

**Tustin Unified School District  
Citizen's Oversight Committee  
Measure L**

**MINUTES**

**January 12, 2011**

Tran Hong, Vice Chairperson, called the regular meeting of the Citizen's Oversight Committee to order at 7:24 p.m., in the Board Conference Room, Tustin Unified School District, 300 South C Street, Tustin, CA.

**Members Present**

George Jeffries – Chairperson (absent)  
Tran Hong – Vice Chairperson  
Bruce Junor  
Cesare Lunetto (absent)  
Susan Stalzer, M.D.  
William Teter

**Staff Present**

Tony Soria, Chief Financial Officer  
Pete Burns, Senior Director, Maintenance, Operations, and Facilities  
David Miranda, Facilities Coordinator/Planner

**Guests**

Tony Soria led the Pledge of Allegiance to the Flag of the United States of America.

**Adoption of the Agenda**

It was moved by Bruce Junor, seconded by William Teter, and carried unanimously to adopt the agenda.

**General Functions Consent Item:**

It was moved by Susan Stalzer, seconded by William Teter, and carried unanimously to adopt the Minutes of October 13, 2010.

**Public Comments**

None

**Staff Presentation and Information**

**COC Minutes**  
**Measure L**  
**January 12, 2011**

**Informational Items/Presentations:**

1. Expenditure Report

Staff provided an overview of the expenditure report for two projects: the Foothill High School “FHS” swimming pool replacement and the FHS locker room modernization. The swimming pool project is complete and the report reflects expenditures paid through December 20, 2010. This project’s expenditure report will be deemed closed once the remaining contractor retentions are released. There was a slight increase in costs from the last meeting due to an extra project requested by the Department of State Architect. The cost for the fire water loop system which was required in order to meet water flow requirements/calculations for the project is reflected in the swimming pool replacement expenditures.

The FHS locker room project broke ground in July 2010 and is now complete. The bids for the project came in as projected and staff and its construction manager are currently wrapping up the final change orders and subsequent release of all retentions on the project. When final negotiations are complete, the project should reflect a credit for an electrical enclosure and new switchgear that will now be bid as part of the FHS Event Center project.

2. Update – Middle Schools Multipurpose Room Modernization

The architectural plans for the middle school multipurpose rooms has been in the Division of State Architect “DSA” for review for the past three and half months (DSA is experiencing delays as a result of furlough days for their employees and a freeze on their use of plan review consultants). Based on the anticipated review time, bidding for the projects is tentatively scheduled for late March of 2011, with the potential to break ground on the first multipurpose facility in late April, 2011. Status on DSA’s review will be provided at the next Committee meeting.

3. Future Projects

The Foothill High School Event Center and Tustin High gymnasium projects have been approved by DSA. The construction phase for FHS will take approximately 15-months and the architect’s preliminary estimates suggest the project will be built for approximately \$10 million. The THS gymnasium timeline is 14-months at an estimated cost of \$10 million. Final costs for both projects will not be determined until the bid opening and both projects should be completed in late April, 2012. Staff is currently preparing for job walk, bid opening, and recommendation to award a construction contract.

The Board recently approved the use of an alternative construction delivery method “Lease-Leaseback,” for the Tustin High School new gymnasium and the Foothill High School event center construction projects. The District currently uses the traditional multi-prime (low bid) process which has made it difficult to complete projects without experiencing delays and poor performance from sub-contractors. The lease-

**COC Minutes**  
**Measure L**  
**January 12, 2011**

leaseback method provides more flexibility in selecting contractors, engage contractors early in the design phase, select only reputable sub-contractors, obtain quality workers, and minimize if not eliminate the potential for claims and change orders. Lease-leaseback is growing in popularity and many school districts have successfully used this construction delivery approach.

Currie Modernization – local architect Ghataode Bannon Architects has submitted the plans for the Currie modernization project to the Division of State Architect (DSA) for official review. Buildings 400, 500, 600 are essentially being gutted similar to the scope of work in the recent Tustin High School math and special education classrooms. Interior hallways will be reduced or eliminated, and every classroom will now have an exterior door and windows. The project will also include the installation of smart boards, create better paths for student circulation, and create a science wing with shared prep space to serve a middle school science program. Currie’s 400, 500, and 600 buildings are currently a group of classrooms poorly designed for team teaching. The COC requested that staff provide a site plan for visual purposes at its next meeting and inquired about a possible site visit to be planned in the near future.

Design work for the new Foothill High School tennis courts is underway. New tennis courts for the site are needed as the existing courts will be demolished to make way for the new Event Center. COC Member Bruce Junior requested that the proposed layout/design be shared with the Committee at a future meeting. Staff is working with the City of Tustin to temporarily lease the courts at Columbus Tustin Middle School until Foothill’s new courts are complete.

The COC inquired if any improvements will be made to the Tustin High School tennis courts. Staff replied that six courts were recently resurfaced and repaired. Staff further stated that there is a plan for new tennis court included in the campus Facilities Master Plan. A suggestion was noted relating to having some fencing separation between courts for the future project.

4. Annual Report

Every year an audit report and annual report are prepared and put on the COC website informing the community of certain findings as to Committee and the use and expenditure of Bond proceeds. This is the first year that Measure L COC will review and adopt the annual report. COC Members Bruce Junor and Bill Teter will review the annual report on the Committee’s behalf and the report will then be presented to the COC for formal approval on March 9, 2011.

5. New Members and Attendance

Tony Soria shared that the District has been operating with two separate COC’s — Measure G and Measure L; however, a number of factors now suggest that it may be beneficial to amend our current procedures. We are experiencing a shortage of appropriate group representation and it has been difficult in hosting meetings due to

**COC Minutes**  
**Measure L**  
**January 12, 2011**

lack of quorums. Therefore, staff in conjunction with legal counsel is exploring the feasibility of a joint Committee membership (Measure G/L) so we may be able to fill some vacancies with those members from each respective Committee whose terms have not expired. The Committee would then host a joint-meeting on one date/time wherein they would review expenditures and project related information for both bonds. The Joint Meetings are projected to begin July 2011.

**Adjourn**

It was moved by Susan Stalzer, seconded by Bruce Junor, and carried unanimously to adjourn the meeting at 8:21 p.m.

Tran Hong, Vice Chairperson, dedicated the meeting in memory of COC Member Ross Robbins.