

# Los Alamitos Unified School District

**MEASURE “K”**

**CITIZEN BOND OVERSIGHT COMMITTEE**

**JANUARY 27, 2016**



# Los Alamitos Unified School District - Measure K

## THE BOND PROCESS

- 2007 – LOS AL was heralded as a top notch District in the 4 As, however, while our students were highly ranked in the State and Nation, our facilities were not. Our District's facilities were all 50 plus years old with some having served more than 63 years.
- The Board through our Operations Steering Committee sought a new District Architect to do a Facilities Need Study and a partnership with Rachlin Architects began.
- Richard Ingrassia and his team identified more than \$300 million worth of work that was determined to be needed within the District.
- With a new Superintendent, the path towards a Bond Campaign began



# Los Alamitos Unified School District - Measure K

## BOND – COMMUNITY SUPPORT

- During 2007-08 – We did several surveys to see if the community would agree and might pass a general obligation to modernize our schools.
- Diana Hill as the Bond Campaign Chairperson, Superintendent Greg Franklin, and literally 100s of volunteers, so many of whom were employees and parents in this District really worked tirelessly to run a campaign that would allow us to move forward
- “Measure K” – a \$126 million General Obligation Bond Measure passed by 62.2% in November 2008



# Los Alamitos Unified School District - Measure K

## THE FINANCING AND CONSTRUCTION PLANS

- Construct quickly enough to qualify for Matching State Funds (2 sites per school year/4 projects over the summer)  
– \$24 million in Matching Funds were received for a total of over \$150 million to modernize our schools.
- We have already refunded the first Bond Issuance, saving the tax payers over \$2 million over the life of the bonds.
- Citizens' Oversight Committee has had the responsibility of oversight, monitoring and informing the public of how we have done through out this process and they have always been able to confirm



