

GARDEN GROVE UNIFIED SCHOOL DISTRICT
 BOND OVERSIGHT COMMITTEE MEETING
 DISTRICT OFFICE
 10331 STANFORD AVENUE
 GARDEN GROVE, CALIFORNIA

September 23, 2014

<u>Committee Members</u>	<u>Present</u>	<u>Absent</u>
Barbara C. Barker	_____	X _____
Kevin Condon	X _____	_____
Bernice Flatebo	X _____	_____
Peter Florin	_____	X _____
Lila G. Held	X _____	_____
Joan Mildenstein	X _____	_____
Thuong Nguyen	_____	X _____
Lactan Nuygen	_____	X _____
Jennifer Sieve	X _____	_____
Ted L. Stevens, Jr.	X _____	_____
Jeffery S. Trader	_____	X _____
Robert Tucker	X _____	_____
<u>District Supporting Staff</u>		
Sal Sanchez	X _____	_____
Nancy Mefford	X _____	_____
Margie Brown	X _____	_____
Jeff Rosell	_____	X _____
Jerry Hills	X _____	_____
JoAnne Tran	X _____	_____
Amy Stevens	X _____	_____

The meeting was called to order by Chairperson Stevens at 3:35 p.m. followed by the Pledge of Allegiance and roll call. Call to Order

Roll call of the BOC committee members was taken and recorded by the BOC secretary. Roll Call

Nancy Mefford, (executive director, Business Services) announced changes in the supporting staff rolls. Sal Sanchez, (director, Business Services) is taking over as BOC Coordinator and Nancy will be taking Rick Nakano's previous position as overseer for the committee. Information Item – BOC Supporting Staff Changes

Hearing no comments or corrections, on motion of Member Joan Mildenstein, seconded by Member Bernice Flatebo, and unanimously carried with the roll call vote noted below, the Minutes of the May 13, 2014, BOC Meeting were approved as submitted. Minutes – May 13, 2014

Member Joan Mildenstein commented that she would like to have the BOC meeting minutes sent to members as soon after the meeting as possible. Chairperson Stevens asked that after receiving the minutes, corrections or additions be emailed to the BOC Coordinator. Suggested corrections and or additions will be discussed at the next meeting.

AYES: Condon, Flatebo, Held, Mildenstein, Sieve, Stevens Jr., Tucker **NOES: None** **Roll Call Vote – Minutes**
ABSENT: Barker, Florin, Nguyen, Nuygen, Trader

Margie Brown (director, Facilities) and Jerry Hills (assistant directory, Facilities) presented a facilities status update of the Measure A modernization projects: Groups I through III have been completed; from Group IV projects, 7 of 27 elementary schools are completed; from Group IV projects, 12 schools are in progress; and for Group V, interim housing (122 portables) at intermediate and high school sites were set during the summer. Four intermediate and four high school Group V projects are starting in December 2014 with discussion as to how moves to specialized classrooms and athletic facilities will take place. Review of the master schedule was handed out and an overview of Measure A expenditures was discussed. The district has received 100 percent of state modernization funds. Presentation - Facilities

Nancy Mefford presented financial reports which are generated from the facilities accounting program and can be found on the district's website. Also presented were the Sources and Budgets Report, Budget Status Report of active work encumbered, and Expenditure Worksheet which is a detailed report of checks that were written to vendors. Presentation – Financial Reports

Margie Brown also mentioned it will take the state up to two years to close out a project.

A BOC member mentioned that in the September 16, 2014, Sources and Budgets Report, there is a discrepancy of \$7.5 million in the total amount of bond funds received compared to the January 2014 Sources and Budgets Report.

Margie Brown and Nancy Mefford will look into the discrepancy and will send a revised report to the committee via email, and will report the revised findings at the next meeting.

Minutes of the September 23, 2014, BOC Meeting

Nancy Mefford asked how the site visit held this past summer was received and if there was anything to discuss. Members of the committee commented that they were impressed to see the work coming together. Site Visit Discussion

Margie stressed the importance of wearing long pants and closed toe shoes when touring sites; no shorts will be allowed.

Nancy Mefford mentioned the auditors were here this past week and they toured Bryant and Marshall elementary schools to make sure that work is being done. When they returned from the tour, they asked to sample expenditures by reviewing invoices at the sites they visited.

