



**ANAHEIM UNION HIGH SCHOOL DISTRICT
501 N. Crescent Way
Anaheim, CA 92801**

**MEASURE K
CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, May 4, 2026
3:00 – 5:00 p.m.**

**Meeting Location:
Hope School at Orangeview
3715 W. Orange Avenue
Anaheim, CA 92804**

MINUTES
APPROVED September 28, 2026

I. Call to Order/Introductions

At 3:06 p.m., upon arrival to Hope School, the committee members proceeded with the tour of the school's Measure K Modernization. The tour was led by the District's Executive Director of Facilities, Maintenance and Operations, Patricia Neely. The committee observed the ongoing modernization of classrooms, specifically in the 200 Building. The Project Manager, Mark Ratoza, then escorted the committee to the existing Administration Building where he provided an overview of the multiple phases of the modernization project, overall project schedule, and Phase 3 scope of work. The tour concluded at 3:28 p.m.

II. Roll Call/Establishment of a Quorum

At 3:31 p.m., upon completion of the Hope School project tour, CBOC Chairperson Nitesh Patel took roll call and confirmation of a quorum was recorded.

CBOC Members Present:

Lisa Eck
Robin Mundschau
Nitesh Patel
Christopher Reese
Brenda Soto Bryan
Alan Walker

CBOC Members Absent:

Marlene Drinkwine

AUHSD Staff and Consultants Present:

Dr. Nancy Nien (Assistant Superintendent, Business Services)
Patricia Neely (Executive Director, Facilities, Maintenance and Operations)
Karen Orr (Executive Director, Fiscal Services)
Joe Carmona (Controller)
Vesselin Ninov (Assistant Director, Facilities, Planning and Construction)
Kunal Shah (Consultant, Cumming Group)
Brianna Quintanar (Consultant, Cumming Group)
Mark Ratoza (Consultant, Cumming Group)
Tyler Haigh (Consultant, Cumming Group)
Michael Abe (Consultant, PJHM Architects)
John Genta (Contractor, Construct One)
Jesse Larriva (Contractor, Construct One)

Members of the Public Present:

None.

III. **Adoption of Agenda and Approval of Minutes**

Committee Member Lisa Eck made a motion that was seconded by Committee Member Robin Mundschau to approve the draft minutes of the February 23, 2026, meeting and also adopt the agenda of the May 4, 2026, meeting. All committee members agreed, and the minutes were approved and agenda was adopted.

IV. **Public Comment**

None.

V. **Staff Update on Measure K Program**

At 3:35 p.m., Patricia Neely presented the Measure K Program Update. Ms. Neely discussed the \$820K, Measure K Dale JHS Gym HVAC project at Dale Jr. High School. The project, which a contractor was selected in September 2025, consisted of the removal and replacement of existing exhaust fans, make-up air units, and new airvolution fans. Construction began in October 2025 and achieved occupancy in January 2026. The project is substantially complete and was presented to the Board of Trustees (BOT) at the March 5, 2026, meeting. This project was within budget (Expended to Date: \$597K), with a contractor savings of (\$21K). Ms. Neely noted that the current expenditures for all projects reflect activity through March 2026. However, numerous expenditures have been processed since then and will be reflected in the financial system in April 2026.

Patricia Neely discussed the new \$1.04M, Measure K Ball JHS HVAC Phase 2 project at Ball Jr. High School. The project, which a contractor was selected in September 2025, consists of the removal of existing multizone rooftop units and replacement with new rooftop heat pump units. Construction began in December 2025 and has a contract completion date of August 2026. This project is within budget (Expended to Date: \$19K) and on schedule.

Patricia Neely discussed the new \$2.62M, Measure K Loara HS HVAC Phase 2 project at Loara High School. The project, which a contractor was selected in September 2025, consists of the removal of the existing chiller and condensing units, and replacement with rooftop heat pump units and new split heat pump system. Construction began in October 2025 and has a contract completion date of October 2026. This project is within budget (Expended to Date: \$27K) and on

schedule. CBOC member Alan Walker inquired if these were Carrier units. Ms. Neely confirmed, yes, they were.

Patricia Neely discussed the new \$10.47M, Measure K South JHS Site Improvements project at South Jr. High School. The project, which a contractor was selected in June 2025, consists of site improvements including a new school quad, new outdoor performance stage, new concrete hardscape areas, landscaping, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also mentioned the award of the \$2.5M CAL FIRE Grant. CBOC member Alan Walker asked how the District determined the grant scope. Ms. Neely advised the purpose of the grant is to provide greener schools, and there are certain qualifying items that are regulated by the State. Construction began in January 2026 and has a contract completion date of February 2027. This project is within budget (Expended to Date: \$687K) and on schedule.

Patricia Neely discussed the new \$13.47M, Measure K Gilbert HS Site Improvements project at Gilbert High School. The project, which a contractor was selected in June 2025, consists of site improvements including new security fencing, improved student drop-off and traffic circulation, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also mentioned the award of the \$2.5M CAL FIRE Grant. Additionally, Ms. Neely discussed Phase 2, which involves converting the music room into the Administration Office to enhance security. She noted that the design is currently being finalized. Construction began in January 2026 and has a contract completion date of January 2027. This project is within budget (Expended to Date: \$200K) and on schedule.