## ON TIME AND ON BUDGET

# Los Alamitos Unified School District - Measure K

THE TEAM – 3 LEGGED STOOL – EVERYONE HAD SKIN IN THE GAME



# Los Alamitos Unified School District - Measure K

McGaugh Elementary School

PROJECT GOALS - PROJECTS ACCOMPLISHED



# Los Alamitos Unified School District - Measure K

McAuliffe Middle School

PROJECT GOALS - PROJECTS ACCOMPLISHED





# Los Alamitos Unified School District - Measure K

Los Alamitos Elementary School

PROJECT GOALS - PROJECTS ACCOMPLISHED





# Los Alamitos Unified School District - Measure K

Hopkinson Elementary School

PROJECT GOALS - PROJECTS ACCOMPLISHED



# Los Alamitos Unified School District - Measure K

Rossmoor Elementary School

PROJECT GOALS - PROJECTS ACCOMPLISHED



MAR/ 9/2012



# Los Alamitos Unified School District - Measure K

Los Alamitos High School Gym and Locker Room

PROJECT GOALS - PROJECTS ACCOMPLISHED





# Los Alamitos Unified School District - Measure K

Lee Elementary School

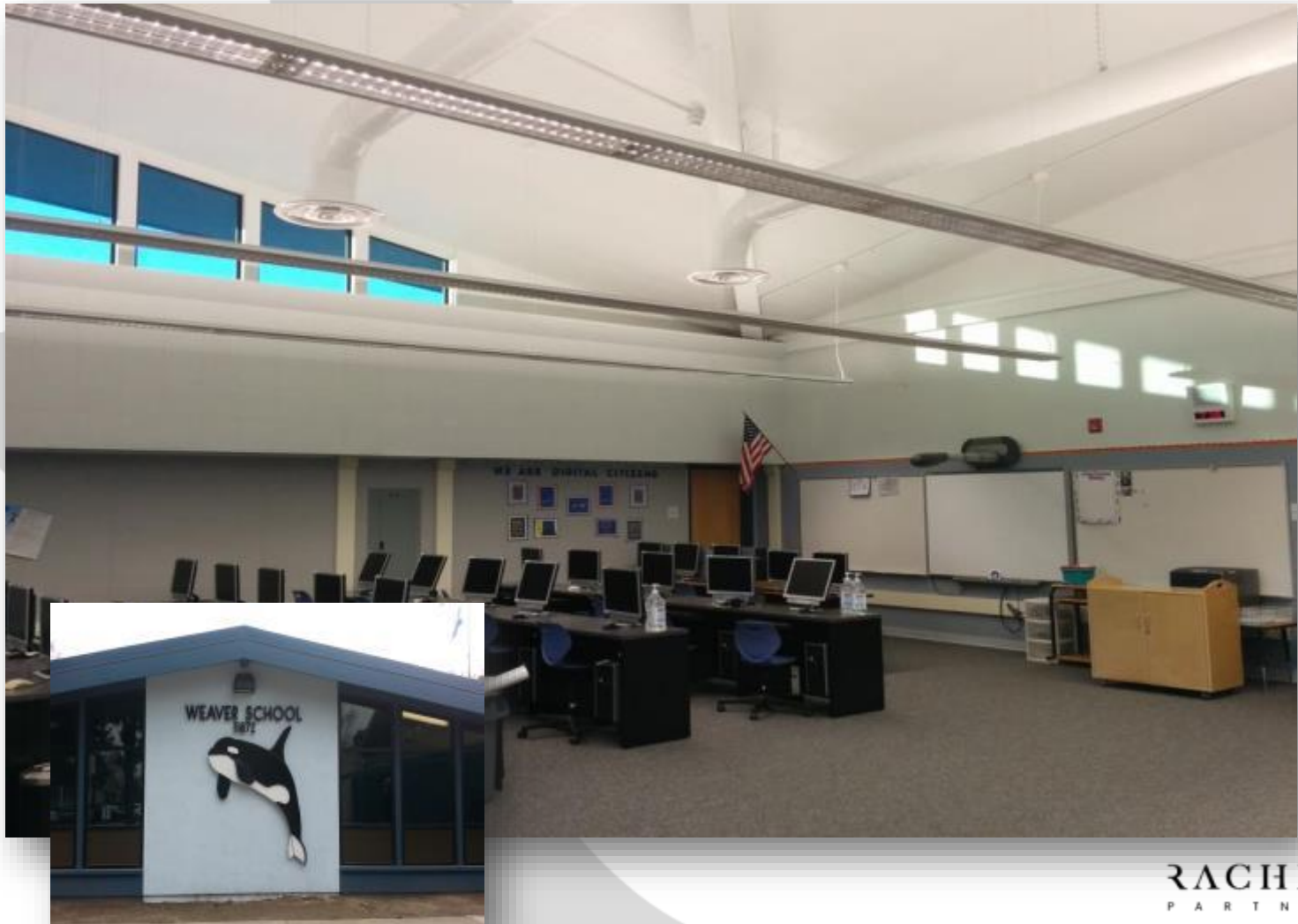
PROJECT GOALS - PROJECTS ACCOMPLISHED



# Los Alamitos Unified School District - Measure K

Weaver Elementary School

PROJECT GOALS - PROJECTS ACCOMPLISHED



# Los Alamitos Unified School District - Measure K

Oak Middle School

PROJECT GOALS - PROJECTS ACCOMPLISHED





# Los Alamitos Unified School District - Measure K

District Offices

PROJECT GOALS - PROJECTS ACCOMPLISHED