Amy Stevens, Public Information Officer, reported on a letter from the Board of Education sent to all employees on September 15, 2014. Due to good planning on the part of the facilities department, air-conditioning will be added at all high schools during this modernization period with state allotted funds received for these sites. Elementary and intermediate school sites don't have the funds available to add air-conditioning at this time. The board is actively seeking internal and external funding to provide air-conditioning at the K-8 level as well. This may include a second bond measure in 2016, self-funding, or looking at funding from the state. When funds are available, installing air-conditioning in schools will be done in an equitable way, both in location and demographics. Total cost of the project for K-8 schools will be approximately \$150-200 million. Board Of Education Air-Conditioning Letter Discussion

Margie Brown and Amy Stevens mentioned that the district is looking into replacing classroom buildings at La Quinta and Pacifica high schools due to seismic risks. If approved, construction could start in 2016 or 2017. Upgrades to La Quinta and Pacifica High Schools

The next site visit will be held during spring break, possibly at Garden Grove High School. Dates for future site visits will be confirmed at the next meeting. Future Site Visits

A BOC member was approached by a district maintenance worker who was asking why 208 volts electricity was being installed instead of the original 240 volts. Discussion – Committee Members

Jerry Hills responded that this affected time clocks and air conditioning in portables and there is a workable solution where new lines do not have to be pulled.

A BOC member asked about a rumor in the community about a possible lawsuit the district was pursuing against any contactors or architects.

Jerry Hills responded that it is a rumor and all contractors we are currently working with are doing a good job and we have a good working relationship.

A BOC member asked if the stadiums were going to be affected during the construction at the high schools.

Jerry Hills responded the work will be done during the summer when the sites will be closed to the public and reopened in the fall.

Margie Brown commented that the phasing work will continue at the high schools during the school year but will not affect the stadiums.

A BOC member asked if the stadium restrooms at Garden Grove and Bolsa Grande high schools will be modernized.

Jerry Hills responded that they will be modernized at Garden Grove High School because they are attached to buildings that will be modernized. The restrooms at Bolsa Grande High School were already modernized by the maintenance department.

A BOC member asked if the pools at the high schools will be affected by modernization.

Jerry Hills responded the locker rooms, gyms, and pools will be closed for the summer and this will be communicated to the cities.

A BOC member asked if there are any issues with storm water retention projects at the high schools.

Jerry Hills responded that there is a storm water plan in areas where there is over one acre or more of ongoing construction. There are two high school sites, Garden Grove and Rancho Alamitos, which have experienced flooding in the past and where drains have been placed. These areas will be looked at and addressed.

A BOC member asked if any work will be done at the Don Wash Auditorium.

Jerry Hills responded there will be extensive work done at the auditorium including air-conditioning, ADA upgrades, adding an elevator, new restrooms, new flooring, and fresh paint. Some auditorium seating will be lost due to ADA requirements.

A BOC member asked if asbestos record keeping is up to speed.

Jerry Hills said yes, it is. The facilities team is working closely with Maintenance and the schools to make sure the records are kept up to date when projects are completed. Sal Sanchez also keeps record in his office.

Minutes of the September 23, 2014, BOC Meeting

A BOC member asked if district office, second floor rehab was a Measure A project? Discussion – Committee Members (cont.)
Jerry Hills mentioned it was not a Measure A project. It was a facilities project with refurbished cubicles.

A BOC member mentioned a baseball backstop was removed at Murdy and was never moved back.
Jerry Hills mentioned modernization work is still being done at Murdy.

A BOC member asked if there is expenditure detail on the Other Costs – Planning of Object Code 6240 in the Budget Status Report and if this could be emailed with the updated Sources and Budgets Report?
Margie Brown responded she doesn't believe there is expenditure detail in the master planning area in the report, but will have the report at the next meeting.

A BOC member asked if some high schools have air-conditioning.
Amy Stevens responded that there are three high schools that have air-conditioning, but some have old units which are experiencing failures and overload and will need to be replaced.

A BOC member asked if the sites will be able to handle the extra utility demand.
Margie Brown responded yes. The infrastructure is being upgraded during the current modernization which will prepare the schools to handle the electrical demand. The sites will also require upgraded windows and insulation.

A BOC member asked why, if Pacifica was built at the same time, only two of the buildings don't meet seismic requirements.
Jerry Hills responded the two buildings were built with different construction methods.

Future meetings will be January 13, 2015, at the Facilities Department, 8211 Lampson Ave. Garden Grove, and May 12, 2015, location to be determined, starting at 3:30 p.m. Future Meetings

Hearing no comments or corrections, on motion of Member Lila Held, seconded by Member Bernice Flatebo, and unanimously carried with the roll call vote noted below, the Corrected Minutes of the January 14, 2014, BOC Meeting were approved as submitted. Minutes – January 14, 2014

AYES: Condon, Flatebo, Held, Mildenstein, Sieve, Stevens Jr., Tucker **NOES: None** **Roll Call Vote – Minutes**
ABSENT: Barker, Florin, Nguyen, Nuygen, Trader

Glenn Wantz, a member of the audience, spoke up to thank Jerry Hills for responding to his request at that last meeting to correct plumbing work. Information Item

There being no other business, the meeting was adjourned at 5:05 p.m. Adjournment

signature on file
Barbara Barker, BOC Vice-Chairperson