



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

**MEASURE H  
CITIZENS' OVERSIGHT COMMITTEE  
Wednesday, August 31, 2022  
3:00 p.m.**

**Meeting Location:  
Ball Jr. High School – Library  
1500 West Ball Road  
Anaheim, CA 92802**

**MINUTES**  
*DRAFT*

I. **Call to Order/Introductions**

At 3:05 p.m., upon arrival to Ball Jr. High School, the committee proceeded with the tour of the school's completed Measure H project. The tour was led by the District's Executive Director, Facilities, Maintenance and Operations, Patty Neely. The committee began the tour by visiting the new Administration Building. The committee was joined by the school's Plant Manager, Al Bill. Mr. Bill expressed his gratitude and excitement of the new enhancements at the school. The committee then proceeded to tour the Quad with its new hardscape, site furnishings lunch and stage canopies. The committee also observed the new site fencing, drop-off area and parking lot, where Ms. Neely mentioned that solar would be coming soon.

The committee finalized the tour by visiting the outdoor learning areas in between the classroom buildings, which are landscaped with drought tolerant plants and trees. The tour concluded at 3:25 p.m.

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

At 3:30 p.m., upon completion of the Ball Jr. High School project tour, chairperson Alan Walker took roll call and confirmation of the quorum was recorded.

**COC Members Present:**

Blanca Jauregui  
Moses Kim  
Peggy Kruse-Stodghill

Robert Nelson  
Grantt Rowan  
Brenda Soto Bryan  
Alan Walker (Chairperson)

**AUHSD Staff and Consultants Present:**

Jamie Lungren  
Patricia Neely  
Nancy Nien  
Kunal Shah (Consultant, Cumming Group)  
Brianna Quintanar (Consultant, Cumming Group)  
Poppy Hill-Bonales (Principal, Ball Junior High School)  
Al Bill (Plant Manager, Ball Junior High School)

**Members of the Public Present:**

None.

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

Committee member Robert Nelson made a motion that was seconded by committee member Peggy Kruse-Stodghill to approve the draft minutes of the May 18, 2022 and June 15, 2022, COC meetings. All committee members agreed and the minutes were approved.

Committee member Robert Nelson made a motion that was seconded by committee member Peggy Kruse-Stodghill to adopt the agenda of the August 31, 2022, COC meeting. All committee members agreed and the agenda was adopted.

IV. **Public Comment**

There were no public comments.

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

At 3:33 pm, the presentation started with Kunal Shah discussing the completion of the Dale Junior High School's modernization/new construction project, and the Polaris (New Cambridge Virtual Academy – Opened August 2020) modernization project. As a recap, the \$46M project was awarded to Pinner Construction in March 2019. Phase 1, which encompassed the modernization of Buildings 200, 300, 400, 500, 500A, 600, 700, Polaris and the Quad, is complete. Phase 2, the new 2-story Administration, Labs, Classrooms and Library Building, and the new band Building, is complete. The Notice of Completion was presented to the Board of Trustees on June 16, 2022. Although this CBA project trended behind schedule, it is within its overall project budget (Expended to Date: \$50.9M). A deductive change order (savings) was issued to Pinner Construction for (\$541,090.67). Projects savings are anticipated, as financial closeout is underway, and a final project cost will be presented at next meeting. New COC member Moses Kim inquired why the remaining overall budget was so large and if this was this due to scope reduction. Mr. Shah ensured there was no scope reduction to the project and explained contingencies were built into the project budget. Mr. Kim also questioned the material testing expenditures that were 21% over budget. Mr. Shah explained the budget is built off industry standard. However, some trades may require special testing and inspections that may cause the pricing to increase. Mr. Kim further asked how project savings are used. Patricia Neely explained project savings return

to the overall Measure H for use on other Measure H projects. Mr. Kim further asked what the burn rate of the Dale project was. Ms. Neely explained the burn rate is dependent on the contractors and correlates to work completed. However, the burn rate is typically quick with performing contractors.

