



Temple City Unified School District

Committed to 21st Century Academic Excellence

Board of Education Members

Vinson Bell • Kenneth Knollenberg • Lawrence A. Marston • John Pomeroy • Robert S. Ridley

Superintendent

Kathryn E. Perini

TEMPLE CITY UNIFIED SCHOOL DISTRICT Measure S: Citizens' Oversight Committee

Meeting No. 10

Date: January 14, 2016

Time: 5:30 PM

Location: Cloverly Elementary School Library

COC Members:

Steven Tyre (ST)

Lucy Liou (LL)

Wil McKnight (WM)

Cynthia Vance (CV)

Gina Aparicio (GA)

Sherry Goin (SG)

ATTENDEES

Support Staff:

Marianne Sarrail

Daniel Rodríguez

Tarana Alam

Betty Hanson

Temple City Unified School District

TELACU Construction Management

California Financial Services

California Financial Services

Members of the Public:

Dale Shaffer

The meeting was opened at 5:38 pm in the Library at Cloverly Elementary School.

1. Call to Order:

The meeting was called to order by Steven Tyre, Chairperson.

2. Roll Call:

Steven Tyre: Present

Sherry Goin: Present

Lucy Liou: Present

Will McKnight : Present

Cynthia Vance: Present

Gina Aparicio: Present

3. Public Comments

3.1 There were no public comments.

4. Approvals

- 4.1 Action Item: It is recommended that the Committee approve the agenda as presented. (Motion approved 5-0)
- 4.2 Action Item: It is recommended that the Committee approve the COC Meeting Minutes from September 10, 2015. (Motion approved 5-0)

5. Information Items

- 5.1 Tarana Alam from California Financial Services (CFS) reviewed budget tracking, expenditures and Bond Funding (See Attached).
- 5.2 Daniel Rodriguez of TELACU Construction Management (TCM) presented Bond Program and Construction Update. (See Attached)

6. New Business

- 6.1 TCM advised the committee that they will be receiving a copy of the Bond Audit. The committee also is required to present their annual report to the Board of Education. It was discussed that the audit and annual report would be presented at the same Meeting of the Board of Education on March 23, 2016. The committee will meet on March 1, 2016 in the Third Floor Conference Room to prepare the report. It was decided that Sherri Goin will chair this meeting. The final report will be submitted to Marianne Sarraill by March 13, 2016. Tarana Alam of CFS will provide samples of the annual report for the committee's reference.

7. Future Items

- 7.1 The committee requested some revisions to the PowerPoint presentation for future meetings as follows:
 - a) Indicate the percent complete for every project listed.
 - b) Provide Estimated Project Completion Date
 - c) Provide an explanation of the Longden expenditures (planning costs only) and indicate a projected cost and anticipated timeline to begin the project.
 - d) Indicate the date of the financial reports
- 7.2 It was also discussed that the committee would like to elect Dale Shaffer to the COC. The District as well as Bond Counsel will gather the required information.

8. Establish COC Meeting Dates

- 8.1 The next meeting is for May 5, 2016 at La Rosa Elementary School. The meeting room location will be provided once confirmed.

9. Adjournment

- 9.1 The meeting was adjourned at 7:20 pm.

Distribution: All Present
Kathryn E. Perini, Superintendent
Board of Education

Attachments: COC Update presentation dated January 15, 2016 (Including revisions requested)

Minutes prepared by: Daniel Rodriguez, TELACU Construction Management

Note: If there are important errors or omissions, please notify the preparer so they can be corrected in subsequent reports and documents.

