



**ANAHEIM UNION HIGH SCHOOL DISTRICT  
501 Crescent Way  
Anaheim, CA 92803**

**MEASURE H  
CITIZENS' OVERSIGHT COMMITTEE  
Wednesday, January 17, 2024  
3:00 p.m.**

**Meeting Location:  
Anaheim High School – Main Office (PCR)  
811 W. Lincoln Avenue  
Anaheim, CA 92805**

**MINUTES**  
*APPROVED – February 22, 2024*

I. **Call to Order/Introductions**

At 3:17 p.m., upon arrival to Anaheim High School, the committee members proceeded with the tour of the school's completed Measure H Track and Field project. The tour was led by the District's Executive Director of Facilities, Maintenance and Operations, Patricia Neely. The committee observed the new track, field, bleachers and surrounding hardscape and landscape. The Project Manager, Martin Garcia, gave an overview of the project consisting of a new artificial turf field and synthetic track, new storm chambers and aqua drainage, 5-tier bleachers with solar canopies, field lighting, scoreboard replacement, and associated sitework.

COC member, and local resident, Brenda Soto Bryan expressed her excitement of observing the progress of the field. COC member Alan Walker inquired what contributed to the field completing ahead of schedule. The District's Measure H Consultant Kunal Shah responded the Contractor's expertise in the industry was a great contribution. COC member Robert Nelson expressed concern with the grass areas adjacent to the field. Ms. Neely advised the District has a master plan that would address this concern if a new bond passes. The tour concluded at 3:40 p.m.

II. **Roll Call/Establishment of a Quorum**

At 3:55 p.m., upon completion of the Anaheim High School project tour, COC chairperson Alan Walker took roll call and confirmation of the quorum was recorded.

**COC Members Present:**  
Peggy Kruse-Stodghill

Robert Nelson  
Brenda Soto Bryan  
Alan Walker (Chairperson)

**COC Members Absent:**

Blanca Jauregui  
Moses Kim  
Jessie Alvarez

**AUHSD Staff and Consultants Present:**

Patricia Neely (Executive Director, Facilities, Maintenance and Operations)  
Jamie Lungren (Project Manager, Facilities Planning, Design and Construction)  
Kunal Shah (Consultant, Cumming Group)  
Brianna Quintanar (Consultant, Cumming Group)  
Martin Garcia (Consultant, Cumming Group)  
Edgar Cartagena (Assistant Principal, Anaheim High School)

**Members of the Public Present:**

Sandy Walker

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

Committee member Robert Nelson made a motion that was seconded by committee member Brenda Soto Bryan to approve the draft minutes of the February 9, 2023. All committee members agreed, and the minutes were approved.

Committee member Peggy Kruse-Stodghill made a motion that was seconded by committee member Robert Nelson to adopt the agenda of the June 15, 2023, COC meeting. All committee members agreed and the agenda was adopted.

IV. **Public Comment**

Member of the Public, Sandy Walker, expressed gratitude for the projects.

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

At 4:02 p.m., the presentation started with Kunal Shah recapping the completion of the \$17M, Measure H project at Sycamore Junior High School. The project, which was awarded to Miller Construction in October 2020, consisted of the modernization of the Administration Building, the replacement of underground utilities, site security fencing and gates, landscape and irrigation, a new quad with shade structures, select restroom upgrades, and the reconstruction/reconfiguration of the main parking lot and horseshoe lot. The project is substantially complete. This project was within budget (Expended to Date: \$15.1M), with a contractor savings of (\$168K).

Kunal Shah recapped the \$13.5M, Measure H Site Improvement project at Magnolia High School. The project, which was awarded in July 2020, consisted of the replacement of underground utilities, site security fencing and gates, landscape and irrigation, a new quad with shade structures, site lighting, select restroom upgrades, and new tennis courts. The speedline shade structure (originally awarded to The Nazerian Group) was procured and completed as additional scope of work, via an amendment, with Erickson-Hall Construction as part of the

Magnolia High School New Administration and Cybersecurity Classroom Building Project. The project is substantially complete. This project was within budget (Expended to Date: \$11M), with a contractor savings of (\$797K).

Kunal Shah recapped the \$8.5M, Measure H Shower/Locker Room Modernization project at Magnolia High School. The project, which was awarded in May 2021, consisted of the modernization of Boys and Girls shower/locker rooms, coaches' offices, team rooms, restrooms, and wrestling room. Occupancy of the shower/locker rooms occurred August 2022. This project is substantially complete. This project was within budget (Expended to Date: \$4.3M), with a contractor savings of (\$360K). COC member Peggy Kruse-Stodghill asked what happens to the savings reported. Patricia Neely advised savings are applied to other Measure H projects. COC member Peggy Kruse-Stodghill also inquired how savings are distributed amongst other funding. Ms. Neely advised savings are applied across funds.

