

# Colton Joint Unified School District

Commitment to Equal Opportunity



## **Minutes December 12, 2016**

The Measure G – Citizens’ Oversight Committee met on Monday, December 12, 2016 at 5:30 p.m. at the Board Room, 18829 Orange Street, Colton, CA 92324.

Opening – Mrs. Morales called the meeting to order at 5:35 p.m.

### **I. CALL TO ORDER**

#### **II. Members Present (\*absent)**

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

#### **Staff Members Present**

Dr. Frank Miranda, *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**

September 19, 2016 meeting minutes were not voted on due to lack of a quorum.

### **IV. PUBLIC COMMENT**

None.

### **V. OLD BUSINESS**

None.

### **VI. NEW BUSINESS**

District-Wide Master Plan – Mr. Chang

Dr. Miranda began stating the Board directed the district to update the facility master plan. Many of our facilities are aging however our custodians are doing a great job cleaning/maintaining our facilities. The district also has implemented a Mobile Repair Unit (MRU). The MRU travels to various sites to perform maintenance work and addresses work orders. The MRU has made great improvements. Additionally, the Williams report was reported to the Board on Thursday with less deficiencies than reported last year. Dr.

Miranda also invited the COC members for a tour of the district warehouse as additional need for space was discussed. There are many projects on the horizon. Mr. Forest inquired if the district has thought about obtaining an empty building for storage. Dr. Miranda stated the district is looking at various options to address the needs of the district.

Mr. Chang discussed the firm, LPA which has been selected to update the district-wide master plan. Long and short term needs will be looked at. Needs of the warehouse will also be considered as part of the exercise. The district also has aging facilities. The master plan will provide the district with a road map to determine our long term facility needs to support the curriculum and Board of Education's visions. **EXHIBIT A** – Draft of the master plan schedule was reviewed.

The next meeting for the Board of Education is scheduled for January 12 which will be a Special Facility Workshop. COC members and community members are invited to attend. The main purpose of this meeting is to provide the Board an opportunity to share their vision and goals regarding District facilities. Input from the community and district staff will also be taken into consideration. The plan is a long term planning tool looking 15-20 years ahead. Funding is also a factor as there is always more need than the available funding.

#### Bloomington High School (BHS) Stadium Update – Mr. Chang

Mr. Chang discussed the BHS project is currently underway. Facilities is working on underground work, grading, etc. The anticipated finish date is the end of August 2017. Mr. Wilson inquired if the baseball team will have to play on another field. Mr. Chang stated Facilities worked closely with athletic directors on coordinating the construction schedule with the site needs for the field. The construction schedule is developed to minimize any impact to the school use.

#### Bloomington High School (BHS) Multi-Purpose Room Update– Mr. Chang

Mr. Chang discussed the district went out to bid a few weeks ago and the board awarded the bid last week. **EXHIBIT B** was reviewed. R. C. Construction Services is the lowest, responsible bidder. The increased cost of the project was discussed. Variable factors contributed to the increased construction cost which District does not have control over. Mr. Chang also mentioned from the recent election 23 out of 25 facility propositions passed along with Proposition 51. With the passing of local and state bonds, we will continue to see construction escalation on future projects.

#### Colton High School (CHS) Stadium Update – Mr. Chang

Mr. Chang reviewed the tentative construction schedule for Colton High School Stadium Modernization. Construction is estimated to start in November 2017, with 12 month construction duration.

#### Colton Middle School (CMS) Field Renovation- Mr. Chang

The Board has directed staff to renovate the soccer field at CMS. The district is moving forward with this project and is hopeful a joint use agreement will be in place where the City of Colton will assume the periodic maintenance of the field. Time was also discussed to allow the sod to grow and take root so it's strong enough to be played on. For field

longevity, students and community league teams will need to stay off the field 4-8 weeks annually so the field can rest and rejuvenate.

Mr. Villegas inquired if the failed Measure T effected this project. Dr. Miranda discussed the district is trying to provide the best facilities for our students and we will proceed with the project. Mrs. Zamora-Jorin stated Measure T was primarily for both a soccer complex and the maintenance of the CMS field.

Mrs. Zamora-Jorin inquired about the proposed drop-off and pick-up area for Laurel and Oak Street. This issue was sent to the City's traffic committee and improvements were proposed however she was not sure what the proposed improvements were. Mr. Chang began the discussion regarding item seven on the agenda: Professional Development Center (PDC) which is intended to improve the parking situation at Colton Middle School.