TEMPLE CITY UNIFIED SCHOOL DISTRICT

2012 General Obligation Bond Authorization

Measure S



**Citizen's Oversight
Committee**

January 14, 2016

MEASURE S - 2013 SERIES (A) ESTIMATED PROJECT BUDGETS & SCHEDULE

No.	District Goal Number	District Project Name	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Estimated Project Start Date *	Scheduled Completion Date	Actual Completion Date or % Complete **
1	0010000	Cloverly Elementary School	\$3,853,989.73	\$3,304,033.18	(\$2,856,238.86)	April 2015	June 2016	December 2015
2	0030000	La Rosa Elementary School	3,949,242.40	3,596,163.22	(3,093,970.51)	April 2015	April 2016	December 2015
3	0040000	Longden Elementary School (Planning)*	1,684,444.82	1,235,773.32	(1,094,883.26)	2016	TBD	0%
4	0020000	Emperor Elementary School	3,695,514.62	2,999,820.02	(703,396.88)	Summer 2015	Fall 2016	5%
5	0050000	Oak Avenue Technology Project	376,286.80	376,286.80	(372,578.57)	Complete		Complete
6	0060000	Temple City High School - Phase 1A	28,082,876.26	23,404,834.09	(6,570,230.46)	Summer 2015	Spring 2017	5%
7	0070000	Doug Sears Learning Center	1,003,641.63	1,003,641.63	(753,166.01)	January 2015	June 2015	April 2015
COMBINED BUDGET ESTIMATES:			<u>\$42,645,996.26</u>	<u>\$35,920,552.26</u>	<u>(\$15,444,464.55)</u>			

All dates are contingent on DSA approval.

* Longden Elementary School planning costs are being paid out of the Series A Bond sale. The construction of this project will be funded with the Series B Bond Sale which is scheduled for Fall 2016.

** Percent complete is construction progress only.

All financial data throughout is as of December 31, 2015



CLOVERLY ELEMENTARY SCHOOL

Modernization Project

Description of Project

Modernization Scope to include 6 Classroom Buildings (17 classrooms):

- New HVAC units
- Replace old window system with a new aluminum window system
- New doors and frames
- New ceiling and lights
- New flooring
- Interior painting
- Exterior Painting at walls where windows were installed
- Technology Package (all remaining classrooms not installed in the Interactive Whiteboard Project): Interactive whiteboard, Short-throw projector, speaker system w/ voice lift microphone
- Sinks and cabinets were installed during the 1998 Bond

Project Phasing

Phase 1: Buildings A, B and C were completed on August 21, 2015.

Phase 2: Building E was to completed during Winter Break

Phases 1 and 2 were completed simultaneously and occupied for the first day of the 2015/2016 school year

Phase 3: Building G is scheduled to be completed by Spring Break of 2016, but is targeted for completion by Winter Break 2015.

Phase 4: Building F is expected to be completed by Summer 2016.

Phases 2 and 3 were completed simultaneously during the Winter Break which is 6 months ahead of the entire project schedule

The exterior of the campus was painted during Winter Break

Current Project Status

All phases are complete and all 17 classrooms that were modernized are reoccupied

