

MINUTES
SPECIAL MEETING OF THE OAKDALE JOINT UNIFIED SCHOOL DISTRICT
BOARD OF TRUSTEES

TUESDAY, JULY 8, 2025, 9:00 A.M.
Oakdale Joint Unified School District
Technology & Staff Development Center
Building B, Lupine Room
331 Hinkley Avenue, Oakdale, CA

CALL TO ORDER	1.1	The meeting was called to order at 9:00 A.M. by Board President Clayton Schemper.
TRUSTEES PRESENT	1.2	Bill Duvall, Diane Gilbert, Clayton Schemper, Tina Shatswell, Terri Taylor.
LATE ARRIVALS	1.3	None
TRUSTEES ABSENT	1.4	None
OTHERS PRESENT	1.5	Gary Gery & Ron Holcombe, Pacific Program Management OJUSD Administrators & Managers: Larry Mendonca, Kassandra Booth, Jose Sanchez, Todd Daily
CLOSED SESSION	2.0	President Schemper adjourned the meeting into Closed Session at 9:00 a.m. Open Session reconvened at 9:27 a.m. Superintendent Mendonca led the pledge.
ACTION FROM CLOSED SESSION	3.0	President Schemper reported that in Closed Session: 2.3 – The board voted unanimously (5-0) to Reject claim #250040 against the District.
PUBLIC COMMENTS	4.0	Public Comments were opened at 9:28 a.m. There being none, public comments closed at 9:28 a.m.
BOARD STUDY SESSION, PRIORITY CONSTRUCTION PROJECTS UNDER SERIES A BOND FUNDING	5.0	District voters approved Measure G on November 5, 2024, authorizing the District to issue General Obligation Bonds for modernization and construction projects included in Resolution 23-24-19. Subsequently, Resolution 24-25-16 was approved to authorize the sale of \$25,000,000 of Series A, General Obligation Bonds, for the first phase of the Measure G modernization and construction projects. The Series A Bond sale closed June 18, 2025, which will make bond funds available for District use. The Board established a Bond program team by appointing the Measure G Bond Oversight Committee, approved a Bond and Construction Management firm, and approved contracting with 4 architectural and engineering firms. The District now needs to determine which modernization and construction projects will be included the first phase, utilizing the allocated Series A funds.

Superintendent Mendonca introduced Gary Geary and Ron Holcombe of Pacific Program Management, who presented project options for the Board to extensively review, discuss, and to ultimately come to consensus, on a Priority Projects List not to exceed \$35 million. Superintendent Mendonca asked that the Board review modernization and construction projects options as presented, and provide a recommended set of Phase I priority projects for the Series A Bond allocation.

Gary Gery noted the Board has a summary of potential projects they put together. They looked at a varied number of options to try and deliver the different types of projects, tried to hit every school site to some degree, and have 5 options for the Board to consider for the first phase of projects, some subtly different from each other. It was noted that \$25 million is just construction costs, total project costs will run closer to \$35 million. Once we get a sense from the Board of what their priorities are, we can take these options and mold to identify projects up to \$35 million.

Mr. Gery started a quick run through of all 5 options and summary, but at the request of Trustee Gilbert, focused on one site at a time and explained the subtle differences between options. Mr. Gery explained that in coming up with these options, they assessed the Facilities Master Plan and got input from staff.

In response to a question from Trustee Taylor about hard costs vs. soft costs, Mr. Holcombe explained that they look at soft costs, like architects, testing, inspectors, and legal fees; just like they look at hard costs, like sticks and bricks, and they are also watching language and construction agreements.

In response to a question from Trustee Schemper about the roll of the Bond Oversight Committee, Mr. Holcombe explained they generally don't look at all the details. Superintendent Mendonca explained the Bond Oversight Committee doesn't get into projects themselves, only that the bond money is being accounted for correctly.

Cloverland

All 5 options list: Administration Office Modernization, and B. Convert to Wellness Center/Office Expansion. It was noted the Administration area is too small, and there is a need for counseling space. Trustee Taylor noted that she doesn't care for the term "Wellness Center", and it was suggested "Student Services Area" would be better.

In response to a question from Trustee Schemper about whether windows are single or dual pane, Superintendent Mendonca responded they are currently single pane. Trustee Schemper noted he definitely thinks we should be looking at energy efficiency.

In response to a comment that Option 5 doesn't have HVAC replacement included, Superintendent Mendonca reported HVAC work has recently been done and units still have a life on them and we have funding sources that can replace things that go down in the short term. HVAC is something we could do in Phase 2 or 3. Mr. Gery explained there are a lot of ways these projects could be put together to get to the dollar amount we want. We can bundle HVAC work at one or various sites which can be done without interior contractor. Mr. Holcombe stated a lot of times we don't have to go to DSA for some of these projects.

