



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

**MEASURE H  
CITIZENS' OVERSIGHT COMMITTEE  
Thursday, December 01, 2022  
3:00 p.m.**

**(Rescheduled from November 03, 2022, due to lack of Quorum)**

**Meeting Location:  
Magnolia High School – Flex Room  
2450 West Ball Road  
Anaheim, CA 92804**

**MINUTES**

*APPROVED – February 9, 2023*

**I. Call to Order/Introductions**

At 3:03 p.m., upon arrival to Magnolia High School, the committee members present proceeded with the tour of the school's completed Measure H Site Improvement and Shower/Locker Room projects. The tour was led by the District's Executive Director, Facilities, Maintenance and Operations, Patricia Neely. The committee began the tour by observing the new tennis courts completed as part of the site improvement project. The committee then proceeded to tour the gym observing its new athletic training room, team rooms, Athletic Directors' offices, and the boys and girls shower and locker rooms, completed as part of the shower/locker room project. COC member Blanca Jauregui joined the tour at 3:27 p.m.

The committee finalized the tour by visiting the site of the new Cybersecurity building and Music building renovation, that are currently under construction. COC member Brenda Soto Bryan inquired what happens to the interim spaces as students and staff move into the new buildings. Construction manager, Leah Jason, advised as there are continuous improvements to the site, classrooms and offices move into the interim spaces, until project completion. The tour concluded at 3:30 p.m.

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

At 3:33 p.m., upon completion of the Magnolia High School project tour, COC member Peggy Kruse-Stodghill took roll call and confirmation of the quorum was recorded.

**COC Members Present:**

Blanca Jauregui  
Peggy Kruse-Stodghill  
Robert Nelson  
Brenda Soto Bryan

**COC Members Absent:**

Moses Kim  
Grantt Rowan  
Alan Walker (Chairperson)

**AUHSD Staff and Consultants Present:**

Jamie Lungren (Project Manager, Facilities Planning, Design and Construction)  
Patricia Neely (Executive Director, Facilities, Maintenance and Operations)  
Karen Orr (Executive Director, Fiscal Services)  
Kunal Shah (Consultant, Cumming Group)  
Brianna Quintanar (Consultant, Cumming Group)  
Aaron Chau (Principal, Magnolia High School)  
Opalina Valencia (Sr. Administrative Assistant, Magnolia High School)  
Carlos Rosas (Plant Manager, Magnolia High School)

**Members of the Public Present:**

None.

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

Committee member Blanca Jauregui made a motion that was seconded by committee member Robert Nelson to approve the draft minutes of the August 31, 2022. All committee members agreed, and the minutes were approved.

Committee member Blanca Jauregui made a motion that was seconded by committee member Robert Nelson to adopt the agenda of the December 1, 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 3:48 p.m., the presentation started with Brianna Quintanar 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: \$51.4M). A deductive change order (savings) was issued to Pinner Construction for (\$541,090.67). Ms. Quintanar reported an anticipated projects savings from soft costs of \$2M. COC member Peggy Kruse-Stodghill inquired why there was such a

large savings from soft costs. Ms. Quintanar explained when project budgets are developed, the District uses recommended industry standard percentages and for some of the projects soft costs, the project was able to fall under the recommended percentage; therefore, resulting in a savings. Ms. Quintanar furthermore advised the District is preparing to release Pinner Construction's retention. COC member Robert Nelson asked if all work has been completed since we are releasing retention. Patricia Neely responded informing Pinner is completing final repairs to the boys and girls lockers, which is being verified by a Cumming project manager as retention is being preparing to be released.

Kunal Shah discussed the \$12M, Phase 2 Measure H project at Ball Junior High School. The project, which was awarded to Miller Construction 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 achieved substantial completion in January 2022. However, since it is bundled with Sycamore Junior High School's Site Improvement project, it will be presented to the Board of Trustees upon completion of the Sycamore project. Concrete repair work will be completed over winter break. This project is within its overall project budget (Expended to Date: \$9.9M). A deductive change order (savings) was issued to Miller Construction for (\$259,025.11). Mr. Shah reported an anticipated projects savings from soft costs of \$2M. Financial closeout is underway, and a final project cost will be presented at the next meeting.

Kunal Shah discussed the \$17M, Measure H project at Sycamore Junior High School. The project, which was awarded to Miller Construction 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. The project is anticipated to complete December 2022. However, may continue beyond. Mr. Shah explained this is due to supply chain issues with the stage canopy production and landscape. Mr. Shah further conveyed the contractor has been placed on notice and the District is assessing liquidated damages. Concrete repair work will be completed over winter break. This project is currently within budget (Expended to Date: \$13.3M).