#### Terrace Hills Middle School (THMS) Field Renovation – Mr. Chang

Dr. Miranda along with Mr. Chang met today with the City Manager for Grand Terrace. The goal is to bring up the fields to a viable level and have a joint use agreement with the City and whereas the field could be turned over to the City to manage and maintain. The building of 600 new apartments North of Grand Terrace High School and a soccer complex was also briefly discussed which hopefully will alleviate the amount of time fields are used at THMS by the community.

#### Professional Development Center – Mr. Chang

Mr. Chang addressed the Professional Development Center (PDC), which has been Board approved. **EXHIBIT B** also reviewed (rendering of PDC). Two full size basketball courts will be relocated. Total project budget is \$4.35 million. \$3.6 million will be paid from the general fund with \$750,000 contribution from Measure G. Facilities will take the architect's agreement to the Board in January for approval. In addition to staff training, the PDC will also be utilized as a Board Room. Mrs. Zamora-Jorin inquired about a completion date and ground breaking. Mr. Chang stated the design phase is approximately 5-6 months, agency approval 3 months, and bidding/construction 9 months.

#### Solar Projects – Mr. Chang

Mr. Chang discussed the district is nearing completion for phase 1 of the solar project. Mrs. Morales inquired about an overall district-wide completion date. Mr. Chang stated the end of 2017 is the anticipated completion date. The construction for the next phase will begin in May/June and last until the summer. The final phase will be the last quarter of 2017. Approximately 13-14 sites will be underway for each of remaining phase 2 and 3. Facilities is excited about the savings the district will generate. Mr. Forest inquired about the consumption of energy. Mr. Chang stated that district-wide level, the system is designed to offset 40-50% of overall utility consumption at school sites. 80% offset is the threshold we are designed to as it's important to not overproduce or it would defeat the cost savings.

Mr. Chang also informed the District has elected not to build solar at Slover Mountain due to interest in the purchase of the property by private developers. Based on an analysis of the solar savings at Slover, the break-even point would be 12-13<sup>th</sup> year. If we sell the property before then, then we would be in the negative financially at Slover. The updated

plan is to provide additional shade structures at Colton High School so the overall solar generation District-wide will remain approximately the same.

**VII. FINANCIAL REPORT**

Mr. Chang reviewed the consolidated budget status report. (EXHIBIT C). Active, planned, and completed, projects were discussed. Changes highlighted.

**VIII. MEMBER COMMENT**

None.

