

Colton Joint Unified School District

Commitment to Equal Opportunity



Minutes October 5, 2015

The Measure G – Citizens’ Oversight Committee met on Monday, October 5, 2015 at 5:30 p.m. at the Board Room, 18829 Orange Street, Bloomington, CA 92316.

Opening – Mr. Chang called the meeting to order at 5:45 p.m.

I. CALL TO ORDER – Roll Call – by Owen Chang

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*

III. APPROVAL OF MINUTES

December 8, 2014, March 23, 2015, and June 22, 2015 meeting minutes were reviewed and approved, motion by Mrs. Salazar, and second by Mrs. Morales, and carried. 6-0 vote. Motion carried. No opposition.

IV. PUBLIC COMMENT

No public comment.

V. OLD BUSINESS

Attendance Boundary- Mr. Chang
Mr. Chang thanked Mrs. Salazar and Mrs. Morales for serving on the attendance boundary committee. Mr. Chang explained student resident analysis has shown overcrowding at Grand Terrace High School (GTHS) based on the current boundary. The district recently brought in modulars for the overcrowding need however the overcrowding situation continues. Three community meetings were held to receive input from the community.

Mr. Chang discussed the timeline in place. A presentation will be made at the next board meeting on October 15. The board will be asked to adopt a scenario at the November 5 board meeting and we are hopeful notification can be given to parents in November or December. During January inter-district paperwork can be completed for students so students will have a chance to stay at their current school.

Mrs. Salazar commented each of the community meetings progressively were better each time. Mrs. Morales inquired about the Grand Terrace meeting. Mr. Chang explained the community raised good questions and there was good dialogue. Mr. Chang added surveys were also completed. Mr. Chang explained the issue is complicated and the boundary committee will recommend Plan B to the board. Plan B has Smith and Lewis students placed at Bloomington High School (BHS) and Grimes students placed at Colton High School (CHS). The plan balances the students out at the respective schools. We do not want to underutilize or over utilize any of our schools.

2016 State School Bond Initiative – Mr. Chang

The facility bond state passed a few years ago is essentially depleted. Facilities department continues to apply for state matching funds hoping to secure our place in line in the event a bond is passed. A voter's initiative has been in the works backed by both public and private entities. Enough signatures were gathered and verified where a facilities bond initiative will be taken to the November 8, 2016 ballot for voters. With increasing new regulations, it is getting more costly to build facilities. Mr. Chang requested support for the bond initiative so we can better leverage the local bond dollars and provide better facilities for our students.

VI. NEW BUSINESS

Member Roles – Mr. Chang

Mr. Chang explained since our former Chair resigned due to health issues the committee is in need of a replacement for her role as well as vice-chair. Nomination by Mrs. Zamora-Jorrin for Mrs. Morales to serve as Chair with a second by Mr. Villegas. All in favor. No opposition. Nomination by Mr. Villegas for Mrs. Zamora-Jorrin to serve as Vice-Chair with a second by Mrs. Morales. All in favor. No opposition.

Annual Report to the Board – Mr. Chang

Mrs. Medina recently mailed and emailed the annual report to the committee members for review. There were no questions/comments. The Chair and/or Vice-chair will present the annual report to the board at the November 5 or November 19 board meeting. Mrs. Medina will be in contact with all the members once a date is confirmed.

Project Updates – Mr. Chang

Mr. Chang presented the project updates. CHS stadium project was discussed. Mrs. Morales inquired when we would be able to see construction. Mr. Chang explained with additional revenue and many projects closing out, facilities now has enough money to construct the project. The challenge is the other high school, BHS, will also be under construction. Mr. Ayala stated BHS will be a 2016-17 project with the baseball field beginning in May 2016 with approximately three months of construction. BHS stadium

will follow immediately and will take approximately nine months to construct. CHS will be a 2017-18 project, starting construction approximately in November of 2017. The visitor side bleachers will also be replaced for CHS.