Patricia Neely discussed the new \$30M, Measure K Hope School at Orangeview Modernization project at Orangeview Jr. High School. The project, which a contractor was selected in August 2025, consists of a multi-phase modernization that includes a (non-DSA) maintenance package, Phase 2 which modernizes the east parking lot, improves off-site access, and upgrades interior classrooms, and Phase 3 which includes a new quarter track, outdoor courtyards, and a reconfigured gymnasium and administration area. This is a secondary project to the Phase 1 Site Improvement project completed in 2024 with the previous bond. The new modernization project will serve Hope School and meet the special needs of the students. Construction of the maintenance package began in November 2025, with Phase 2 commencing in January 2026. District Controller Joe Carmona asked if the bus drop-off panels will be solar. Ms. Neely advised the panels will not be solar. CBOC member Alan Walker inquired if the schools monument will say Hope School rather than Orangeview. Ms. Neely confirmed this will be changed in Phase 2. Mr. Walker additionally inquired about the naming of current Orangeview classes. Dr. Nien advised the District is working with the California Department of Education (CDE) to determine this. The project has a contract completion date of July 2026. This project is within budget (Expended to Date: \$4.3M) and on schedule.

Patricia Neely discussed the new \$1.07M, Measure K Savanna HS Gym HVAC project at Savanna High School. The project, which a contractor was selected in April 2026, consists of the removal and replacement of existing unit heaters, addition of new exhaust fans, make-up air units, and new airvolution fans. Construction began in May 2026 and has a contract completion date of August 2026. This project is within budget (Expended to Date: \$3K) and on schedule. Patricia Neely discussed the new \$1.4M, Measure K Anaheim HS HVAC Phase 2 project at Anaheim High School. The project, which a contractor was recently

selected in May 2026, consists of removal and replacement of existing rooftop units with heat pump units. Construction will begin in May 2026 and has a contract completion date of October 2026. This project is within budget (Expended to Date: \$0) and on schedule.

Patricia Neely discussed the upcoming \$2.4M, Measure K Katella HS HVAC Phase 2 project at Katella High School. The project, which is currently out to bid, consists of removal and replacement of existing multizone units with new heat pump and air handler units.

Ms. Neely discussed projects in the procurement phase at Western High School, including: Western HS Band Room, Western HS Portables, and Miscellaneous Western Projects. CBOC member Robin Mundschau inquired about the age of the portables. Ms. Neely advised the portables are a little older, but will be refurbished. CBOC member Alan Walker asked if the portables would be permanent. Ms. Neely advised there is currently a need at Western High School, and the District will continue to monitor enrollment, but the masterplan does call out for the school to receive a new building.

Patricia Neely discussed the four upcoming field projects at Katella HS, Kennedy HS, Loara HS and Savanna HS, each with a project budget of \$16M. The projects have common scope that consists of artificial turf, all-weather track, elevated bleachers, Musco field lighting, and accessibility upgrades. Katella HS and Kennedy HS follow the same schedule, while Loara HS and Savanna HS are staggered one month behind. All projects underwent the CEQA process and were determined to be a categorical exemption. Community meetings were scheduled in the month of May to discuss the projects with the communities and address any concerns.

Ms. Neely also discussed projects in the planning phase, including: Magnolia HS Track and Field, Handel Stadium, and Western High School Wrestling Room.

The committee received an update on bond income and expenditures through March 31, 2026. The balance for the bond issuance is summarized on the program update. The detail of the income and the expenditures are found on the reports. Ms. Neely advised the current expenditure to date as of May 2026 is approximately \$34M, compared to the \$28M through March 2026. Ms. Neely also assured that the District is on track to meet the requirement of expending 85% of bond proceeds within three years. CBOC member Alan Walker inquired about how the interest received will be spent and if it affects the 85% goal. Ms. Neely stated it can be used for other projects. Dr. Nien further stated that if too much interest is incurred, the District will have to pay the interest back, so the goal is to spend and meet the 85% goal.

At 4:11 p.m. Karen Orr reviewed the program financials. CBOC member Lisa Eck inquired what object code 4310 "instructional material" is. Ms. Orr explained this includes FF&E that is non-capitalized.

The project update concluded at 4:14 p.m.

VI. **Discussion/Information Items**

At 4:15 p.m., Patricia Neely discussed the reappointment of CBOC members Marlene Drinkwine, Robin Mundschau, and Brenda Soto Bryan, who were serving one-year terms. The members were presented with the option to be reappointed for a second term. No objections were raised, and all three members agreed to serve a second term.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next CBOC meeting on Monday, September 28, 2026, 3:00 p.m. at Hope School (at Orangeview Jr. High School).

VIII. **Items for Upcoming Meetings**

- Measure K Program Update

Staff and Committee

IX. **Adjournment**

The committee adjourned the meeting at 4:21 p.m.