Kunal Shah discussed the \$12M, Phase 2 Measure H project at Ball Junior High School. The project, which was awarded in October 2020, consists 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 of the main parking lot. This project is completed and within budget (Expended to Date: \$9.9M). Mr. Shah explained this project is bundled with Sycamore Junior High School's Site Improvement project and will be presented to the Board of Trustees upon completion of the Sycamore project.

Kunal Shah discussed the \$17M, Measure H project at Sycamore Junior High School. The project, which was awarded in October 2020, consists 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 includes the relocation of existing portable buildings on campus for community use. This project is currently under construction and is trending behind its original completion date of March 2022. Mr. Shah explained this is due to the stage canopy production, landscape and site furnishing tables (supply chain issues). The project is anticipated to complete December 2022. This project is currently within budget (Expended to Date: \$12.9M). Blanca Jauregui inquired why the Parent Center is outside the security fencing, rather than the inside. Ms. Neely explained it was discussed with the school administration and decided to be outside the gate for easy accessibility for parents. Alan Walker asked what is going to be placed in the construction laydown area. Mr. Shah communicated the Contractor will be returning the field to its original condition. Brenda Soto Bryan asked if the District has experienced any students participating in social media trends of destroying school furniture. Ms. Neely shared that the Maintenance Department had a few incidents in the past. However, the trends seem to have "died down". Ms. Soto Bryan also asked if there were cameras inside the classrooms. Ms. Neely confirmed there are only cameras outside. Mr. Walker asked Ms. Neely to explain to the new members the needs assessment so they may understand the projected dollar amount (needs) and what the District was able to provide through Measure H. Ms. Neely explained there was a needs assessment performed, and a Master Plan adopted in 2014 that identified \$1.3 billion of needs for the District. The Board adopted a new Master Plan of June this year, where new needs of \$2 billion were identified. Ms. Neely further explained the Master Plan will be the foundation for planning. Ms. Soto Bryan also asked if all schools have gymnasiums. Ms. Neely confirmed all schools have a gymnasium, with high schools typically having two.

Patricia Neely discussed the \$13.5M, Measure H Site Improvement project at Magnolia High School. The project, which was awarded in July 2020, consists 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. This project is currently within budget (Expended to Date: \$10.6M) and has a contract completion date of November 2021. The project is substantially complete with the exception of the speedline shade structure (supply chain issues). The work to complete the speedline shade structure (originally awarded to The Nazerian Group) has been procured 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. Mr. Walker asked if there is any repercussion to the Contractor for not completing contractual work. Ms. Neely explained the District will be permanently withholding 150% of the cost of work, per contract.

Patricia Neely discussed the \$8.5M, Measure H Shower/Locker Room Modernization project at Magnolia High School. The project, which was awarded in May 2021, consists 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 currently within budget (Expended to Date: \$3.5M). Mr. Kim asked if the goal of the remaining funds (project savings) is to ensure every school has some type of equity? Ms. Neely confirmed yes. Mr. Kim further asked how the return on investment (ROI) is measured. Ms. Neely explained, the enhancement and upkeep of the facilities supports the educational program and initiatives of the District. It supports the Career Technical Education (CTE) programs and provides flexibility to the District to adapt to the new ways of teaching. At 4:08 p.m., Ball Jr. High School's Principal, Poppy Hill-Bonales, joined the meeting. Ms. Hill-Bonales spoke of the new enhancements at the school and how they have positively added to the behavior of the students. Ms. Soto Bryan asked Ms. Hill-Bonales how the children have responded to the site improvements. Ms. Hill-Bonales assured the children love the new enhancements, especially alum who come to visit. She noted the parents also enjoy the new safety and security the project has brought. Mr. Kim, although supports the projects, expressed he believes the ROI needs to be tied to performance. Ms. Soto Bryan expressed the ROI is immeasurable because the ROI would be what the project gives to the students. Ms. Neely conveyed that the District is creating the setting for 21<sup>st</sup> century learning; However, the measurable performance of the students would be better answered by the Education Division. Dr. Nien noted that she would ask the Education Division to comment at a subsequent meeting.