Kunal Shah discussed the new \$47.9M, Measure H New Administration and Cybersecurity Classroom Building project at Magnolia High School. The project, which a contractor was selected in April 2022, consists of a new Cybersecurity and Administration Building, renovation of existing Music Building, new hardscape, landscape, exterior lighting and select restroom upgrades. Construction began in June 2022. This project is currently within budget (Expended to Date: \$31.1M) and has a contract completion date of May 2024. The Music Building achieved substantial completion in June 2023. Ms. Neely also discussed the new band screen loggia and it currently being on hold due to incorrect panel fabrication.

Kunal Shah discussed the new \$3.7M, Measure H Art Classrooms and Courtyard project at Magnolia High School. The project was procured via an amendment with Erickson-Hall Construction as part of the Magnolia High School New Administration and Cybersecurity Classroom Building Project. Construction, which began June 2023, consists of modernization of the Art Classroom Building and Courtyard, including MEP system upgrades, civil and landscape courtyard improvements and structural reinforcement. This project is currently within budget (Expended to Date: \$1.2M) and has a contract completion date of May 2024. COC member Brenda Soto Bryan inquired if the student artwork will be displayed. Ms. Neely assured, yes, artwork will be displayed. District Project Manager Jamie Lungren discussed the award of the \$2.5M CAL FIRE Grant. COC member Alan Walker asked why/how this was awarded to this project. Ms. Lungren explained the grant was awarded to project that would promote the greening of schools.

Kunal Shah discussed the new \$8.5M, Measure H Pool Renovation project at Magnolia High School. The project was procured via an amendment with Erickson-Hall Construction as part of the Magnolia High School New Administration and Cybersecurity Classroom Building Project. Construction, which began August 2022, consists of the modernization of the existing pool, new concrete pool deck, new equipment and system, hardscape, new bleachers, shade canopy, outdoor shower and perimeter fencing. This project is substantially complete and within budget (Expended to Date: \$6.7M). A project savings is anticipated.

Kunal Shah discussed the new \$11.2M, Measure H Track and Field project at Anaheim High School. The project, which a contractor was selected in July 2022, consists of a new enclosed artificial turf field and synthetic track, 5-tier bleachers with solar canopies, field lighting, scoreboard replacement, and associated sitework and fencing. Construction began February 2023. This project achieved substantial completion December 2023, two months ahead of schedule. This

project is within budget (Expended to Date: \$9.3M). A project savings is anticipated. Assistant Principal Edgar Cartagena expressed his gratitude and partnership with the team to keep the project moving forward. COC member Brenda Soto Bryan inquired how students felt. Mr. Cartagena advised the students are happy and were eager to use to new field. COC member Alan Walker mentioned he spoke to the soccer coach and the coach expressed his, and the teams, excitement. COC member Robert Nelson advised the team of cracked concrete near Sycamore Street and inquired if this was on the punch list. Mr. Shah advised he will look into it and ensure this is addressed.

Kunal Shah discussed the new \$14.9M, Measure H Practice Field project at Western High School. The project, which a contractor was selected in July 2022, consists of a new enclosed artificial turf field, 5-tier bleachers, field lighting, and concession building. Construction began March 2023. This project is currently within budget (Expended to Date: \$7.1M) and trending two months behind schedule. Mr. Shah explained the high-water table issues encountered at this site, and also the long-lead time for the shade shelters. COC member Brenda Soto Bryan inquired if the bleachers will have shade shelters. Mr. Shah confirmed they will. COC member Alan Walker asked what the contractor did to remedy the high-water table. Mr. Shah explained the geotechnical engineer analyzed the conditions and recommended a process to stabilize. The field will be complete by early February and other work is anticipated to complete by April 2024.

Kunal Shah discussed the new \$7.1M, Measure H Pool Renovation project at Katella High School. The project, which a contractor was selected in July 2022, consists modernization of the existing pool, new concrete pool deck, new equipment and systems, hardscape, new bleachers, shade canopy, outdoor shower and perimeter fencing. Construction began April 2023. This project is within budget (Expended to Date: \$3.6M) and is trending three months behind schedule, due to incorrect as-built conditions. COC member Alan Walker inquired about the waterproofing material. Mr. Shah advised this is being investigated.