**IX. NEXT MEETING**

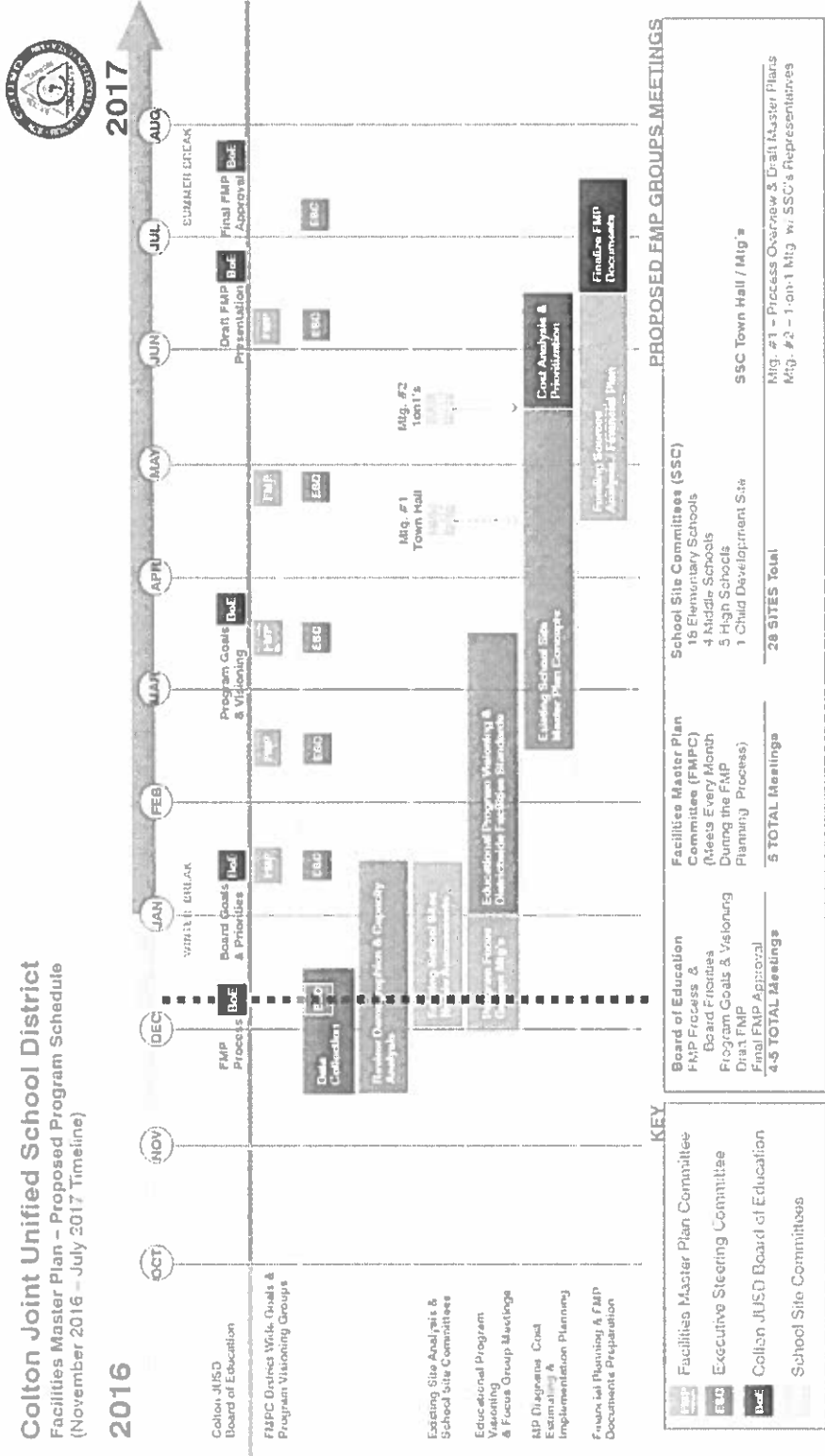
Mrs. Medina will be in contact with the members for the next meeting date. Next meeting will be scheduled in March.

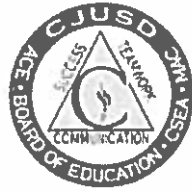
**IX. ADJOURNMENT**

There being no further business, the Measure G Citizens' Oversight Committee meeting was adjourned at 6:27 p.m.

EXHIBIT A

# approach / schedule





**Citizens' Bond Oversight Committee Meeting**

**Date: December 12, 2016**

**Bloomington High School MPR Bid Results**

W.D. Gott Construction	\$8,034,000 (Non-Responsive)	
R. C. Construction Services	\$8,260,000	← Lowest Responsive Bidder
Balfour Beatty Construction	\$8,624,159	
Spec Construction Co.	\$8,689,888	
Rossetti Construction	\$8,738,000	

