

**BANNING UNIFIED SCHOOL DISTRICT
161 W. WILLIAMS STREET
BANNING, CALIFORNIA**

**MINUTES OF THE 2nd GENERAL MEETING OF
CITIZENS OVERSIGHT COMMITTEE, MEASURE M**

July 13, 2017

Meeting held at:
**District Administration Center
Board/Conference Room**

1. Call to Order

The meeting was called to order at 6:07 p.m.

2. Roll Call and Establishment of Quorum

Present: Mike Rose; Richard Krick; Ron Duncan; Susan McQuown; Veronica Topete
(arrived 6:17 p.m.)

Absent: Chris McCallum (out of town); Diana Benhar

Community Member Present: David Heiss, Record Gazette

BUSD Staff Present: Robert T. Guillen, Superintendent; Kookie Williams, Exec Secretary

Guests Present: Tom Kruse, PJHM Architects, LaDan Omidvar, PJHM Architects, Mason McCarthy, PJHM Architects, Joe Ledesma, Ledesma & Meyer Construction Management, David Heiss, Record Gazette.

3. Approval of Minutes

Mike Rose motioned to approve Measure M Minutes of April 20, 2017. Richard Krick seconded the motion. (Ms. Topete had not yet arrived)

Ayes: 4

Nays: 0

Abstains: 0

Motion Carried

Sue McQuown pointed out that the final Minutes of the Measure R meeting of April 20, 2017 should also be approved. Veronica Topete Motioned to approve and Ron Duncan Seconded the motion.

Ayes: 5

Nays: 0

Abstains: 0

Motion Carried

4. Communications

Community Concerns

None

Committee Concerns

None

Cabinet Comments

None

5. Information/ Discussion

5.1 Measure M Financial Report

Tom Kruse, Architect, explained what the testing labs, surveys and civil engineering costs are for (on soils and flood channel area) and why they are needed. There was discussion on how to “fix” the channel to make it suitable and crossable, for project purposes.

5.2 Architectural Renderings of Fine Arts and Career Tech Ed (CTE) Buildings

Mr. Kruse walked the committee through the plans page by page, showing changes made since the last meeting.

Susan McQuown asked if what the plans showed would be sufficient parking, and what would happen to the portables currently located in the area where the new parking and buildings will go in – specifically, the masonry building. The architects present felt confident that there would be sufficient parking, as was explained further on in the plans where the direction of the buildings had been changed to directly face north and south rather than at the previous angle (which was to match the existing campus buildings). Robert Guillen, Superintendent, answered on the relocation of the portables, which are planned to be moved to the east end of the campus on the dirt area between the 5000 and 7000 buildings, with the exception of the masonry building, which is planned to be relocated at Coombs.

Tom Kruse continued to explain the changes in plans based on staying on budget and the terrain’s steep gradation. Regarding the steep gradation, he explained how they will be able to utilize it to keep down costs of materials for the needed seating slope and the orchestra pit, in contrast to the expensive way it was built at the Patrick Henry theater in San Diego. As for staying on budget, he brought up that the \$10,000,000 extra needed to complete the project would not become available as soon as we had hoped. Even though Prop 51 was passed in November 2016, along with Measure M, the Governor has not allowed sale of that bond. The Architects have therefore, modified the plans to reflect the possibility of not having access to that money in time. Robert Guillen stated that even though the State money is not readily available, the District must build now because construction and steel costs are on a steady rise. The District will still apply for it, but must do what we can with what we have, while looking into other possible means. Possible other means include loans, and utilizing

5.2 Architectural Renderings, cont'd....

modular buildings for the Career Tech Ed (CTE) building and classrooms. Tom explained three options for building materials since steel prices are on the rise: a masonry/wood hybrid, steel, and a steel hybrid. This brought up concerns from Ron Duncan and Sue McQuown that the public may not get what they voted for, and Sue inquired about actual ballot language and inquired as to whether the Admin/Library modernization was mentioned. Robert Guillen stated that to swap the buildings is a security improvement in that non-staff/non-students will not be able to have access to the entire campus upon arrival as they do now, and assured them that the public will get what they voted for to the extent that funds are available, and using modular building for CTE is doable. Members agreed that as long as the buildings match and look nice, such as doing stucco on site to the modulares, they could agree. Members discussed whether the Band Room should be removed from the plans to cut costs.

Robert stated that the District had gotten input from high school as to what would be needed and what could last into the future, and that's how the Band Room came into play. He said that they had also wanted a Blackbox Room, but we had already cut it from the plans. There was discussion, and Robert asked for a show of hands of those who felt the District should remove the Band Room from the plans. There was no show of hands.

As Tom Kruse continued to explain the remaining pages of the plans, there were questions about the need for multiple restrooms due to new transgender laws, and the amount of doors in the buildings to be modernized. Tom Kruse and Joe Ledesma stated that until DSA mandates that schools design restrooms that way, designs will be traditional. Richard Krick asked if all doors under construction will be wired into the Districts existing Energy Management System (EMS). Robert answered definitely yes.

Needing to build as soon as possible brought up a committee question as to when the project would break ground. Tom explained the Department of State Architect (DSA) timeline and the bid process, thus approximating breaking ground in one year.

5.3 A Current COC Members and their Terms

There were no comments.

5.4 Review Tentative Meeting Schedule for COC 2016-17 School Year

Members present and District staff agreed on the proposed date of the next meeting to be Thursday, September 7, 2017 at 6:00 p.m.

6. Action

6.1 Confirm Next Meeting Date and Time

Thursday, September 7, 2017 at 6:00 p.m.

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7. Future Agenda Items

Do we need to elect a head Chairperson Update on Project Schedule, Measure M budget.

8. Adjournment

At 7:45 p.m., Veronica Topete motioned that the meeting adjourn, and Ron Duncan seconded the motion. Motion carried and this meeting for Measure M adjourned.