# Los Alamitos Unified School District - Measure K

Los Alamitos High School Softball Team Room

PROJECT GOALS- ATHLETIC MATCHING FUNDS



# Los Alamitos Unified School District - Measure K

Los Alamitos High School Track and Field

PROJECTS ACCOMPLISHED – BEYOND GOALS





# Los Alamitos Unified School District - Measure K

Los Alamitos High School – Weight Room

PROJECTS ACCOMPLISHED – BEYOND GOALS



# Los Alamitos Unified School District - Measure K

Athletic Field - Oak

PROJECTS ACCOMPLISHED – BEYOND GOALS



# Los Alamitos Unified School District - Measure K

Kitchens – Multiple Campuses

PROJECTS ACCOMPLISHED – BEYOND GOALS





# Los Alamitos Unified School District - Measure K

Portable Classrooms – Multiple Campuses

PROJECTS ACCOMPLISHED – BEYOND GOALS



# Los Alamitos Unified School District - Measure K

Air Conditioning – Most Campuses

PROJECTS ACCOMPLISHED – NOT PROMISED



# Los Alamitos Unified School District - Measure K

Oak – Added Square Footage

PROJECTS ACCOMPLISHED – BEYOND GOALS

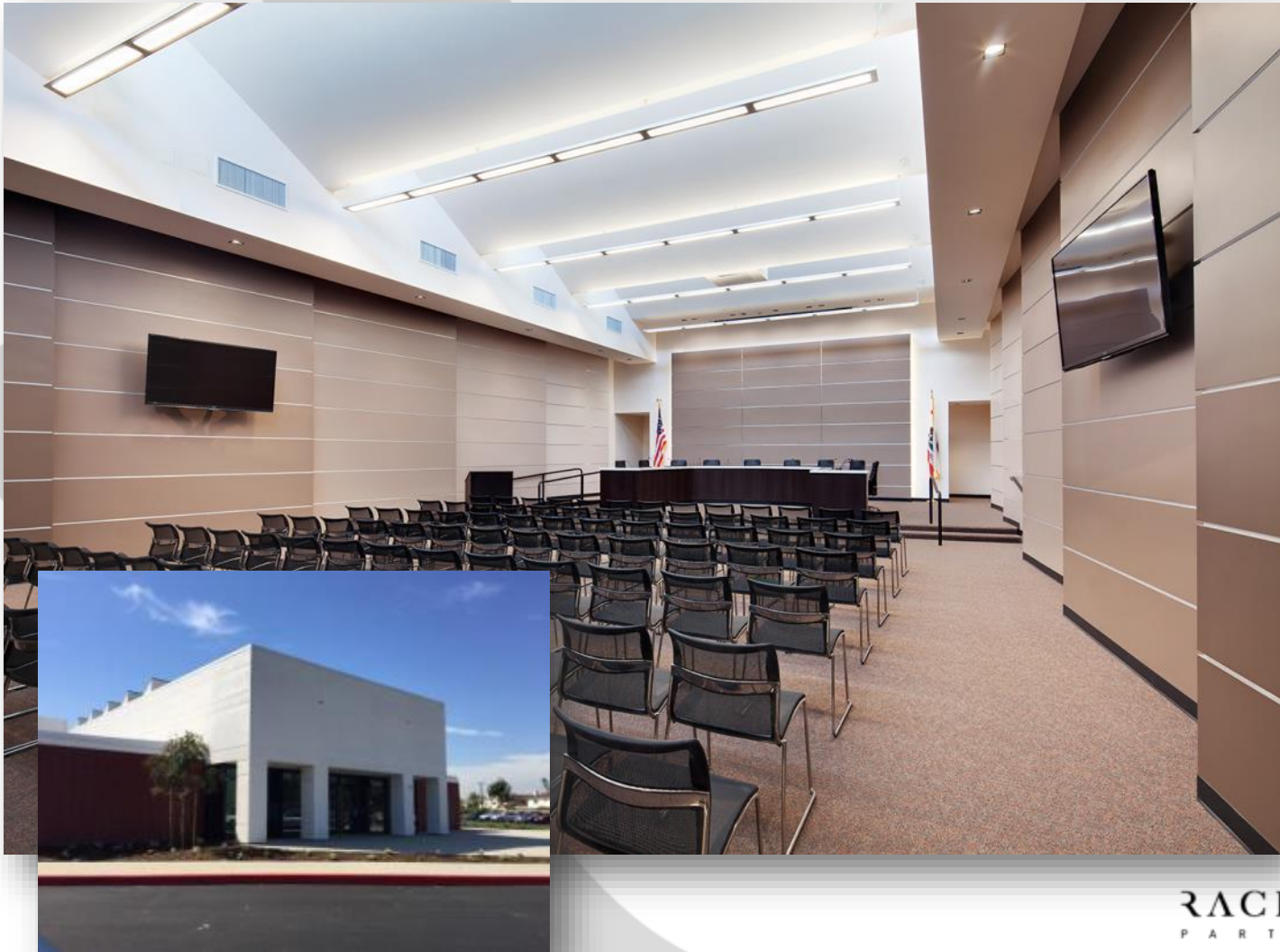




# Los Alamitos Unified School District - Measure K

District Office Expansion – Board Room

PROJECTS ACCOMPLISHED – BEYOND GOALS



# Los Alamitos Unified School District - Measure K

District-Wide Data Center

PROJECTS ACCOMPLISHED – BEYOND GOALS



# Los Alamitos Unified School District - Measure K

Auxiliary Modernization