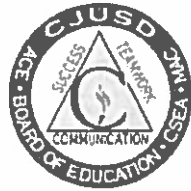


**Buidling SF: 17,575 SF**

**Seating Capacity: 535 Persons**

**DSA Expiration: January 29, 2017**

**Estimated Construction Duration: 12 Months**

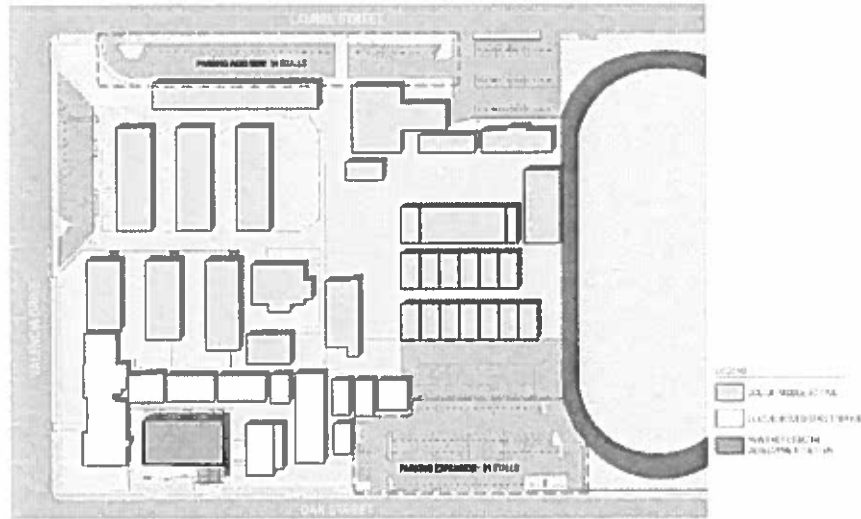


Measures B & G

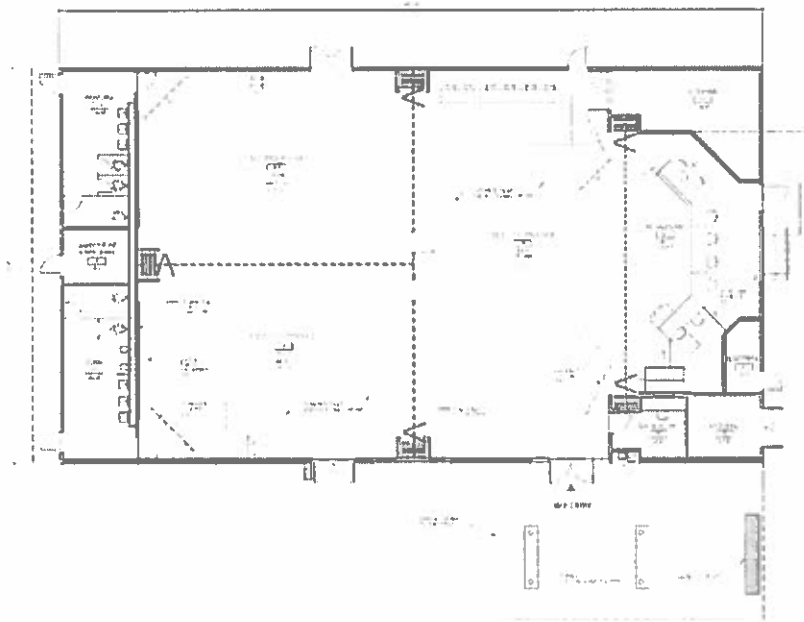


Your Best Dollars at Work!

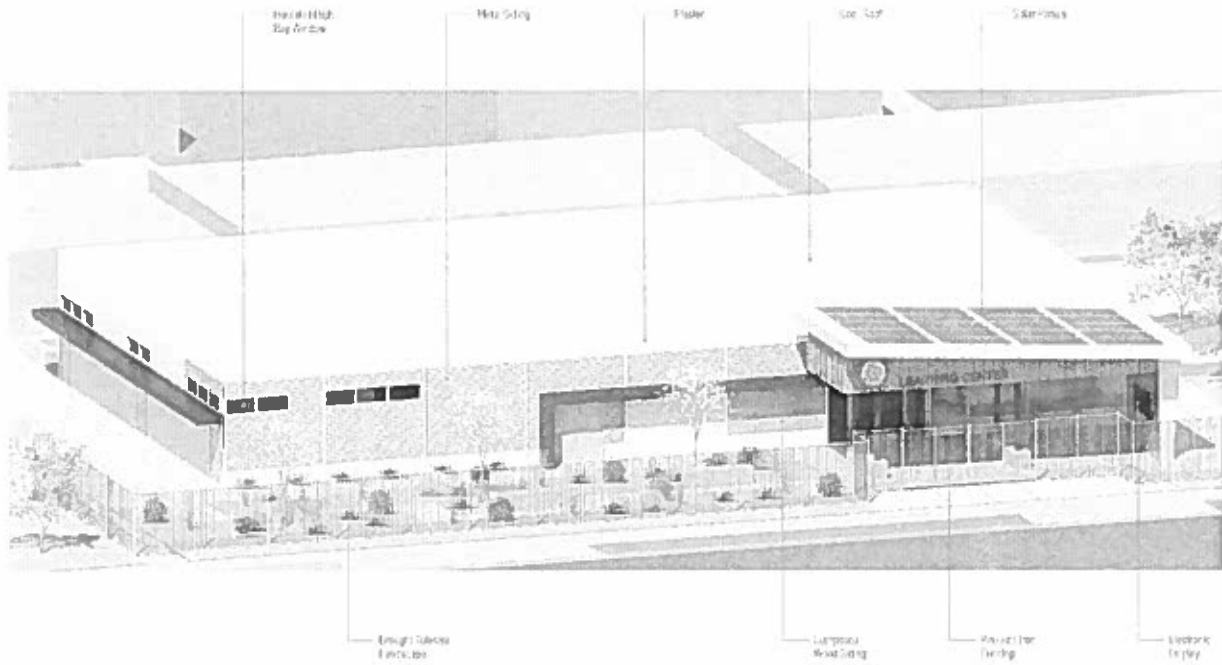
### Professional Development Center at District Office



