



Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553

Citizens' Bond Oversight Committee
Measure M

http://www.mvusd.net/divisions/business_services/facilities_planning_development/measure_m

Meeting Minutes

Members Present: Jennifer Bell, Member
Ross Nakatani, Member
Christina Sanchez, Member
Adam Sinner, Member
Keri Then, Chair
LaShonda Tillmon, Member

Members Absent: Tim Lyons, Vice Chair

District Representatives Present: Justin Bjorgan, California Financial Services

District Staff Present: Samer Alzubaidi, Facilities Director
Jorge Alvarado, Facilities Planner
Rosalie Martinez, Facilities Secretary
John Nichols, Facilities Planner

1. Call to order
The meeting was called to order at 3:30 p.m.
2. Introductions and welcome
Ms. Keri Then welcomed the Committee. Record was taken of attendees present.

The Committee and district staff introduced themselves.
3. Public comments on agenda and non-agenda items related to Measure M only
No comments were made by the public.
4. Review and approval of meeting minutes from meeting no. 11 held on August 23, 2018

Ms. Then presented the minutes to the Committee. They were reviewed and approved with no changes, all ayes.

5. Brief overview of projects

Mr. Alzubaidi presented the Expenditure Report to the Committee in detail and discussed the approval of the Bond in the amount of \$398 million, that took place in November 2014. Modernization projects are in progress, and submittals to the Division of State Architect (DSA) are scheduled no later than January 2019.

He further informed the Committee that the Canyon Springs H.S. Athletic Stadium project was completed in April 2018. Other upgrades are in progress at this site.

The Vista Heights M.S. satellite parking lot will provide additional parking stalls for Canyon Springs H.S. staff.

The Valley View H.S. Track and Field project was completed in September 2018. The ribbon cutting ceremony took place on October 3, 2018.

Mr. Alzubaidi further discussed the installation of portable classrooms at five school sites, that took place during the summer. Rather than demolishing the portable classrooms, the District was able to utilize them at other sites.

The Security Camera project consists of the installation of cameras at all elementary, middle and high school's within the District.

Moreno Valley H.S. review

- Gymnasium-modernized and installation of new lockers
- 2-Story building is complete
- Phases I and II are complete
- Phase 3, Building M is lined up to begin construction soon
- The Performing Arts Center architect is John Sergio Fisher and Associates
 - Architectural plans have been submitted to DSA, and are in review for approval
 - Bidding process will follow once plans are DSA approved
 - Scheduled to start construction Summer 2019

Mr. Nakatani inquired about DSA and their role in the process once plans are submitted. Mr. Alzubaidi responded, DSA provides a seal and stamp of approval for any simple to complex review of plans. Details about DSA and their policies and procedures are available on the DSA website. Mr. Alzubaidi also mentioned the locations of their offices: Oakland, Sacramento, Los Angeles and San Diego.

Mr. Alzubaidi further discussed the Canyon Springs H.S. Modernization project. This will consist of a 2-story addition, and 30 classrooms. The goal is to remove the portable classrooms, currently existing at the site. The report depicts the administration building,

science lab renderings, and various visions of the architect. The science lab concept is 21st century and includes marker boards on the walls. Ms. Arce, the Director of Secondary Education has been involved in the meetings and discussions.

Valley View H.S. Modernization consists of a new 2-story building, the renovation of already existing buildings, and eight science labs at the site. The gymnasium will also be a part of this project, and will include the installation of new bleachers.

Mr. Alzubaidi discussed the Moreno E.S. Replacement project. He mentioned to the Committee that the site is the oldest school within the District. The site sits on a non-favorable topography, and Americans Disability Act (ADA) is an issue. Currently the school can accommodate 400 students. With newly increased enrollment in this area the replacement school will be able to house 800 students. The District is currently in negotiations with property owners of a potential location.

Mr. Alzubaidi discussed safety concerns at five elementary school sites. The issue is that the public is currently able to enter these sites without appropriate access or authorization. The District is in the process of awarding a contract to have the upgrades in place.

Elementary school security improvements

- Fencing will be replaced along site perimeter, and will also include additional fencing in the kindergarten areas

Mr. Sinner requested information regarding the funds being spent according to originally designated projects.

Ms. Then inquired about the location of the Moreno E.S. replacement site and mentioned this information is not reflecting in the report. Per Mr. Alzubaidi, the roads do not reflect in the report since the District is currently in negotiations with the property owners.

Ms. Then further asked about an overview of Westbluff Park. For example, the sidewalks. She spoke about the requirements for better sidewalks, and new construction.

Mr. Alzubaidi explained to the Committee that the City would not allow the sale of the Westbluff Park property unless the District complied with the City requirements in an extensive review. The City provided their scope, and the District negotiated for a result.

Ms. Then discussed the Canyon Springs H.S. landscaping. She stated she was under the assumption there was an easement between the City and the District. In response, Mr. Alzubaidi clarified the scope of work was for the stadium, and that the City may require additional work for the scope, especially when there is an easement. He informed the

Committee that the District is working together with the City to add boulders based on safety measures. Trees will also be installed to avoid distraction for traffic.

6. Performing Arts Center Presentation

Mr. Alzubaidi presented a slide show of the Performing Arts Center (PAC) and discussed some details about the project. The theatre will have 625 seats available. The Center will have space to accommodate dance and music.

Ms. Bell inquired about use of facilities at this site, and if the PAC could be utilized by user groups. Mr. Alzubaidi responded, more than likely.

Ms. Sanchez and Mr. Alzubaidi discussed the program size and space within the proposed PAC plan.

7. Review of the Annual Citizens' Bond Oversight Committee Report

Mr. Bjorgan reviewed the encumbrances within the report in detail including contracts and Measure M Funding in detail by site. He further explained to the Committee that funding deductions are reflected within the report as projects are being completed.

Ms. Tillmon inquired about the status of the portable classrooms. Mr. Alzubaidi responded that the portables were refurbished and placed at sites to accommodate students at Cloverdale, North Ridge, Vista Heights, Valley View, and Armada.

Ms. Then discussed the purchase of land by the District, and requested this information be reflected within the report. In response, Mr. Alzubaidi explained to the Committee that this vision would need to be board approved prior.

Ms. Then gave the motion to the Committee to receive and accept the Expenditure Report, all ayes.

8. Future Citizens' Bond Oversight Committee Meeting date

February 21, 2019, 3:30-5 p.m. The location will be determined.

9. Committee Questions and Comments

Ms. Tillmon expressed her excitement, and can't wait to see the movement within the District, especially Moreno E.S. She mentioned her son attends there.

Mr. Sinner stated the team is doing an amazing and phenomenal job. He further mentioned that he is a participant of a committee at his son's school, and asked if it is a conflict of interest. Mr. Alzubaidi responded that there are no conflicts based on his being a volunteer.

Ms. Then thanked the Committee Members that attended and presented the audit report to the School District Board. A copy of the report was received by the Committee.

Ms. Then further mentioned the Canyon Springs Stadium project, and recapped on the discussion of the installation of trees and boulders at the site. She expressed she is a content participant of this Committee.

10. Meeting adjourned at 4:23 p.m.