CLOVERLY ELEMENTARY SCHOOL

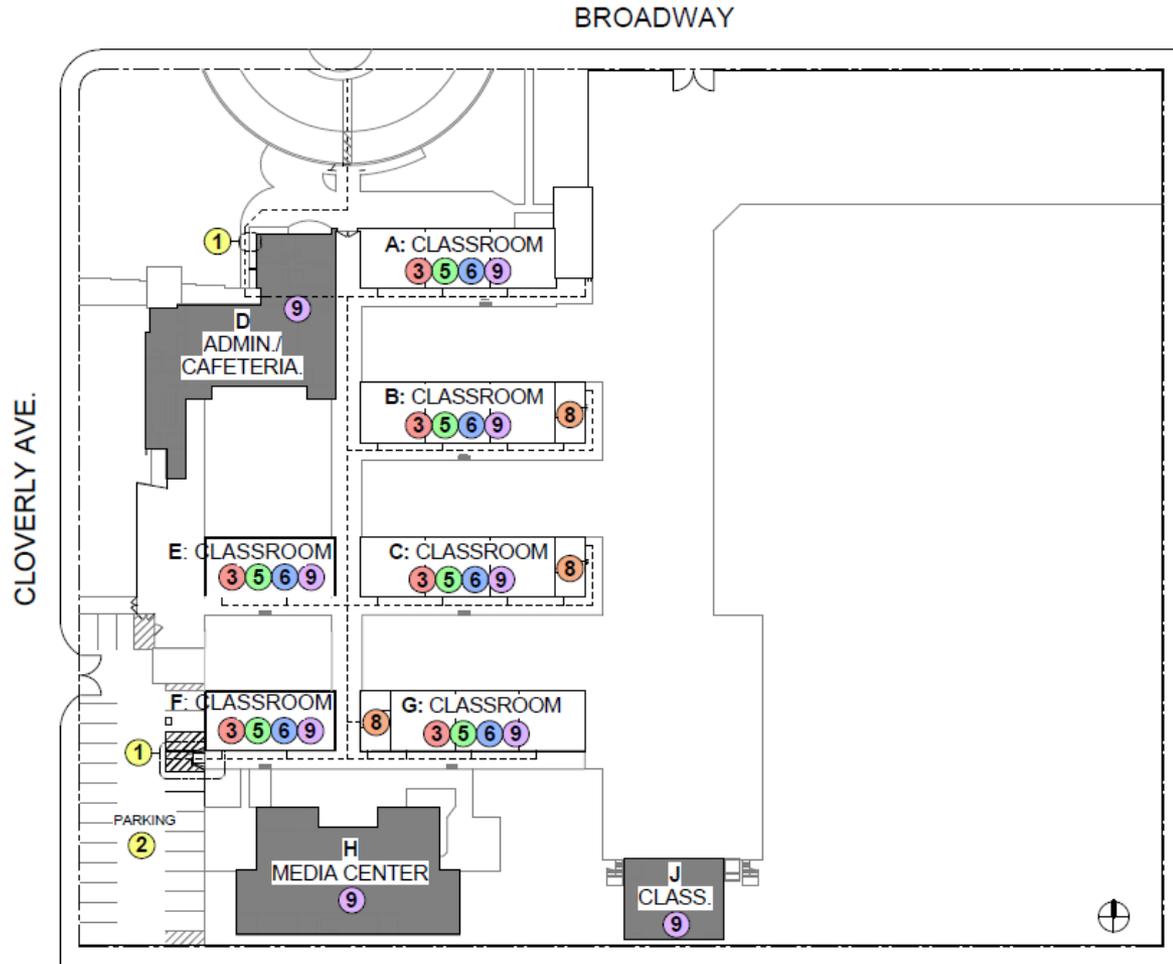
Scope of Work

LEGEND:

---- Path of Travel (P.O.T.)

KEY:

- ① ADA sitework:
Paving at P.O.T.
- ② Accessible parking
- ③ HVAC replacement
- ⑤ Window replacement
New ACT ceiling & lighting
New VCT flooring & wall paint
- ⑥ Technology package
New marker boards
- ⑧ Restroom upgrade
- ⑨ Campus-wide fire alarm upgrade



CLOVERLY ELEMENTARY SCHOOL

Completed Project Pictures



0010000 - CLOVERLY ELEMENTARY SCHOOL

	District Object Code	Cost Category	District Goal Number	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Remaining Project Budget
PLANNING COSTS							
1	6210	Architect & Engineering Fees	92100	\$326,479.21	\$326,479.21	\$254,804.31	\$0.00
2	6220	DSA Fees	92100	18,868.00	15,111.50	15,111.50	3,756.50
3	5950	Preliminary Tests	92100	11,629.00	11,629.00	11,629.00	0.00
4	5970	Printing/Legal/Advertising	92100	10,475.58	10,475.58	10,389.45	0.00
5	5890	Program Administration	92100	<u>228,079.67</u>	<u>228,079.67</u>	<u>192,503.92</u>	<u>0.00</u>
Total Planning Costs:				\$595,531.46	\$591,774.96	\$484,438.18	\$3,756.50
CONSTRUCTION COSTS							
6	6250	Construction Costs	92100	\$2,431,000.00	\$2,363,269.50	\$2,100,585.98	\$67,730.50
7	6272	Construction Management	92100	125,000.00	123,900.00	71,796.00	1,100.00
8	6290	Abatement	92100	30,660.00	0.00	0.00	30,660.00
9	6278	Labor Compliance	92100	0.00	0.00	0.00	0.00
10	6295	Legal Fees - Construction	92100	10,000.00	0.00	0.00	10,000.00
11	6276	Interim Housing/Moving & Storage	92100	282,727.32	58,918.59	57,086.57	223,808.73
12	6270	Construction Testing/Inspection	92100	91,445.00	90,341.32	66,503.32	1,103.68
13	6450	Technology Improvements	92100	71,671.32	71,671.32	71,671.32	0.00
14	6410	Furniture & Equipment	92100	114,479.39	4,157.49	4,157.49	110,321.90
15	6292	Construction Contingency	92100	<u>101,475.24</u>	<u>0.00</u>	0.00	<u>101,475.24</u>
Total Construction Costs:				\$3,258,458.27	\$2,712,258.22	\$2,371,800.68	\$546,200.05
COMBINED PROJECT TOTALS:				\$3,853,989.73	\$3,304,033.18	\$2,856,238.86	\$549,956.55