6 COLTON AND INFANTRY DISTRICT PROFESSIONAL DEVELOPMENT CENTER HMC



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COLTON JOINT UNIFIED SCHOOL DISTRICT

PROFESSIONAL DEVELOPMENT CENTER

2015-2016



**Building SF:** 6,480 SF

**Budget:** \$4.35M (\$3.6M from General Fund; \$750,000 from Measure G)

**Estimated Construction Duration:**

**Design:** 5-6 Months

**Agency Approval:** 3 Months

**Bidding/Construction:** 9 Months (Parking Expansion Phase 1; Building Phase 2)





# 12/12/16 Budget Status Report

Budget versus Commitments and Expenditures

EXHIBIT C

## Budget vs. Commitments and Expenditures

Project No.	Project Name	Budget		Commitments		Expenditures		Measure G Expenditures		
		Total Budget	Remaining Against Budget	Total Commitments	Remaining Against Budget	Total Expenditures	Remaining Against Budget	Measure G Expenditures	Measure G Expenditures	
Admin G	Administrative Control - Program Costs for Measure G*	5,619,239		5,619,239		5,294,939		5,274,794		
<b>ACTIVE PROJECTS</b>										
1F	Colton High School - New Math & Science Bldg.	17,871,431	245,383	17,626,049	245,383	17,610,232	261,199	3,456,491		
1N/62	Bloomington High School - Baseball Fields Renovation	14,236,980	1,579,909	12,657,071	1,579,909	1,454,042	12,782,938	661,189		
1Q	Bloomington High School - Multipurpose Renovation	10,060,016	901,499	9,158,517	901,499	551,073	9,508,943	440,423		
2A	Cresmore Elementary - Cresmore Modernization	8,606,980	360,745	8,246,235	360,745	8,231,765	375,215	7,985,285		
<b>PLANNED PROJECTS</b>										
1M	Colton High School - Stadium Renovation & Expansion	6,897,778	5,467,715	1,430,063	5,467,715	805,010	6,092,768	566,047		
1R	Colton High School - Multipurpose Renovation	8,308,956	7,423,398	885,558	7,423,398	746,096	7,562,860	637,952		
61	Birney, Grand Terrace Elem, McKinley, Grimes, Sycamore Hills, CMS, THMS - Fire Alarm/Intercom Upgrades	3,415,000	3,383,130	31,870	3,383,130	31,870	3,383,130	31,870		
63	Colton Middle School - CMS MPR Modernization	1,000,000	898,734	101,266	898,734	73,996	926,004	73,996		
67	Lewis Elementary School - Lewis Shade Shelter	90,000	77,626	12,374	77,626	12,374	77,626	12,374		
68	Jurupa Vista Elementary School - Shade Shelter	90,000	77,831	12,169	77,831	12,169	77,831	12,169		
2016-01	Terrace Hills Middle School - Shelter, Parking, DSA Cert	450,000	45,450	404,550	45,450	75,430	374,570	74,568		
<b>COMPLETED PROJECTS</b>										
1E	Bloomington High School - New Math & Science Bldg.	13,451,813	389,006	13,062,807	389,006	13,062,807	389,006	6,107,850		
1E	Bloomington High School - Interim Housing	1,569,837	96,978	1,472,859	96,978	1,472,859	96,978	1,468,159		
1F	Colton High School - CHS Interim Housing	767,228	181,435	585,793	181,435	585,793	181,435	585,793		
2B	D'Arcy Elementary - D'Arcy Modernization	2,120,711	754,740	1,365,971	754,740	1,365,971	754,740	1,265		
2C	Jurupa Vista Elementary - JV Modernization	2,033,599	654,011	1,379,587	654,011	1,379,587	654,011	606		
2D	Lewis Elementary - Lewis Modernization	5,017,223	463,948	4,553,276	463,948	4,545,289	471,935	4,382,966		
2E	Cooley Ranch Elementary - Cooley Ranch Modernization	3,308,182	1,053,222	2,254,960	1,053,222	2,254,960	1,053,222	4,661		
2F	Grant Elementary - Grant Modernization	6,596,044	175,910	6,420,134	175,910	6,412,367	183,677	6,250,824		
2G	Lincoln Elementary - Lincoln Modernization	5,788,679	(119,015)	5,907,694	(119,015)	5,902,915	(114,236)	5,701,337		
2H	Reche Canyon Elementary - Reche Canyon Modernization	1,245,925	493,855	752,070	493,855	752,070	493,855	31,900		
2I	San Salvador - San Salvador Modernization	6,079,687	867,099	5,212,588	867,099	5,212,588	867,099	1,329,309		
2J	Ruth Harris Middle School - RHMS Modernization	3,058,826	910,583	2,148,243	910,583	2,148,243	910,583	8,240		
11	Grand Terrace High School - GTHS - New High School # 3	151,373,055	7,394,921	143,978,134	7,394,921	143,727,121	7,645,934	17,622,804		
27	Joe Baca Middle School - New Middle School #5	49,162,432	5,545,968	43,616,464	5,545,968	43,616,464	5,545,968	24,719,185		
35	Jurupa Vista, Reche Canyon, Wilson, BMS - Fire Alarm & Low Voltage Upgrades	2,167,851	253,779	1,914,072	253,779	1,914,072	253,779	1,796,037		