In response to a question from Trustee Taylor about whether the Administration Building proposal makes the building larger, Mr. Gery responded it would not, they would be repurposing the space and taking other areas. Mr. Holcombe explained they are looking for spots where an area is not being used well and can be better used for another function. Mr. Gery explained they would take current space and configure for better use but they are not expanding the building. They could encroach office space into an adjacent classroom.

Mr. Holcombe noted that once we engage an architect, hopefully they will see some things we do not see. Mr. Gery explained with interior modernization, particularly on aged sites like Magnolia, Cloverland and Fair Oaks, there is sometimes need for hazardous materials abatement, and if level of work exceeds 40% of the cost of the building, DSA requires full seismic. Mr. Gery gave an example of a project they had which had a modernization cost of \$700/sq. foot, and it would be cheaper to tear down the building. Mr. Holcombe noted having architects on the team is extremely valuable to identify these things. Mr. Gery explained architect will do cost estimate on work we are doing. DSA does allocate \$ per sq. foot; for example, replacement value cost is \$535/sq. ft., then we have to convince DSA numbers are correct. Mr. Holcombe noted that we built the OJHS classroom building (2009) for less than \$200/sq. ft., and we are now looking at modernization costs of \$600/sq. ft.

In looking at Cloverland Options 2-5 – it was explained that the 4-classroom permanent building would replace current portables. Superintendent Mendonca explained one consideration is in looking at a phased process, we were trying to figure out how we can get rooms freed up to modernize. The only way to do was to build a new classroom building and shift students to modernize rooms, and then removing portables.

In response to a question from Trustee Schemper about timelines for Phase 2 and 3, Mr. Holcombe responded it is based on how the money comes. Superintendent Mendonca explained the 2nd series would be able to move forward and keep under the threshold within 2-3 years.

Trustee Taylor thinks we should spread projects out so everyone is getting something.

Trustee Shatswell noted we have a couple schools that need new windows, especially Magnolia and OHS. If we are being good stewards of money and when a Magnolia teacher sees new classrooms at another site while they have 100-year old windows, it doesn't sit well. Trustee Shatswell noted OHS windows would be a good summer-time fix. Mr. Holcombe stated we may be able to pull out district-wide window replacement program, and it may be better to do just windows at all sites. Superintendent Mendonca stated that might be the best way to do that. Mr. Gery stated window replacement is not cheap, and once you start you get into perimeter finishes on the interior and exterior. Mr. Holcombe stated there is a lot to consider. He could see the district purchasing windows directly and contracting with a stucco guy and interior guy.

Board members noted Window Replacement at all sites is a priority need.

In response to a question from Trustee Shatswell about whether the Board will be able to see bids when they go out, Mr. Holcombe responded yes,

bids will go through the district accounting department and PPM will have an office in town as well. In response to a comment from Trustee Schemper that he has heard they'd like to keep business local if at all possible, Superintendent Mendonca responded there are some regulations that require us to take the lowest responsible bid.

Fair Oaks

Option 1 and 5 includes a new 8 classroom building; Options 2 & 3 include a new 4 classroom building, and Options 4 & 5 include an Administration Office Modernization/Student Services Area. Trustee Taylor noted that she likes Fair Oaks Option 4.

We need to build a new building first, and then replace portables. We would have to bring in temporary portables but that will start to eat into money for sitework and set up. If you do buildings first we have a chance to miss out on building cost escalation, may be able to combo percentage of window replacement and new classroom buildings. Mr. Holcombe noted when we build the OJHS classroom, we reused the plan from Sierra View.

In response to a question from Trustee Gilbert, Mr. Gery responded the new buildings are tied to what you are replacing. Mr. Daily stated that if we modernize 6 rooms, we need to have space to relocate those students to while we modernize. Mr. Gery stated we could phase modernization work to only 4 at a time, which extends costs. In response to a question from Trustee Taylor about what we are doing with the other classrooms if we build 8 new classrooms, Mr. Daily responded we are modernizing and removing portables. Mr. Gery noted need for communication to parents and sites explaining this is the vision, it will be phased, this allows us do these specific projects. Mr. Holcombe noted we will need to bring principals in at some point and let them know precisely what they are going to be doing.

Trustee Schemper noted the sooner we build a new building, the better are costs will be. Mr. Holcombe noted that new subdivisions are generally not bringing in more children, and that at some point the district boundaries may have to shift to accommodate enrollment. It was also noted that we have the lot to build a new elementary school in Bridle Ridge if enrollment ever warrants and we qualify for funding.