LA ROSA ELEMENTARY SCHOOL

Modernization Project

Description of Project

Modernization Scope to include 2 Classroom Buildings (12 classrooms):

- New HVAC units
- Replace old window system with a new aluminum window system
- New doors and frames
- New ceiling and lights
- New flooring
- Interior painting
- Exterior paint where windows and doors were installed
- New sinks and cabinets
- Technology Package (all remaining classrooms not installed in the Interactive Whiteboard Project): Interactive whiteboard, Short-throw projector, speaker system w/ voice lift microphone

Project Phasing

Phase 1: 6 classrooms in buildings D and 3 classrooms in building E were completed on August 24, 2015

Phase 2: Remaining 3 classrooms in building E were completed during Winter Break 2015

The exterior of the campus was painted during Winter Break

Current Project Status

All phases are complete and all 12 classrooms that were modernized are reoccupied



LA ROSA ELEMENTARY SCHOOL

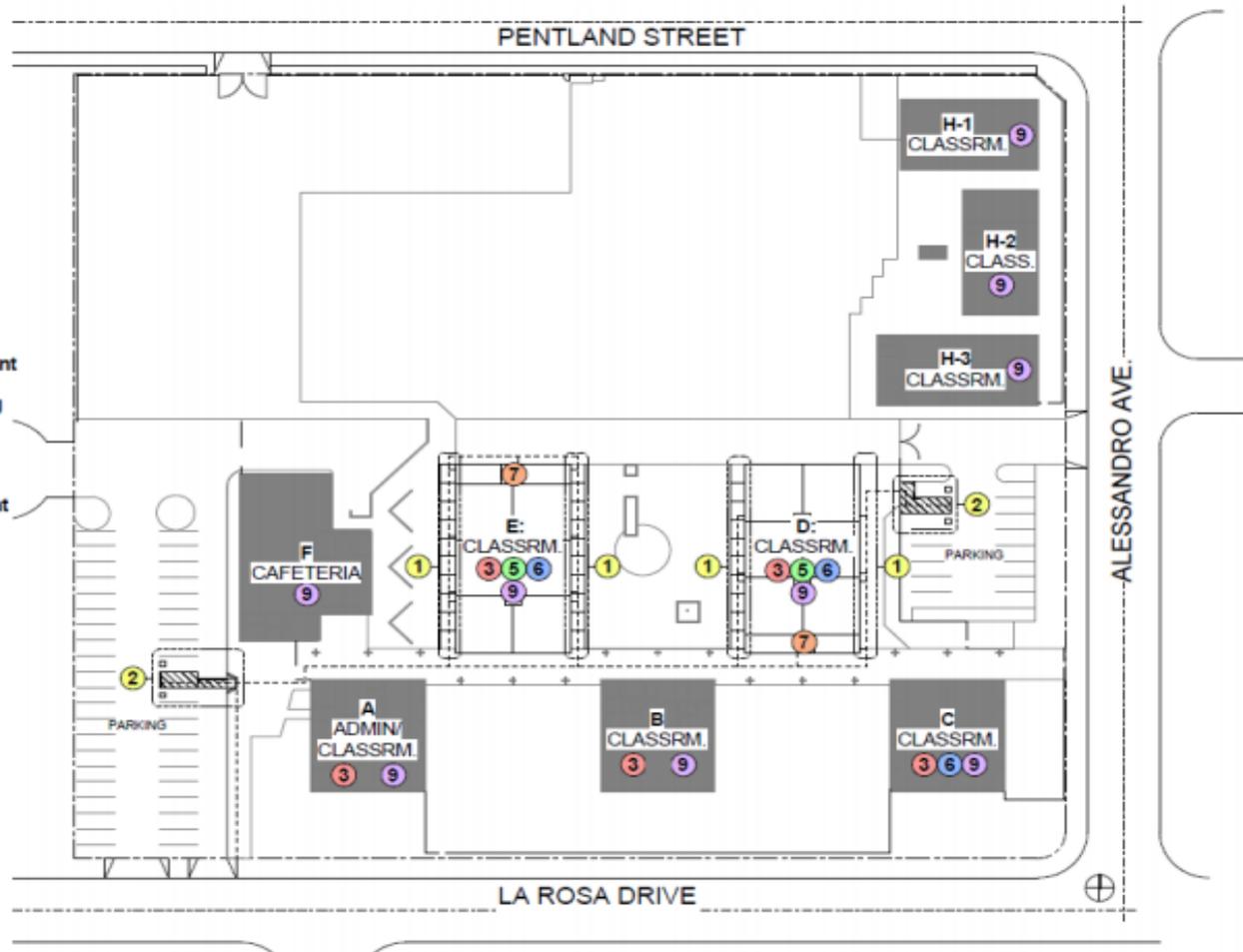
Scope of Work

LEGEND:

--- Path of Travel (P.O.T.)

KEY:

- ① ADA sitework:
Paving at P.O.T.
- ② Accessible parking
- ③ HVAC replacement
- ④ Door & window replacement
- ⑤ New ACT ceiling & lighting
- ⑥ New VCT flooring & wall paint
- ⑦ Sink & cabinet replacement
- ⑧ Technology package
- ⑨ New marker boards
- ⑩ Restroom upgrade
- ⑪ Campus-wide fire alarm upgrade



LA ROSA ELEMENTARY SCHOOL

Completed Project Pictures



0030000 - LA ROSA ELEMENTARY SCHOOL

	District Object Code	Cost Category	District Goal Number	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Remaining Project Budget
PLANNING COSTS							
1	6210	Architect & Engineering Fees	92300	\$384,946.62	\$384,946.62	\$306,639.89	\$0.00