Kunal Shah discussed the new \$5.5M, Measure H Marquee Projects at Various sites and District Office Fencing. The project, which a contractor was selected in July 2022, consists of seven (7) sites receiving new marquees and/or scoreboards and District Office perimeter security fencing. Ms. Neely mentioned the need for security fencing due to the homeless concerns surrounding the District Office. Construction began June 2023 and is anticipated to complete Summer 2024. This project is within budget (Expended to Date: \$568K).

Kunal Shah discussed the new \$5.2M, Measure H Parking Lot project at Dale Jr. High School. The project, which a contractor was selected in April 2023, consists of construction of a new parking lot, drop-off area, replacement of existing site utilities, and a new bike and skateboard storage enclosure. Construction began in September 2023. This project is currently within budget (Expended to Date: \$787K) and has a contract completion date of June 2024. Mr. Shah explained the contractor is coordinating with the solar contractor. COC member Alan Walker inquired if AUHSD is receiving a savings. Additionally, COC member Robert Nelson inquired about the District not purchasing the panels. Ms. Neely confirmed solar is a Power Purchase Agreement (PPA).

Kunal Shah discussed the new \$4.9M, Measure H Culinary Arts project at Katella High School. The project, which a contractor was selected in April 2023, consists of conversion of the existing home economics classrooms into culinary arts classrooms, addition of a new shade structure, HVAC units, and utilities.

Construction began in September 2023. This project is currently within budget (Expended to Date: \$922K) and has a contract completion date of June 2024.

Kunal Shah discussed the new \$700K, Measure H MPR/Dance ADA Barrier Removal project at Katella High School. The project, which a contractor was selected in April 2023, consists of a new exterior ramp, new guardrails and handrails, new masonry openings and new masonry infill to existing CMU walls, and new doors. Construction began in September 2023. This project is currently within budget (Expended to Date: \$395K) and has a contract completion date of January 2024.

Kunal Shah discussed the new \$460K, Measure H Entry Canopy Image project at Kennedy High School. The project, which a contractor was selected in April 2023, consists of fabrication and installation of (4) new perforated panel signage assemblies. Mr. Shah mentioned this was descoped from the 2018 Site Improvement Project because the design was not feasible. Construction began in January 2024. This project is currently within budget (Expended to Date: \$54K) and has a contract completion date of June 2024.

Kunal Shah discussed the new \$12.35M, Measure H Site Improvements project at Orangeview Jr. High School. The project, which a contractor was selected in June 2023, consists of modernization of the west parking lot, security fencing, landscaping, new tennis courts, underground utilities, and path-of-travel upgrades. Construction began in October 2023. This project is currently within budget (Expended to Date: \$917K) and has a contract completion date of October 2024. COC member Peggy Kruse-Stodghill inquired why the District is investing money in this school if it is closing. Ms. Neely advised the District is continuing to invest in this site for the potential use of another school.

Also discussed by Kunal Shah was the upcoming Measure H Site Improvement – Phase 1 project at Western High School. The project consists of new landscape and hardscape improvements, new outdoor learning areas, enhancement of the school’s main entrance and select utility upgrades. The project, which a contractor was selected in September 2023, is anticipated to begin construction in February 2024 and complete October 2024. A Guaranteed Maximum Price (GMP) will be established by the end of the month.

The list of completed Measure H projects are summarized in the project update.

Kunal Shah informed the Committee that the financial reports are thru period ending January 31, 2024. The balances for all three bond issuances are summarized on the project update. The detail of the income and the expenditures are found on the reports. Ms. Neely advised the balance of the funds are anticipated to be expended within the next 2-3 months.

Mr. Shah gave an overview of the State Funding. COC members Alan Walker and Peggy Kruse-Stodghill expressed their gratitude for the Districts efforts and advised these efforts need to be showcased for future bonds.

The project update concluded at 5:07 p.m.

VI. **Discussion/Information Items**

COC member Robert Nelson asked if the new Anaheim High School track and field will be open to the community. Ms. Neely advised the field will be open for the community to walk on the weekends and the District is also exploring the

possibility of renting for outside use. Mr. Nelson also inquired if pets are allowed and if any security cameras face the field. Ms. Neely advised there are no pets allowed on the field. Mr. Cartagena advised there are cameras that face the field. Ms. Neely further added there are regular patrol routines that occur Districtwide.

COC member Brenda Soto Bryan inquired about enrollment improvement. Ms. Neely advised enrollment is still declining.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next COC meeting on Thursday, February 22, 2024, 3:00 p.m. at Magnolia High School.

VIII. **Items for Upcoming Meetings**

- 2023 COC Annual Report Staff and Committee
- Project update will not be provided

IX. **Adjournment**

The committee adjourned the meeting at 5:27 p.m.