PROJECTS ACCOMPLISHED – NOT PROMISED





# Los Alamitos Unified School District - Measure K

## CLOSEOUTS – INCLUDING PRE-RACHLIN PARTNERS PROJECTS

McGAUGH ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

McGAUGH ELEMENTARY SCHOOL (7-PORTABLES) – CLOSED WITH CERTIFICATION

LOS ALAMITOS ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

HOPKINSON ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

ROSSMOOR ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

LEE ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

WEAVER ELEMENTARY SCHOOL – CLOSED WITH CERTIFICATION

McAULIFFE MIDDLE SCHOOL – CLOSED WITH CERTIFICATION

OAK MIDDLE SCHOOL – CLOSED WITH CERTIFICATION

LOS ALAMITOS HIGH SCHOOL (GYMNASIUM)– CLOSED WITH CERTIFICATION

LOS ALAMITOS HIGH SCHOOL (WEIGHT ROOM)– CLOSED WITH CERTIFICATION

LOS ALAMITOS HIGH SCHOOL (MODERNIZATION) – CLOSED WITH CERTIFICATION

LOS ALAMITOS HIGH SCHOOL (TWO STORY) – CLOSED WITH CERTIFICATION

NEW PORTABLES AT HOPKINSON, ROSSMOOR, LEE AND LAHS– CLOSED WITH CERTIFICATION

DISTRICT AUXILIARY MODERNIZATION – CERTIFICATION PENDING

DISTRICT OFFICES MODERNIZATION – CERTIFICATION PENDING

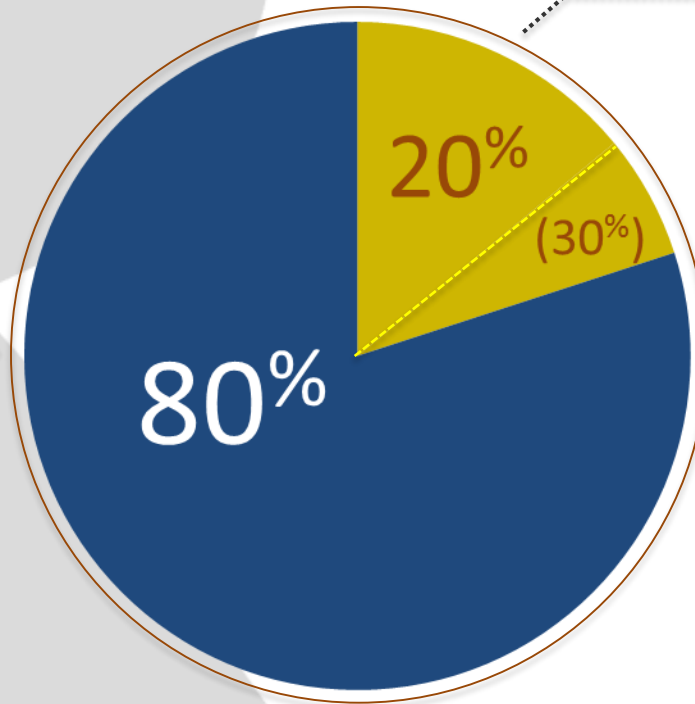


# Los Alamitos Unified School District - Measure K

## HARD COSTS VS. SOFT COSTS

### CONSTRUCTION

THE 10% OF PROGRAM DOLLARS  
SAVED TRANSLATES TO A FULL  
80% AVAILABLE FOR  
CONSTRUCTION.



