

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

September 27, 2016

<u>Committee Members</u>	<u>Term Years</u>	<u>Present</u>	<u>Absent</u>
Barbara C. Barker	2011-17*	_____	_____X
Kevin Condon	2014-18	_____X	_____
Peter Florin	2012-18*	_____X	_____
Joan Mildenstein	2012-18*	_____X	_____
Walter Muñeton	2015-17	_____X	_____
Jennifer Sieve	2013-17	_____X	_____
Ted L. Stevens, Jr.	2011-17*	_____X	_____
Jeffery S. Trader	2011-17*	_____X	_____
	*3 rd term ends		
<u>District Supporting Staff</u>			
Sal Sanchez		_____X	_____
Margie Brown		_____X	_____
Norma Granados		_____X	_____
Jerry Hills		_____X	_____
Javier Rodriguez		_____X	_____
Jennell Sympson		_____X	_____
Abby Milone		_____	_____X

The meeting was called to order by Vice Chairperson Mildenstein at 3:31 p.m. followed by the Pledge of Allegiance and roll call. Call to Order

Chairperson Barker was absent from meeting due to illness. Information Items

It was noted by a BOC member that her comment from the meeting of May 10, 2016, was not mentioned in those minutes. Her comment was in regards to the Hare locker rooms being converted to house the Cal-SAFE Program (formerly Teen Parent Program) and that PE is a requirement to graduate. (*The PE courses offered at Hare do not require changing of clothes and are not a requirement to graduate from Hare.*)

Hearing no other comments or corrections, on motion to accept with changes Member Peter Florin, seconded by Member Kevin Condon, and unanimously carried with the roll call vote noted below, the Minutes of the May 10, 2016, BOC meeting were approved as amended. Approval of Minutes – May 10, 2016

AYES: Condon, Florin, Mildenstein, Sieve, Stevens, Trader **NOES: None** **Roll Call Vote – Minutes**
ABSENT: Barker **Abstain: Muñeton**

Sal Sanchez, BOC coordinator commented that a site tour to visit Alamitos new construction was scheduled on September 7, 2016. The attendees were Jennifer Sieve, Jeff Trader and Joan Mildenstein. A second site visit was scheduled on September 13, 2016, to Alamitos and Brookhurst for Member Walter Muñeton who was not able to attend the previous site tour. Walter shared with the committee that Alamitos was a good site to observe the changes and knows that work still needs to be done but overall is great. He likes the landscape outside which makes the school presentable. Brookhurst's construction is not as extravagant as Alamitos but understands that no additional funds from redevelopment were used. Site Visits

A PowerPoint presentation by Jerry Hills (Assistant Director, Facilities) was presented with updates on the status of Measure A modernization projects, summer work, interim housing, and upcoming projects including HVAC and seismic projects. A handout of the PowerPoint presentation was given to the committee and will be posted on the district website. Presentation - Facilities

Sal Sanchez noted that the financial reports can be found on the district web site and the hard copies are kept in his office. If you have any questions, please email or call him. Presentation – Financial Reports

Jennell Sympson also noted the auditors were at the district office, reviewing financial records to prepare for the bond audit and regular general fund audit. They also visited three school sites to view modernization projects.

A BOC member asked if there were any problems with the HVAC pilot site at Alamitos compared to the initial modernized sites. Discussion – Committee Members

Margie Brown responded as of yet, there are no problems. In addition, she also mentioned that the next bond will have more safety and security solutions by adding band width for our video surveillances cameras and additional computers. It won't stop the vandalism but can help to identify the vandals.

A BOC member stated that they can't wait for the portable across from the office at Alamitos Intermediate to be taken down.

Margie Brown responded that one portable was taken down at La Qunita High School and other old portables will continue to be removed as directed.

A BOC member mentioned that they were very impressed as usual by the work that has been done.

A BOC member mentioned once again, that all questions that are asked by committee members are well responded to and that the facilities staff has done a terrific job of sharing information.

Discussion – Committee Members (cont.)

Margie Brown responded thank you. It's a team effort.