Magnolia

Every option includes a new Multi-Purpose Building, and converting existing Multi-Purpose to Kindergarten classrooms, including Kitchen area.

Sierra View

Need for fence upgrade (taller, privacy, and safety & security); Ms. Booth noted we have Safety Grant funds and possibly Developer fees that we could use for the fence. Some options get into HVAC replacement, some roofing work which could probably wait until next phase. Ms. Booth noted Kindergarten classroom updates are for HVAC. It was noted we built the Sierra View campus for \$13 million (2005), while now it costs \$11 million to build one new building.

OJHS

Option 1 includes new 5-Classroom Building.

Option 2 & 3 includes Administration Office Modernization and Student Services Expansion/Modernization.

All options include Shade Structure replacement.

Need for bathroom remodel was noted and that the cost to remodel bathrooms is so expensive, it may be better to add new bathrooms in a new building. Trustee Gilbert noted that philosophically she likes addressing student spaces rather than administration. Trustee Schemper noted if we need to address Mental Health, we need to address it at the Junior High. Mr. Daily noted the portables currently house Music, Drum Room, Choir Room, and space for Wrestling Room. The OJHS Business Office is also in a portable.

Tentative Identified Priorities at this point include:

Windows

Magnolia Multi-Purpose Room – noted that we are still a year away from construction and it would be good to get process started now.

Limited Administration/Student Services Area

OJHS Shade Structure

Fair Oaks New Building

Cloverland Student Services

OJHS New Bathroom

OJHS BB go to Phase 2 with parking and drop off

OHS

Includes HVAC, Roof, Floor, Gym Bleachers. Mr. Daily noted his priority would be for Gym HVAC and Floor (need to talk to engineer about options for HVAC replacement and we could look at doing gym floor independently), Girls Locker Room. Trustee Tylor noted the stairs in the Boys locker room to the coaches' office; Mr. Daily noted if we do anything there, we would need a lift for ADA, which would need DSA approval. CTE/Ag can be Phase 2 or 3.

Charter

Option 4 & 5 Include New Modular Classroom/Admin Building and security fencing.

SCOE owns Head Start building but they are not actively using for students as they have another location in town. Superintendent Mendonca noted we would need to give them 6-months' notice, and they can decide if they want to move, demolish, or sell to us (we would need to determine if it's worth keeping). It was noted that we should give SCOE notice now and we could accelerate work on Charter.

It was recommended PPM go back and fine-tune the priority list for every site based on today's input, and the Board can then make a decision.

Tentative Priority List Now includes:

Windows at all sites as needed – possibly phased in.

Magnolia Multi-purpose Room

OJHS Shade Structure

OJHS Admin/Student Services Area (Foods Classroom & Bathroom)

Sierra View HVAC

Sierra View Fence

Fair Oaks 8 Classroom Building if possible

Cloverland Admin/Student Services Area

OHS Girls Locker Room

OHS Gym HVAC & Roof

OHS Gym Bleachers & Floor

OHS Roofing as Needed

PPM will come back to Board with plan with updated numbers. Mr. Holcombe brought up possibly adding warehouse space (40 x 60 for \$250,000 or less) at the M&O location. This would help with mass purchase of items like windows to store for replacement, and to relocate things that need to be moved from other sites while modernization is going on.

Mr. Daily noted the current M&O structure is sinking, and they would like to tear down that building and put in a new 50 x 80 structure.

Mr. Daily shared that the district has been approached by Steve Wikoff about buying the lot next to the Magnolia parking lot; there is a house and land between the Magnolia parking lot and the Oakdale Christian Church on the corner. We would need to see what the value of the property is. Trustee Gilbert suggested hiring a property manager to appraise the property. It was suggested we could expand the Magnolia property lot, add a solar structure, and improve drop off. Trustee Shatswell said it might cost about \$100,000 to add a parking lot solar shade structure. Superintendent Mendonca said we could look at getting an appraisal. Mr. Daily said he could contact Steve Wikoff to see if they have an appraisal, but we might want to get a separate appraisal. It is noted that we can't use Developer Fees because it is not helping students. Could use \$2 million of Developer Fees towards Magnolia Multi-purpose and shift funds to purchase the lot. Superintendent Mendonca clarified that land acquisition is included in the Bond, so if we get approval to move forward and be ready to pull trigger in August, we could put Land & Property Acquisition for parking lot expansion on the list of Bond projects.