Dr. Nancy Nien announced to the committee that the District would not be pursuing a new bond measure. The District performed two polling sessions. The first poll in March 2022, went really well yielding 58-60% support on a bond sized \$498M. Unfortunately, the second poll in late June/early July 2022, yielded only 48% support on a bond sized \$318M. This was presented to the Board of Trustees, and it was determined to pause placing a new bond measure on the ballot in November 2022. AUHSD is one, amongst many other school districts and colleges that made the same decision. However, Dr. Nien assured, this is merely a pause, and that the District would plan to pursue a future bond measure beginning next year.

At 4:32 p.m., Dr. Nien and COC member Moses Kim left the meeting, due to a previous commitment.

Patricia Neely discussed the new \$47.5M, 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: \$2.04M) and has a contract completion date of October 2024. Peggy Kruse-Stodghill asked what the duration of the project is. Ms. Neely confirmed two years.

Patricia Neely discussed the new \$8M, 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, stadium lighting, new band/observation tower and concession building. This project is anticipated to begin construction in November 2022 and complete November 2023. Also discussed by Patricia Neely was the new \$1M, Measure H Marquee Projects at Various sites. The project, which a contractor was selected in July 2022, consists of seven (7) sites receiving new marquees and/or scoreboards. This project is anticipated to begin construction in November 2022 and complete April 2023.

Patricia Neely discussed the next round of upcoming Measure H projects as follows:

- Orangeview JHS – Site Improvement Project
  - Planning in Progress
- Western HS – Site Improvement Project
  - Planning in Progress
- Gilbert HS – Site Improvement Project
  - Planning in Progress
- Districtwide Controlled Access
  - Planning in Progress
- Dale JHS/CVA Parking Lot
  - Planning in Progress

Patricia Neely discussed the status of the 21st Century classroom furniture implementation. She informed that 585 classrooms received furniture since 2015 and that 39 classrooms remain to receive furniture in accordance with the Measure H project list. The furnishing of the remaining 39 classrooms will be accomplished by October/November 2022.

The list of completed Measure H projects are summarized in the project update. Patricia Neely also gave an update on the status of the District’s pursuit of state funding under the School Facility Program.

Patricia Neely distributed the financial reports to the committee. Karen Orr provided an update on bond income and expenditures through July 31, 2022. 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. Soto Bryan asked why there is a cash balance in fund 24 and 26 if they have been completely spent. Karen Orr explained the District is still closing the fiscal year and the cash balance showing is partially due to this, and also reflects the interest earned.

VI. **Discussion/Information Items**

Patricia Neely discussed the need to revisit the COC By-Laws and discuss COC membership, as some members are resigning or termed out, since the District has decided to not pursue a new bond.

Alan Walker and Robert Nelson have again expressed interest in continuing being members of the COC. Ms. Neely advised she will reach out to the District’s attorney for further discussion, as a follow-up to the meeting held on June 15, 2022. Ms. Neely also conveyed Patricia Rich’s resignation was taken to the Board of Trustees in July 2022, and the need for two (2) more members. New COC members Brenda Soto Bryan (taxpayer organization) and Moses Kim (business) were appointed by the Board of Trustees on July 14, 2022.

Blanca Jauregui left the meeting at 5:20 p.m., due to a previous commitment.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next COC meeting for Thursday, November 3, 2022, at 3:00 p.m., at Magnolia High School.

VIII. **Items for Upcoming Meetings**

- By-laws Staff and Committee
- COC Membership Staff and Committee

IX. **Adjournment**

The committee adjourned the meeting at 5:25 p.m.