2	6220	DSA Fees	92300	22,174.00	16,393.00	16,393.00	5,781.00
3	5950	Preliminary Tests	92300	22,913.00	13,398.50	9,669.00	9,514.50
4	5970	Printing/Legal/Advertising	92300	9,607.88	9,607.88	9,508.03	0.00
5	5890	Program Administration	92300	<u>264,248.92</u>	<u>264,248.92</u>	<u>223,003.16</u>	<u>0.00</u>
Total Planning Costs:				\$703,890.42	\$688,594.92	\$565,213.08	\$15,295.50
CONSTRUCTION COSTS							
6	6250	Construction Costs	92300	\$2,350,000.00	\$2,319,669.67	\$2,078,387.08	\$30,330.33
7	6272	Construction Management	92300	134,650.00	134,650.00	71,796.00	0.00
8	6290	Abatement	92300	36,033.00	0.00	0.00	36,033.00
9	6278	Labor Compliance	92300	0.00	0.00	0.00	0.00
10	6295	Legal Fees - Construction	92300	10,000.00	0.00	0.00	10,000.00
11	6276	Interim Housing/Moving & Storage	92300	295,172.92	157,419.49	147,408.49	137,753.43
12	6270	Construction Testing/Inspection	92300	101,835.01	101,835.01	78,210.51	0.00
13	6450	Technology Improvements	92300	148,318.85	148,318.85	148,318.85	0.00
14	6410	Furniture & Equipment	92300	136,009.71	45,675.28	4,636.50	90,334.43
15	6292	Construction Contingency	92300	<u>33,332.49</u>	<u>0.00</u>	<u>0.00</u>	<u>33,332.49</u>
Total Construction Costs:				\$3,245,351.98	\$2,907,568.30	\$2,528,757.43	\$337,783.68
COMBINED PROJECT TOTALS:				\$3,949,242.40	\$3,596,163.22	\$3,093,970.51	\$353,079.18



LONGDEN ELEMENTARY SCHOOL

Modernization Project (Planning only)

Description of Project

- Modernize 2-Story Classroom Building
- Modernize Kindergarten Buildings
- Related site work

Construction of this phase is to be paid from proceeds from the next bond sale. The construction is projected to cost \$10M.