It was noted the Board could give the Superintendent direction to work with PPM to put a final recommendation of projects for approval in August. Mr. Holcombe stated that he needs authorization to move forward with architects to start assigning projects for the list of projects. It was noted that we could approve Magnolia Multi-Purpose Room for now so he could begin to work with architect on that project, and the Board could authorize moving forward on projects up to \$24.5 million. Trustee Taylor agreed we could give go ahead to get architect for Multi-Purpose Room at Magnolia. We could come back with a list of projects in August, but we could move forward with architects for these identified priority projects now:

- Magnolia Multi-Purpose Room
- OJHS Shade Structure
- Windows as Needed

Based on the direction given by the Board today, it was recommended the Board authorize PPM move forward to bring back numbers for prioritization of the list of projects for Board approval; and that the Board authorize PPM move forward with architects for these identified priority projects now:

- Magnolia Multi-Purpose Room
- OJHS Shade Structure
- Windows as Needed

APPROVAL, PRIORITY
CONSTRUCTION PROJECTS
UNDER SERIES A BOND
FUNDING

- 6.1 Following the Board Study Session facilitated by Ron Holcombe and Gary Gery of Pacific Program Management on recommended modernization and construction project options, the Board was asked to establish a set of Phase I priority projects identified under the Series A Bond sale.

Board members discussed projects, and would like PPM to come back to the next meeting with a more fine-tuned list of projects to be considered based on discussion and priorities expressed today. For now, the Board would like to approve 3 projects that they all agree should be included in the first phase, in no priority order:

1. Magnolia Elementary Multi-Purpose Room
2. Oakdale Junior High Shade Structure
3. Window Replacement as Needed Throughout District
(may need to be in phases)

Superintendent Mendonca summarized that the prioritized list of projects for facilities will be brought back to the board for approval at the next meeting.

It was **M/S/C (Taylor/Shatswell)** to authorize Pacific Program Management to proceed with 3 items on the project priority list: Magnolia Multi-Purpose Room; Windows at all sites as needed, especially OHS and Magnolia (may need to be phase), and Shade Structure at Oakdale Jr. High. Passed unanimously.

Superintendent Mendonca clarified that he will authorize Pacific Program Management to look at architects and numbers (amounts) to bring back to the Board.

Superintendent Mendonca also confirmed that the District will move forward with getting appraisal on the Magnolia neighbor's property for potential parking lot expansion.

DISCUSSION, POSSIBLE 6.2
ACTION: APPEAL DECISION
OF SUITABLE INSTRUCTIONAL
MATERIAL

Board President Schemper recused himself to address this item and handed the gavel to Board Clerk Duvall.

Mr. Schemper stated that a few months ago he brought forward concerns about 2 books in OJUSD libraries. Per BP/AR 1312.2, Complaints Concerning Instructional Materials, a committee was formed composed of administrators and staff members from relevant instructional and administrative areas, and convened to review the 2 books of concern. The committee met and determined that one of the books, *All Boys Aren't Blue*, would be removed from the OHS library, but the other book, *The Absolutely True Diary of a Part-Time Indian*, would remain in the OJHS library. Per BP/AR 1312.2, if the complainant remains unsatisfied, they may appeal the decision to the Board, which is what Mr. Schemper is choosing to do.

Mr. Schemper addressed the Board with his reasons that he felt the book, *The Absolutely True Diary of a Part-Time Indian*, in the OJHS Library is inappropriate for students of that age. He referenced the Movie Theater Rating System which is used to manage the exposure to minors of a certain age from graphic and offensive language. He also cited the recently approved BP/AR 6163.4, Student Use of Technology, which was revised to include the term "visual **and/or written** depictions that are obscene... or harmful to minors.

Board members shared their feelings on the subject. Trustees Taylor and Shatswell had attended the Book Challenge Committee meeting, and felt the process went well, and there was a general

understanding that if Mr. Schemper appealed the decision, that the Board's decision would be final.

Trustee Gilbert shared that she has difficulty that Mr. Schemper, as a Board member, should be allowed to bring in whatever he wants, and the fact he had to go through a committee process, he should not have had to make this a bigger deal.

It was **M/S/C (Gilbert/Shatswell)** to appeal action of suitable instructional materials and moves to reverse decision made by the committee, and remove that book from the Junior High School Library. Passed unanimously 4-0 (Ayes: Duvall, Gilbert, Shatswell, Taylor; Schemper Abstained).

There was some discussion about the Book Challenge Committee needing to be formed every time a book is challenged if a significant number of books are brought forward in the future, but the feeling was the committee process worked well, there was good discussion, and if it becomes an issue we will look at addressing or possibly revising the BP/AR. It was noted this BP/AR has been in place since 2009, so it's not a new policy or process.

ADJOURNMENT 6.0 The meeting adjourned at 12:56 p.m.