BHS renderings were shared with the committee. Crestmore, Grant, Lewis, and Lincoln modernization projects were discussed. Mrs. Salazar inquired about the multi-purpose room (MPR) doors for BHS. Mr. Chang explained there will be doors on both sides of the MPR to provide direct access to the concession stands. Mrs. Salazar commented tournaments are currently held at Jurupa Hills and she would like to bring the tournaments back to our own community. Mr. Villegas commented the BHS stadium resembles Murrieta High School. Mrs. Salazar inquired if there was any priority as to the projects listed on the exhibit (**Exhibit A**). Mr. Chang stated the projects are listed in the order they were created and have no correlation to priority.

The CHS flag pole was discussed. The flag pole will be on the North side. Since the cell tower was not DSA certified, the cell company decided to remove the tower instead of trying to deal with the Division of State Architect (DSA).

□ Lease Leaseback Status – Mr. Chang

Mr. Chang discussed lease-lease backs are one procurement method to bring on a contractor based on qualifications. A price is negotiated then a contract is entered into with the builder. The land is leased to the contractor for a dollar amount and the contractors then make improvements. An attorney, in Fresno, *Davis vs. Fresno Unified School District* has been pursuing this case for approximately three years. At the last ruling, based on technicalities, a decision was made in their favor which now will be brought back to the appellate court. Enough questions were raised and now it has been delegated back to the lower court. There are unhappy contractors as they feel they are not allowed to bid on projects.

The board has been informed and updated on this issue. We are looking for the judicial or legislative system to provide direction/clarification. Other districts continue to proceed with the lease-lease back procurement method. However, out of caution the district will not proceed with this method until further clarification from the courts with the exception of the bridge project currently underway. Mr. Ayala explained the district is proceeding cautiously for now.

□ Solar – Mr. Chang

Mr. Chang stated our energy conservation department, separate from facilities, has saved over approximately \$3 million dollars from energy conservation measures. Our next step is to look at solar. Mrs. Salazar commented on parking structures. Mrs. Morales commented as a previous board member she toured different sites and was able to see various projects. Mr. Chang explained the board gave direction to pursue procurement options for solar. Different methods are now being reviewed such as direct purchase (solar owned by district) or purchase power agreement (PPA) where the district purchases power generated from solar panels. A lease would be for 20 years to 25 year terms. There are pros and cons to each method. The district will be hiring a solar consultant to assist on the analysis. Mrs. Morales commented on the complexities of solar procurement through her own experience.

Mr. Chang explained solar is not part of Measure G projects however it is a major facility renovation. Mr. Ayala explained shaded parking areas do not necessarily work for every school site. The issue can become complicated. For example at CHS if shade shelters are placed at the north of the parking lot this is the site for our new MPR and we want to showcase the MPR from the street. The solar shelters would block that view. At BHS if shade shelters are placed in front of the new math/science building that view would be blocked. The locations chosen have to consider both functional and aesthetic issues.

Mrs. Morales inquired if this project would undergo the bidding process. Mr. Chang stated that a solar vendor could be selected without the bidding process however the board directed to solicit pricing from multiple vendors in order to obtain the most competitive pricing. A kick-off meeting with the solar consultant was held last week to talk through some issues as there are many variables and complexities that have to be taken into consideration. The RFP process could take about a month followed by another month of negotiations with the selected solar vendor. The contract would be a twenty to twenty-five year contract. Shade shelters for campuses are not problematic for new sites such as GTHS and Joe Baca Middle School (JBMS) however for older sites DSA may require ADA upgrades such as parking, restrooms, and sidewalks which could escalate the cost and extend the construction schedule.

VII. FINANCIAL REPORT

Mr. Chang reviewed the consolidated budget status report (**Exhibit A**). Active, planned, and completed, projects were discussed. Highlighted projects under completed projects were previously located under active projects. CHS stadium project modernization meeting is scheduled for Wednesday, October 7, 2015 at 6:00 p.m. Renderings of CHS stadium project were presented to the committee members.

VIII. MEMBER COMMENT

Mr. Villegas commented on a school he recently visited, Pacific High School.

