



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

**MEASURE H
CITIZENS' OVERSIGHT COMMITTEE
Thursday, February 09, 2023
3:00 p.m.**

**Meeting Location:
Western High School - iLab
501 South Western Avenue
Anaheim, CA 92804**

MINUTES
DRAFT

I. **Call to Order/Introductions**

At 3:06 p.m., upon arrival to Western High School, the committee members proceeded with the tour of the school's upcoming Measure H Practice Field project. The tour was led by the District's Executive Director, Facilities, Maintenance and Operations, Patricia Neely. The committee began the tour by observing the existing practice field and its current condition. The Project Manager, Martin Garcia, gave an overview of the upcoming project consisting of a new synthetic football/soccer practice field, new five row bleachers with canopies, field lighting, a new concession stand, and associated sitework and fencing.

COC member Brenda Soto Bryan inquired about the adjacent Handel Stadium. Ms. Neely advised, as a separate project, the stadium will receive minor enhancements, such as new lighting and a scoreboard. COC member Moses Kim asked the current capacity of Handel Stadium. Ms. Neely informed the stadium capacity is approximately 5,000. Mr. Kim reverted back to the practice field project asking if the District has reviewed the egress and flow of traffic, as the new field may attract the public and encourage more attendees for games. Ms. Neely advised the District has taken this into consideration. The tour concluded at 3:12 p.m.

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

At 3:17 p.m., upon completion of the Western High School project tour, COC member Peggy Kruse-Stodghill 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

COC Members Absent:

Alan Walker (Chairperson)

AUHSD Staff and Consultants Present:

Dr. Nancy Nien, Ph.D. (Assistant Superintendent, Business)
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)
Martin Garcia (Consultant, Cumming Group)
Lorena Moreno (Principal, Western High School)
Matthew Griffin (Assistant Principal, Western High School)
Bobby Patel (Auditor, Eide Bailly)

Members of the Public Present:

Sandy Walker

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

Committee member Blanca Jauregui made a motion that was seconded by committee member Brenda Soto Bryan to approve the draft minutes of the December 1, 2022. All committee members agreed, and the minutes were approved.

Committee member Brenda Soto Bryan made a motion that was seconded by committee member Grant Rowan to adopt the agenda of the February 9, 2023, COC meeting. All committee members agreed and the agenda was adopted.

IV. **Public Comment**

Mrs. Sandy Walker expressed appreciation and excitement for the upcoming field project.

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

At 3:19 p.m., the presentation started with Kunal Shah discussing the completion of 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 in May 2023, upon completion of the Sycamore project. 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 overall projects savings of \$1.5M.

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 trending behind its original completion date of March 2022. The project is complete, with the exception of the stage canopy, which Mr. Shah explained was due to supply chain issues with the canopy production and is scheduled to be completed over the upcoming Spring break. This project is currently within budget (Expended to Date: \$13.75M) and anticipated to be presented to the Board of Trustees in May 2023.

Kunal Shah 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). Project savings are anticipated. 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 and will be presented to the Board of Trustees in April 2023.

Kunal Shah 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: \$4.1M). The project is substantially complete and will be presented to the Board of Trustees in April 2023. COC member Brenda Soto Bryan inquired what happens to the savings of a project. Mr. Shah advised project savings are used to fund other Measure H projects. Member of the Public Sandy Walker recommended project savings be emphasized when the District is going for a new bond to highlight the dollars being spent well. COC member Brenda Soto Bryan responded this should be carefully relayed, to not show it as money not being spent. Mr. Shah advised savings are derived from the budget, which are based on industry standards and include allowances/contingencies. COC member Peggy Kruse-Stodghill added she met with Superintendent Matsuda and recommended showcasing the bond improvements (before/after photos) and cost savings virtually, for when the District does decide to pursue another bond.

Kunal Shah 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: \$13.5M) and has a contract completion date of October 2024. The Music Building is scheduled to complete June 2023. COC member Brenda Soto Bryan expressed appreciation for incorporating the school colors into the new band screen.

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 currently within budget (Expended to Date: \$457K) and has a contract completion date of July 2023. COC member Moses Kim asked if the project experienced material cost increase and/or material shortage and if materials were substituted. Patricia Neely confirmed there were no substitutions made. Dr. Nancy Nien advised contingencies are built into the project budget that account for price increases. Dr. Nien further advised, issuing the project via an amendment to the current New Construction project is also a cost saving method. Mrs. Neely also noted this project began post-covid and once a price is negotiated, the price is locked in. Mr. Shah added the budgets account for escalation.

