592	456,632	4,544,393	90.6%	472,831	4,382,070
2E	Cooley Ranch Elementary - Cooley Ranch Modernization	3,308,182	2,272,534	1,035,648	2,254,960	68.2%	1,053,222	4,661
2F	Grant Elementary - Grant Modernization	6,596,044	6,426,369	169,675	6,412,367	97.2%	183,677	6,250,824
2G	Lincoln Elementary - Lincoln Modernization	5,788,679	5,918,191	(129,512)	5,902,915	102.0%	(114,236)	5,701,337
2H	Reche Canyon Elementary - Reche Canyon Modernization	1,245,925	774,805	471,120	752,070	60.4%	493,855	31,900
2I	San Salvador - San Salvador Modernization	6,079,687	5,218,273	861,415	5,206,562	85.6%	873,125	1,326,659
2J	Ruth Harris Middle School - RHMS Modernization	3,058,826	2,170,453	888,372	2,146,889	70.2%	911,937	8,240
11	Grand Terrace High School - GTHS - New High School # 3	151,373,055	143,988,188	7,384,867	143,727,121	94.9%	7,645,934	17,622,804
27	Joe Baca Middle School - New Middle School #5	49,162,432	43,616,464	5,545,968	43,616,464	88.7%	5,545,968	24,719,185
35	Jurupa Vista, Reche Canyon, Wilson, BMS - Fire Alarm & Low Voltage Upgrades	2,167,851	1,914,072	253,778	1,914,072	88.3%	253,778	1,796,037
37	Colton High School - CHS Pedestrian Bridge Repair	75,062	37,800	37,262	37,800	50.4%	37,262	37,800
38	Bloomington Middle School - BMS Bldg N Exit Addition	66,152	41,235	24,917	41,235	62.3%	24,917	41,235
39	D'Arcy Elementary - D'Arcy Fence/Door Improve	59,402	42,813	16,589	42,813	72.1%	16,589	42,813
40	Jurupa Vista Elementary - Jurupa Drainage Remediation	65,342	19,759	45,583	19,759	30.2%	45,583	19,759
41	Lewis Elementary - Lewis Basketball Courts/Fence	56,702	37,030	19,672	37,030	65.3%	19,672	37,030



Consolidated Budget Status Report

Budget versus Commitments and Expenditures for Multiple Projects (created 3/15/2016 3:48 pm)

Budget vs. Commitments and Expenditures

Project No.	Project Name	Budget	Commitments		Expenditures			Measure G Expenditures
		Total Budget	Total Commitments	Remaining Against Budget	Total Expenditures	% Budget Spent	Remaining Against Budget	Measure G Funds Expended
42	Terrace View Elementary - TV Fire Alarm & Intercom	2,220,500	2,217,121	3,379	2,217,121	99.8%	3,379	1,912,453
44	Zimmerman Elementary - Zimm Fire Alarm & Intercom	5,605,793	4,682,028	923,765	4,677,739	83.4%	928,054	3,974,780
47	Birney Elementary - Birney Bus Drop/Parking	337,365	312,285	25,080	305,572	90.6%	31,793	290,692
50	Terrace View Elementary - Parking/Shade Shelter	1,311,696	844,731	466,965	844,731	64.4%	466,965	844,537
53	Bloomington High School - BHS Painting	744,372	743,865	507	743,865	99.9%	507	175,000
54	Colton High School - CHS Painting	907,584	907,458	126	907,458	100.0%	126	313,300
Totals		340,508,325	279,258,782	61,152,564	278,079,473	81.7%	62,428,851	96,568,807

**Program Costs for Measure G Includes the following items:

AP-Mt. Vernon LLC (rent for Suite 7A) - \$122,220 (thru Sept. 2013)
 Colbi Technologies - \$214,625
 CJUSD Bond Admin Salaries - \$280,000 per year approx. (Annual salaries @ 50%)
 Davis Demographics - \$112,210
 Nigro & Nigro - \$24,000 (\$8,000 per yr @ 3 yrs)
 NTD Architects (District wide master plan) - \$312,200 (Lump Sum Fee)
 School Facility Consultants - \$156,080 (\$240,000 total contract, balance divided with project costs above)
 Spectrum Communication (data cables/phones @ Ste 7A) - \$14,902 (one time fee)
 Seville Construction Services (program management) - \$3,206,766.96 Expended Fees (does not include \$2,194,803.55 project management cost, which is included in above budgets)
 >>Seville Construction: re-negotiated contract as of 09/2011 not to exceed \$3,557,342

Bond Cash Balance as of 03/15/2016

Measure B	\$	2,039,512
Measure G		
Series A	\$	7,378,676
Series B	\$	1,677,979
Series C	\$	-
Total	\$	11,096,167

School Site (Highlighted project represents change in category from the previous CBOC meeting)

DELETED PROJECT #64 WASHINGTON FIRE ALARM/INTERCOM & CRs ADD - THIS PROJECT WILL BE USING MEASURE B AND FUND 25