Current Project Status

- The plans were submitted to DSA on March 2, 2015, for review and approval. DSA has not published a review timeline as of this date
- The Architect (LPA, Inc.) is proceeding with the plans for the Interim Housing Project, which will consist of 6 classrooms and 1 restroom building. The Interim Housing project will begin Summer 2016 and will be ready to occupy for the 2016/2017 school year

Funding

Longden Elementary School planning costs are being funded out of the Series A bond sale. The construction of this project will be funded out of the Series B bond sale which is scheduled for Fall 2016.

0040000 - LONGDEN ELEMENTARY SCHOOL

	District Object Code	Cost Category	District Goal Number	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Remaining Project Budget
PLANNING COSTS							
1	6210	Architect & Engineering Fees	92400	\$863,073.00	\$816,984.51	\$696,576.65	\$46,088.49
2	6220	DSA Fees	92400	87,340.00	73,225.00	73,225.00	14,115.00
3	5950	Preliminary Tests	92400	75,000.00	54,552.00	54,552.00	20,448.00
4	5970	Printing/Legal/Advertising	92400	13,815.12	2,474.63	2,425.16	11,340.49
5	5890	Program Administration	92400	<u>487,863.50</u>	<u>131,183.98</u>	<u>110,751.25</u>	<u>356,679.52</u>
Total Planning Costs:				\$1,527,091.62	\$1,078,420.12	\$937,530.06	\$448,671.50
CONSTRUCTION COSTS (The construction, projected to cost \$10M, will be funded with the Series B Bond Sale scheduled for Fall 2016)							
6	6250	Construction Costs	92400	\$0.00	\$0.00	\$0.00	\$0.00
7	6272	Construction Management	92400	0.00	0.00	0.00	0.00
8	6290	Abatement	92400	0.00	0.00	0.00	0.00
9	6278	Labor Compliance	92400	0.00	0.00	0.00	0.00
10	6295	Legal Fees - Construction	92400	0.00	0.00	0.00	0.00
11	6276	Interim Housing/Moving & Storage	92400	0.00	0.00	0.00	0.00
12	6270	Construction Testing/Inspection	92400	0.00	0.00	0.00	0.00
13	6450	Technology Improvements	92400	157,168.32	157,168.32	157,168.32	0.00
14	6410	Furniture & Equipment	92400	184.88	184.88	184.88	0.00
15	6292	Construction Contingency	92400	0.00	0.00	0.00	<u>0.00</u>
Total Construction Costs:				\$157,353.20	\$157,353.20	\$157,353.20	\$0.00
COMBINED PROJECT TOTALS:				\$1,684,444.82	\$1,235,773.32	\$1,094,883.26	\$448,671.50



EMPEROR ELEMENTARY SCHOOL

Modernization, Window Replacement & Fire Alarm Upgrades

Description of Project

Modernization of (2) classroom buildings and the administration building

- New administration office layout
- New HVAC units
- New doors and frames
- New ceiling and lights
- New flooring
- Interior painting
- Exterior paint where windows and doors were installed
- New sinks and cabinets

Current Project Status

Window Replacement & Fire Alarm

- The hazardous materials abatement is complete in the first phase
- Demolition is in progress
- Materials are being procured for all phases

This project is funded by the Emperor Fire Fund (Insurance Claim) and Measure S proceeds