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. The field will incorporate the new school logo and branding. This project is anticipated to begin construction in February 2023 and complete February 2024. (Expended to Date: \$615K)

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. This project is anticipated to begin construction in February 2023 and complete February 2024. (Expended to Date: \$72K)

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 system, hardscape, new bleachers, shade canopy, outdoor shower and perimeter fencing. This project is anticipated to begin construction in February 2023 and complete February 2024. (Expended to Date: \$11.7K)

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 (8) sites receiving new marquees and/or scoreboards. This project is anticipated to begin construction in April 2023 and complete February 2024. 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: \$82K)

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 will be procured under lease-leaseback delivery method and the Contractor selection will be presented to the Board of Trustees in April 2023.

At 3:48 p.m., Bobby Patel, the District's auditor from Eide Bailly, LLP, joined the meeting, virtually, to discuss findings on the Measure H Financial and Performance Audit Reports dated June 30, 2022 prepared in conformance with the requirements

of Proposition 39 and Article XIII A of the California Constitution. The data audited spans July 1, 2021 through June 30, 2022. Mr. Patel began by describing what an audit is. There are two components to an audit, a financial and performance audit. The financial audit rendered an unmodified opinion, which is the highest level of assurance that can be provided. Mr. Patel stated that the funds are being spent as intended, with no identified misstatements or deficiencies.

The next aspect of the audit report is the performance audit. This audit focuses on how the expenditures align with Article XIII A of the California Constitution and with the language on the ballot measure that the voters approved. Out of all the expenditures, the auditors tested 98% of the total expenditures from the fiscal year and they were all in alignment with the approved projects. Mr. Patel concluded by stating that there were no concerns or findings to report. COC member Moses Kim asked Mr. Patel to explain the revenue net decrease in the Fair Market Value (FMV) of investments (page 5 of the audit report). Mr. Patel explained School Districts', by law, are required to report their money at the current Fair Market Value. This is not a loss; it is merely a book entry. This is the current year as of June 30, between cost and FMV at the County Treasury. The audit review ended at 3:51 p.m.

Mr. Kim assumed there was a \$22M decrease in funding (per page 5 of the audit report). Dr. Nancy Nien and Karen Orr assured these are expenditures, not a deficit.

At 3:52 p.m., the presentation resumed with Patricia Neely discussing the next round of upcoming Measure H projects as follows:

- Dale JHS/CVA Parking Lot
 - BOT Lease-leaseback Contractor selection March 2023
- Districtwide Controlled Access
 - BOT Lease-leaseback Contractor selection April 2023
- Orangeview JHS Site Improvement Project – Phase 1
 - BOT Lease-leaseback Contractor selection April 2023
- Western HS Site Improvement Project – Phase 1
 - BOT Lease-leaseback Contractor selection April 2023

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 list of completed Measure H projects are summarized in the project update. Kunal Shah advised the Dale Jr. High School Modernization and New Construction project, and Ball Jr. High School Site Improvement project are now reflected on the Completed Projects list.

Kunal Shah informed the Committee that the financial reports are thru period ending January 31, 2023. 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. COC member Moses Kim inquired about object code 6276 – Interim Housing. Patricia Neely informed Mr. Kim some projects require interim housing to temporarily house students during construction. COC member Brenda Bryan Soto inquired about the OC Register expenditure. Ms. Neely informed Ms. Soto this is the cost to advertise the public bids. The project update concluded at 3:57 p.m.

At 3:58 p.m., Patricia Neely began the overview of the draft Annual Report (Report) that was prepared by staff for this meeting. The Annual Report will be presented to the Board of Trustees (BOT) on March 7, 2023, by Chairperson Alan Walker. If Mr. Walker is not available to present, COC member Peggy Kruse-Stodghill will present to the BOT.

VI. **Discussion/Information Items**

Patricia Neely discussed the amendment of the COC By-Laws. Since many members have expressed interest in continuing being members of the COC, the District is proposing extending the last term of a committee member. The proposed amendment is for the "third and consecutive (final) term may be served for a period of up to six years". The committee members agreed, and Ms. Neely advised this will be presented to the Board of Trustees at a future meeting.

Ms. Neely also advised the District is recruiting a new member for the parent category, hopefully to be filled by April.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next COC meeting for Thursday, May 11, 2023, 3:00 p.m. – 5:00 p.m., at the Magnolia High School Flex Room.

VIII. **Items for Upcoming Meetings**

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|------------------|---------------------|
| • Project Update | Staff and Committee |
| • By-laws | Staff and Committee |
| • COC Membership | Staff and Committee |

IX. **Adjournment**

The committee adjourned the meeting at 4:09 p.m.