Printed 2/27/2017  
**12/12/16 Budget Status Report**  
 Budget versus Commitments and Expenditures

Project No.	Project Name	Budget		Commitments		Expenditures		Measure G Expenditures	
		Total Budget	Remaining Against Budget	Total Commitments	Remaining Against Budget	Total Expenditures	Remaining Against Budget	Measure G Expenditures	
37	Colton High School - CHS Pedestrian Bridge Repair	75,062	37,262	37,800	37,262	37,800	37,262	37,800	
38	Bloomington Middle School - BMS Bldg N Exit Addition	66,152	24,917	41,235	24,917	41,235	24,917	41,235	
39	D'Arcy Elementary - D'Arcy Fence/Door Improve	59,402	16,589	42,813	16,589	42,813	16,589	42,813	
40	Jurupa Vista Elementary - Jurupa Drainage Remediation	65,342	45,583	19,759	45,583	19,759	45,583	19,759	
41	Lewis Elementary - Lewis Basketball Courts/Fence	56,702	19,672	37,030	19,672	37,030	19,672	37,030	
42	Terrace View Elementary - Terrace View Fire Alarm & Intercom	2,220,500	2,401	2,218,099	2,401	2,218,099	2,401	1,913,431	
44	Zimmerman Elementary - Zimmerman Fire Alarm & Intercom	5,605,793	906,206	4,699,587	906,206	4,694,239	911,554	3,991,280	
47	Birney Elementary - Birney Bus Drop/Parking	337,365	25,080	312,285	25,080	305,572	31,793	290,692	
50	Terrace View Elementary - Parking/Shade Shelter	1,311,696	466,965	844,731	466,965	844,731	466,965	844,537	
53	Bloomington High School - BHS Painting	744,372	507	743,865	507	743,865	507	175,000	
54	Colton High School - CHS Painting	907,584	126	907,458	126	907,458	126	313,300	
69	Colton High School - Flag Pole at CHS	60,000	28,175	31,825	28,175	31,825	28,175	31,825	
<b>Totals</b>		<b>341,897,441</b>	<b>41,151,342</b>	<b>300,746,099</b>	<b>41,151,342</b>	<b>279,176,528</b>	<b>62,720,913</b>	<b>96,976,797</b>	

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

- LPA Inc. - Facility Master Plan Update - \$296,500.00 (Lump Sum)
- AP-Mt. Vernon LLC (rent for Suite 7A) - \$122,220 (thru Sept. 2013)
- Colbi Technologies - \$254,625
- CJUSD Bond Admin Salaries - \$310,000 per year approx. (Annual salaries @ 75%)
- Davis Demographics - \$112,210
- Annual Bond audit - \$24,000 (\$8,000 per yr @ 3 yrs)
- NTD Architects (District wide master plan) - \$312,200 (Lump Sum one time fee)
- School Facility Consultants - \$156,080 (\$240,000 total contract, balance divided with project costs above), one time fee
- Spectrum Communication (data cables/phones @ Site 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

\*\* \$150,000 being contributed by Nutritions Services

**School Site (Highlighted project represents change in Total Budget from the previous CBOC meeting)**

Bond Cash Balance as of 12/09/2016	
Measure B	\$ 1,804,522
Measure G	
Series A	\$ 6,954,710
Series B	\$ 1,475,798
Series C	\$ -
Series D	\$ 24,355,749
<b>Total</b>	<b>\$ 34,590,779</b>