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: \$10.7M) and has a contract completion date of November 2021. Project savings are anticipated. The project is substantially complete with the exception of the speedline shade structure cover (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. Work is anticipated to be completed over winter break. A final project cost will be presented at the next meeting.

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: \$4.8M). Ms. Neely reported there are only warranty items and installation of the wrestling acoustical panels remaining to be completed. A final project cost will be presented at the next meeting.

Leah Jason discussed the new \$57.6M, 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: \$12.9M) and has a contract completion date of October 2024. The Music Building is scheduled to complete June 2023. Patricia Neely inquired if the music classes will be moving into the newly renovated building once completed. Ms. Jason advised classes will resume in the Music Building at the start of the new academic school year. COC member Brenda Soto Bryan asked what was the student's reactions to the new improvements. Principal Aaron Chau responded students and the community are very grateful and appreciative of the new improvements.

Kunal Shah discussed the new \$12.6M, 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. Bids will be received early December. This project is anticipated to begin construction in January 2023 and complete January 2024. COC member Brenda Soto Bryan asked if bleachers will only be on one side, as displayed on the rendering. Mr. Shah responded, yes; confirming bleachers will be on one side and a press box on the other. Patricia Neely further commented there will be benches on both sides of the press box for players. Ms. Neely also pointed out the concession building. COC member Peggy Kruse-Stodghill asked why the need for a concession stand just for a practice field. Ms. Neely advised although the concession stand is positioned near the practice field, it will serve Handel Stadium and all fields; as well as athletic events. Ms. Neely also discussed the effect construction may have on graduation (held at Handel Stadium), assuring the District is looking into alternative solutions. (Expended to Date: \$567K)

Also discussed by Kunal Shah was the new \$5.4M, 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. This project is anticipated to begin construction in January 2022 and complete September 2023. The bid opening is scheduled for mid-December. However, there may be a long lead time before the start of construction due to the anticipated 3-4-month lead time for materials. (Expended to Date: \$46.7K)

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

- Districtwide Controlled Access
  - BOT award December 2022
- Dale JHS/CVA Parking Lot
  - BOT award January 2023
- Orangeview JHS Site Improvement Project – Phase 1

- BOT award January 2023
- Western HS Site Improvement Project – Phase 1
  - Planning in Progress
- Gilbert HS Site Improvement Project
  - Planning in Progress

Patricia Neely discussed the status of the 21st Century classroom furniture implementation. The Committee was informed that the furnishing of 625 classrooms has been accomplished. The final 40 classrooms received furniture over the Thanksgiving break.

The list of completed Measure H projects are summarized in the project update. Patricia Neely advised the Dale Jr. High School Modernization and New Construction project, Ball Jr. High School Site Improvement project and 21<sup>st</sup> Century Classroom Furniture will move to the Completed Projects list.

Jamie Lungren gave an update on the status of the District’s pursuit of state funding under the School Facility Program. COC member Robert Nelson inquired if the District is fronting state funding from Measure H. Patricia Neely confirmed, yes. Measure H is funding state funding and is being replenished as funding is received, as discussed years ago.

Patricia Neely informed the Committee the financial reports are thru period ending October 31, 2022 and since, an additional \$200K has been expended. Karen Orr provided an update on bond income and expenditures through October 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. Orr highlighted funds 24 and 26 are completely expended and will be presented to the Board of Trustees for account closure at an upcoming meeting. COC member Robert Nelson asked if the remaining balance of fund 27 (\$69M) is accounted for. Ms. Neely advised, yes, the funds are committed to the current and upcoming projects reported. COC member Brenda Soto Bryan inquired where the excess revenue shown comes from. Ms. Orr explained this comes from interest.

VI. **Discussion/Information Items**

It was agreed the COC By-Laws will be tabled for a future meeting.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next COC meeting for Thursday, February 9, 2023, 3:00 p.m. – 5:00 p.m., at the Western High School iLab. At this meeting, an Annual Report and Project Update will be presented.

VIII. **Items for Upcoming Meetings**

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|------------------------|---------------------|
| ● Annual Report Review | Staff and Committee |
| ● Project Update       | Staff and Committee |
| ● By-laws              | Staff and Committee |
| ● COC Membership       | Staff and Committee |

IX. **Adjournment**

The committee adjourned the meeting at 4:30 p.m.