IX. NEXT MEETING – (Quarterly)

Mrs. Medina will be in contact with the members for the next meeting date. Next meeting will be scheduled in December. Once a date has been confirmed in November for the annual report presentation to the board, Mrs. Medina will notify the committee members.

X. ADJOURNMENT

There being no further business, the Measure G Citizens' Oversight Committee meeting was adjourned at 6:42 p.m.



Consolidated Budget Status Report

Budget versus Commitments and Expenditures for Multiple Projects (created 10/2/2015 10:36 am)

EXHIBIT A

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
Admin G	**Administrative Control - Program Costs for Measure G	12,878,934	5,276,371	7,602,563	5,235,499	40.7%	7,643,435	5,226,004
ACTIVE PROJECTS								
1F	Colton High School - CHS New Math & Science Bldg.	17,871,431	16,560,060	1,311,372	16,517,307	92.4%	1,354,124	3,451,490
2A	Crestmore Elementary - Crestmore Modernization	8,606,980	8,250,556	356,424	8,229,036	95.6%	377,944	7,982,556
2D	Lewis Elementary - Lewis Modernization	5,017,223	4,557,226	459,997	4,539,951	90.5%	477,272	4,376,762
2F	Grant Elementary - Grant Modernization	6,596,044	6,418,630	177,413	6,396,155	97.0%	199,889	6,228,057
2G	Lincoln Elementary - Lincoln Modernization	5,788,679	5,908,278	(119,599)	5,887,622	101.7%	(98,943)	5,683,035
PLANNED PROJECTS								
1M	Colton High School - CHS Stadium Renovation & Expansion	6,897,778	866,004	6,031,774	595,728	8.6%	6,302,050	357,390
1N	Bloomington High School - BHS Stadium Renovation & Expansion	8,110,768	1,026,501	7,084,267	747,208	9.2%	7,363,559	438,991
1Q	Bloomington High School - BHS Kitchen & Multipurpose Renovation	7,652,418	519,577	7,132,841	519,577	6.8%	7,132,841	408,927
1R	Colton High School - CHS Kitchen & Multipurpose 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	31,456	6.4%	463,544	31,456
63	Colton Middle School - CMS MPR Modernization	840,000	101,266	738,734	73,996	8.8%	766,004	73,996
64	Washington Alternative High School - Washington Fire Alarm/Intercom & CRs Add	825,000	75,520	749,480	26,595	3.2%	798,405	-
67	Lewis Elementary School - Lewis Shade Shelter	90,000	14,825	75,175	5,000	5.6%	85,000	5,000
68	Jurupa Vista Elementary School - Jurupa Vista Shade Shelter	90,000	14,825	75,175	5,000	5.6%	85,000	5,000
69	Colton High School - Flag Pole at CHS	60,000	4,200	55,800	3,368	5.6%	56,632	3,368
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 New Construction Interim Housing	1,569,837	1,472,859	-	1,472,859	93.8%	96,978	1,468,159
1F	Colton High School - CHS New Const. 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
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
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	5,217,515	862,172	5,205,804	85.6%	873,883	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	143,989,520	7,383,535	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



Consolidated Budget Status Report

Budget versus Commitments and Expenditures for Multiple Projects (created 10/2/2015 10:36 am)

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
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
42	Terrace View Elementary - Terrace View Fire Alarm & Intercom	2,220,500	2,216,110	4,390	2,216,110	99.8%	4,390	1,911,442
44	Zimmerman Elementary - Zimmerman Fire Alarm & Intercom	5,605,793	4,787,766	818,027	4,677,059	83.4%	928,734	3,974,100
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 - Terrace View 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		341,333,325	278,287,962	62,948,385	276,948,516	81.1%	64,384,808	96,302,720

****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 10/02/2015

Measure B	\$ 2,422,484
Measure G	
Series A	\$ 7,565,823
Series B	\$ 2,014,475
Series C	\$ -
Total	\$12,002,781

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