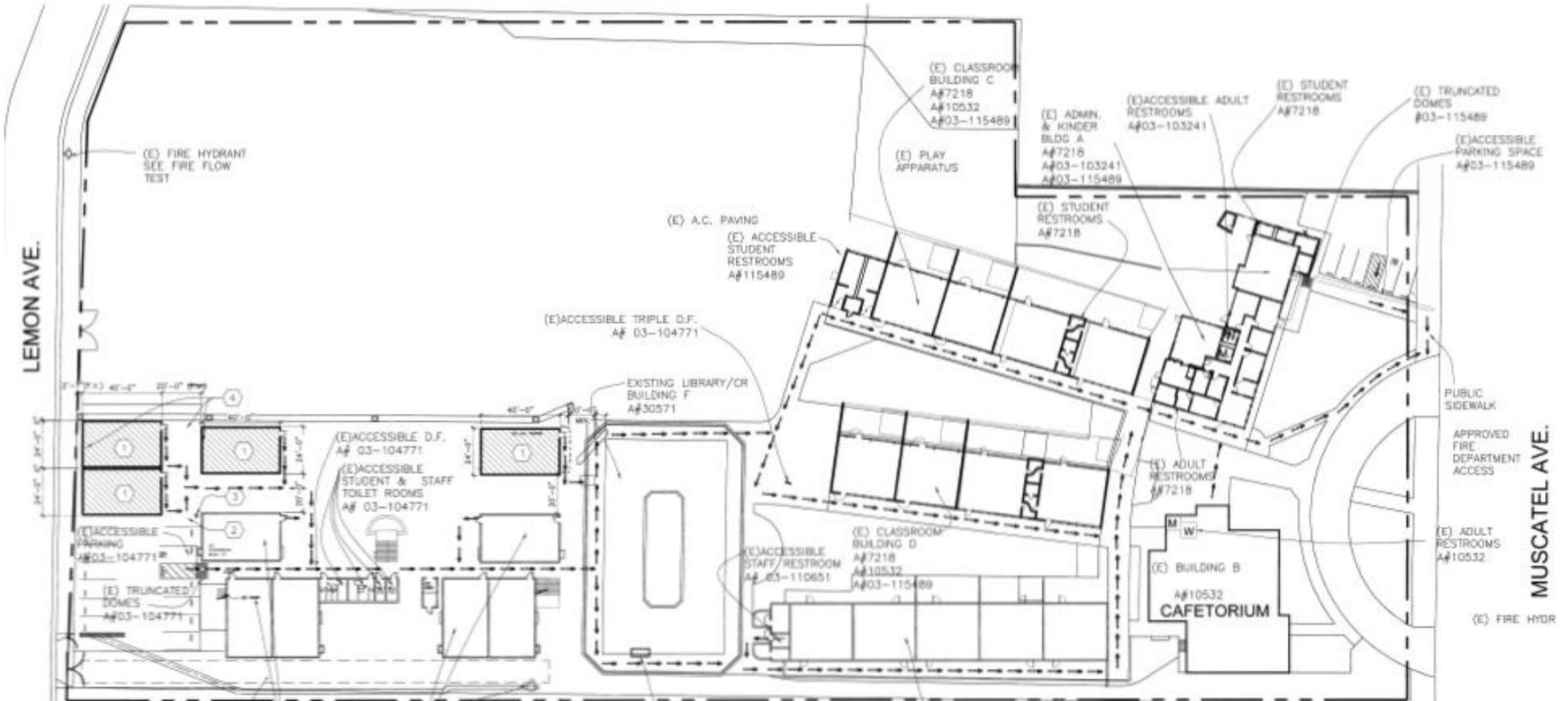
Project Phasing

Phase 1: Building D (4 classrooms) are to be completed by late March 2016

Phase 2: Building C (4 classrooms) and the Administration building are to be completed August 2016