A BOC member mentioned that Garden Grove has always had a good reputation for maintaining their sites. As a former teacher, I've had student teachers who commented that it's so nice to be in a new campus. I would tell them that the campus is 35 or 40 years old. They couldn't believe it. Kudos to the departments that have always kept them up for our kids.

A BOC member mentioned that most of the problems occur at school sites during the weekend when the fields are in use by community organizations.

Sal Sanchez responded that since we have initiated the modernization program, priority for field use has been given to youth groups and limited to adult groups. Due to this, usage, wear and tear, and vandalism on the campuses has diminished. We have also hired an internal security company to patrol the district sites.

A BOC member asked if adult organizations aren't using our fields, why at Zeyen is there adult soccer every weekend.

Javier Rodriguez responded that there are fewer facilities being used for adult activities. It's primarily the youth that are using it.

Sal Sanchez also responded that the Civic Center Act lists youth groups as the number one priority for use of facilities.

A BOC member asked if the work on the last group of schools has been started.

Jerry Hills responded yes.

A BOC member asked if the entire staff and students from Stanley have moved to Skylark.

Jerry Hills responded that the entire school has moved to Skylark.

A BOC member asked if there is a school at Monroe right now.

Jerry Hills responded yes and a BOC member responded that it is the dual language school.

A BOC member asked if any school sites are being rented. Are there any other school sites that have moved?

Jerry Hills responded no.

A BOC member stated it's too bad that there isn't an outlet but an inlet on Dale St. at Alamitos.

Margie Brown responded that the exit would be too close to the light. The city does not want to put another curb cut within 100 feet of the signal.

A BOC member stated that people still make a left turn out onto Lampson when it should only be a right turn.

Margie Brown responded that we are working with the city for traffic flow improvements.

A BOC member noted that what was done at Pacifica was great in having the entry way and exit off Knott St.

Margie Brown responded that we are working with the city for traffic flow improvements.

A BOC member commented that since school site entry ways have been remodeled, it's more of a challenge to get to a destination on the campus.

A BOC member asked if the school district has an agreement with SCE for electricity at a special rate.

Margie Brown responded no.

A BOC member asked if schools are exempt from brownouts (lowering of electrical voltage).

Jerry Hills responded yes.

A BOC member asked if Alumni may be invited to visit a school and get a tour.

Jerry Hills responded that they would have to go through the school principal and possibly their alumni group.

A BOC member asked what the timeline is to install air conditioning at a site.

Jerry Hills responded it takes approximately 55 days for the contractor to install air conditioning.

A BOC member asked if Bell was done during the 1st or 2nd phase of modernization.

Jerry Hills responded it was modernized three years ago during the 1st phase of modernization.

Margie Brown responded to clarify that this was not done with modernization money. This was one-time money through redevelopment and one-time money from the general fund. Grant money was used for high schools and one-time funds for intermediates sites and for the four elementary schools which were identified by the heat task force as the hottest elementary sites to receive HVAC.

A BOC member stated that it's nice to prioritize elementary schools because it is harder for younger to handle the heat.

A BOC member commented that it's nice that windows are not replaced during the summer when most vandalism occurs.

A BOC member asked if special lighting based on how bright or cloudy it is outside is going to be installed or did some of the schools have it before the windows were taken out during modernization.

Jerry Hills responded no, lighting was not part of the initial modernization.

A BOC member asked if special lighting is being installed in the four elementary schools receiving HVAC.

Margie Brown responded yes, special lighting is being installed at these schools.

A BOC member asked if the new lights weigh about the same as the old ones as far as the ceiling bearing.

Marge Brown and Jerry Hills both responded they weigh less and are more efficient.

A BOC member asked why a helicopter was used to install the HVAC unit at Los Amigos instead of going through the ceiling.

Jerry Hills responded that the cranes couldn't reach the area and it was cost effective to use a helicopter for installation.

A BOC member asked if the footing excavation for the new buildings at Pacifica backed up to the houses on the west side of the campus.

Margie Brown responded yes, and Jerry Hills also added it is 25 feet away from the property line.

A BOC member asked if a classroom is being built at that excavation site at Pacifica.

Jerry Hills responded yes, it is a single story classroom building.

A BOC member responded they weren't sure if it was a new classroom building or the new auditorium at Pacifica.