EMPEROR ELEMENTARY SCHOOL

Modernization, Window Replacement & Fire Alarm Upgrades



0020000 - EMPEROR ELEMENTARY SCHOOL

	District Object Code	Cost Category	District Goal Number	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Remaining Project Budget
PLANNING COSTS							
1	6210	Architect & Engineering Fees	92200	\$255,000.00	\$228,934.75	\$195,710.03	\$26,065.25
2	6220	DSA Fees	92200	25,000.00	20,425.00	20,425.00	4,575.00
3	5950	Preliminary Tests	92200	20,000.00	7,330.00	7,330.00	12,670.00
4	5970	Printing/Legal/Advertising	92200	4,687.88	4,502.44	4,416.48	185.44
5	5890	Program Administration	92200	<u>64,768.70</u>	<u>64,768.70</u>	<u>48,553.89</u>	<u>0.00</u>
Total Planning Costs:				\$369,456.58	\$325,960.89	\$276,435.40	\$43,495.69
CONSTRUCTION COSTS							
6	6250	Construction Costs	92200	\$2,421,598.00	\$1,892,198.25	\$9,598.25	\$529,399.75
7	6272	Construction Management	92200	213,680.00	213,680.00	0.00	0.00
8	6290	Abatement	92200	0.00	0.00	0.00	0.00
9	6278	Labor Compliance	92200	0.00	0.00	0.00	0.00
10	6295	Legal Fees - Construction	92200	562.26	0.00	0.00	562.26
11	6276	Interim Housing/Moving & Storage	92200	217,194.55	170,559.35	137,111.70	46,635.20
12	6270	Construction Testing/Inspection	92200	129,120.00	129,120.00	11,950.00	0.00
13	6450	Technology Improvements	92200	268,154.81	268,154.81	268,154.81	0.00
14	6410	Furniture & Equipment	92200	638.63	146.72	146.72	491.91
15	6292	Construction Contingency	92200	<u>75,109.79</u>	<u>0.00</u>	<u>0.00</u>	<u>75,109.79</u>
Total Construction Costs:				\$3,326,058.04	\$2,673,859.13	\$426,961.48	\$652,198.91
COMBINED PROJECT TOTALS:				\$3,695,514.62	\$2,999,820.02	\$703,396.88	\$695,694.60

TEMPLE CITY HIGH SCHOOL

Phase 1A – New 2-Story Classroom Building

Current Phase Scope/Schedule

- Construction of 3 masonry buildings connected by exterior walkways with a total of 32 classrooms and related site work

Current Phase Scope

- The project is scheduled to be completed by March 2017

Current Project Status

- The soil with the elevated levels of arsenic has been removed. DTSC (Department of Toxic Substance Control) will not require additional soil sampling as the extent of the arsenic has been identified. DTSC will issue formal approval once the final report has been submitted and a public review period of 30 days has been completed
- Demolition of exterior hardscape is complete
- Grading and over-excavation of the building pads is in progress at 2 of the 3 buildings



0060000 - TEMPLE CITY HIGH SCHOOL PHASE 1A

	District Object Code	Cost Category	District Goal Number	Estimated Project Budget	Project Commitments to Date	Project Expenditures to Date	Remaining Project Budget
PLANNING COSTS							
1	6210	Architect & Engineering Fees	92500	\$1,571,596.99	\$1,571,596.99	\$1,030,225.19	\$0.00
2	6220	DSA Fees	92500	127,769.10	127,769.10	127,769.10	0.00
3	5950	Preliminary Tests	92500	208,218.18	208,218.18	203,264.42	0.00
4	5970	Printing/Legal/Advertising	92500	103,529.15	74,770.98	74,229.66	28,758.17
5	5890	Program Administration	92500	<u>1,452,423.29</u>	<u>1,452,423.29</u>	<u>1,228,838.84</u>	<u>0.00</u>
Total Planning Costs:				\$3,463,536.71	\$3,434,778.54	\$2,664,327.21	\$28,758.17
CONSTRUCTION COSTS							
6*	6250	Construction Costs	92500	\$19,785,258.00	\$16,150,437.66	\$1,151,885.78	\$3,634,820.34
7	6272	Construction Management	92500	950,720.00	946,235.00	238,140.58	4,485.00
8	6290	Abatement	92500	130,000.00	129,187.00	129,187.00	813.00
9	6278	Labor Compliance	92500	2,231.25	2,231.25	2,231.25	0.00
10	6295	Legal Fees - Construction	92500	41,451.13	33,690.50	33,690.50	7,760.63
11	6276	Interim Housing/Moving & Storage	92500	1,764,032.82	1,764,032.82	1,706,626.82	0.00
12	6270	Construction Testing/Inspection	92500	414,682.00	358,007.00	57,907.00	56,675.00
13	6450	Technology Improvements	92500	508,199.45	508,199.45	508,199.45	0.00
14	6410	Furniture & Equipment	92500	302,764.90	78,034.87	78,034.87	224,730.03
15	6292	Construction Contingency	92500	<u>720,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>720,000.00</u>
Total Construction Costs:				\$24,619,339.55	\$19,970,055.55	\$3,905,903.25	\$4,649,284.00
COMBINED PROJECT TOTALS:				\$28,082,876.26	\$23,404,834.09	\$6,570,230.46	\$4,678,042.17

*Includes costs for the Phase 0 Project – New Boiler/Chiller