Margie Brown responded no, an auditorium would not be built that close to homes.

A BOC member responded that it was a big excavation.

Jerry Hills responded it was big because due to a soil liquefaction issue, they had to dig down 10 – 12 feet to prevent cave in.

A BOC member asked if three buildings will be built in that area.

Jerry Hills responded that to start three buildings will be built.

A BOC member asked if any neighbor next to the school had asked for higher containment walls.

Jerry Hills responded no.

A BOC member asked what is the criterion for placing portables close to homes.

Jerry Hills responded buildings need to be two feet away from the property line but we are 20 feet away.

A BOC member asked if 12 more portables are being installed at Pacifica.

Jerry Hills responded yes, they just need to be wired and hooked up to electricity.

A BOC member mentioned that there are not 24 portables at Bolsa yet.

Jerry Hills responded Bolsa already had 12 portables and 12 more were added recently.

A BOC member asked if we lease any of the portables.

Jerry Hills responded we do lease them for about \$200.00 a month.

A BOC member asked for a report on Don Walsh Auditorium modernization project and the temporary use of facilities at Chapman Hettinga Education Center.

Jerry Hills responded Don Walsh Auditorium is currently under construction and is shut down.

A BOC member asked what work is being done to the Don Wash Auditorium.

Discussion – Committee Members (cont.)

Jerry Hills responded that the demolition and abatement process has been completed. Everything must be ADA accessible. The ramp will be reconfigured and there will be ADA seating added to the back of the auditorium and there will be lower seating added in front of the stage, with a total occupancy of approximately 750 people. All restrooms will meet ADA requirements.

A BOC member asked if one of the doors to the auditorium will have a ramp.

Margie Brown responded there will be a ramp on the right side of the auditorium and the front and left side of the auditorium will still have stairs.

A BOC member asked if there are only two stairway entrances into Don Wash.

Margie Brown responded there are three entrances. There is one in the front of the auditorium, one on the side and one ramp entrance.

A BOC member asked what ADA upgrades will be made to the stage at Don Wash and if the Chapman Hettinga Center be able to handle the programs that originally took place at the Don Wash Auditorium.

Jerry Hills responded there will be a wheelchair lift added to the left side of the stage and an elevator added to the back of the auditorium. Margie Brown also mentioned it was determined that only four events could not take place at a school site and needed to be held at the Chapman Hettinga Education Center where a temporary stage could be assembled for the event and then taken down.

A BOC member asked what will be the size of the stage as a teacher needs to know.

Margie Brown responded that the teacher needs to speak with her principal and/or contact Stacy Harris, who is in charge of the Fine Arts department and is coordinating the events with the schools. The stage will hold a full orchestra.

A BOC member asked if parking will be allowed on the grass at Patton.

Margie Brown responded that they have only been asked about production areas and seating, not about parking. Javier Rodriguez also responded that there will be sufficient ADA parking at Chapman.

Margie Brown announced that Measure P will be on the November ballot for ADA upgrades, stadium, sports fields, HVAC, and Science and Technology upgrades.

Measure P

The next site visit is to Wakeham Elementary and will be scheduled in October as Wakeham was a 1st phase school. Mark Twain will be a future site visit. It is imperative to wear appropriate clothing when attending these site visits: long pants and closed toe shoes. A vest and hard hat will be provided. All committee members are encouraged to attend these site visits as this is a responsibility of the Bond Oversight Committee.

Future Site Visits

The next BOC meeting will be Tuesday, January 24, 2017, at the district office Board Room, 10331 Stanford Ave., Garden Grove starting at 3:30 p.m. The next meeting will be held on May 9, 2017, at the same time and location.

Future Meetings

Sal Sanchez acknowledged Member Walter Muñeton who stated that he is resigning his position as a BOC member effective immediately. On December 13, 2016, Walter will be sworn in as a Board of Education member as he is running unopposed for Trustee Area 3.

Announcement

Sal Sanchez thanked Walter for his time and service to the BOC committee and congratulated him on his election to the Board of Education.

Sal also asked the committee to please let him know if they are aware of anyone who may be interested in joining this committee as some BOC members will also be ending their term in May.

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

Adjournment

Joan Mildenstein, Vice-Chair