### RACHLIN ADMINISTRATIVE

WHEN MANAGED BY RACHLIN  
PARTNERS, A TYPICAL PROGRAM  
SPENDS A MERE 20% OF ITS BUDGET  
ON ADMINISTRATIVE COSTS.

### TYPICAL ADMINISTRATIVE

THE TYPICAL PROGRAM SPENDS 30%  
OF ITS BUDGET ON ADMINISTRATIVE  
COSTS.



# Los Alamitos Unified School District

FUTURE BOND PROJECTS

THERE IS STILL WORK TO DO!



# Los Alamitos Unified School District

## FUTURE BOND PROJECTS

- PERFORMING ARTS CENTER
- ADDITIONAL SCIENCE CLASSROOMS
- IMPROVED AQUATICS CENTER
- ADDITIONAL GYMNASIUM AT THE HIGH SCHOOL
- GYMNASIUM AT McAULIFFE MIDDLE SCHOOL
- MULTI-PURPOSE ROOMS AT ELEMENTARY SCHOOLS
- IMPROVED PARENT/BUS DROP-OFF AT ALL SITES





A. - Budget & Expenditure Report

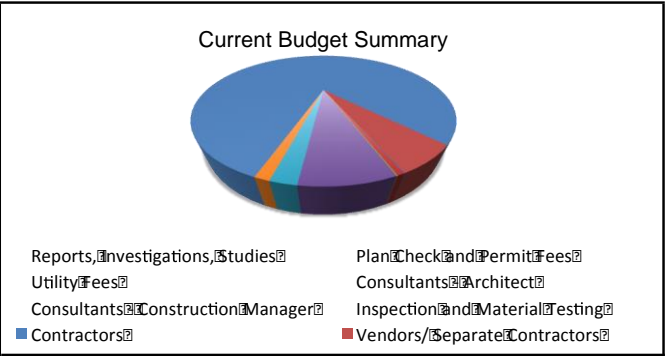
Measure K - Budget Reports

FUNDING thru December 31, 2015						
				Fund 21 & Fund 40		
Fiscal Year	Projected Proceeds	Fund 21 Revenue	Fund 40 Revenue	Interest Received	Received to Date	Percentage Received
2008-2009	\$ 27,000,000	\$ 27,000,000	\$ -	\$ 157,555	\$ 27,157,555	100.58%
2009-2010	\$ -	\$ -	\$ -	\$ 270,698	\$ 270,698	0.00%
2010-2011	\$ 23,000,032	\$ 23,000,032	\$ -	\$ 104,770	\$ 23,104,802	100.46%
2011-2012	\$ 45,240,236	\$ 18,723,112	\$ 26,517,125	\$ 102,302	\$ 45,342,538	100.23%
2012-2013	\$ -	\$ -	\$ -	\$ 114,083	\$ 114,083	0.00%
2013-2014	\$ 30,759,732	\$ 30,804,114	\$ -	\$ 102,478	\$ 30,906,593	100.48%
2014-2015				\$ 70,774	\$ 70,774	0.00%
2015-2016	\$ -	\$ -	\$ -	\$ 13,470	\$ 13,470	0.00%
Totals	\$ 126,000,000	\$ 99,527,258	\$ 26,517,125	\$ 936,132	\$ 126,980,514	100.78%
Total Measure K Funding Received To Date \$ 126,980,514.11						
BUDGETS thru December 31, 2015 & EXPENDITURES thru December 31, 2015						
School / Project	Budget	Adjusted Budget	Contract Commitment	Paid To Date	Percentage Complete	
McGaugh Elementary School - Phase 6	3,000,000	3,000,000	3,000,000	3,000,000	100.00%	
McAuliffe Middle School	13,143,810	13,143,810	13,143,810	13,143,810	100.00%	
Los Alamitos Elementary School	6,739,353	6,739,353	6,739,353	6,739,353	100.00%	
Rossmoor Elementary School	11,462,864	7,298,276	7,298,276	7,298,276	100.00%	
Hopkinson Elementary School	11,004,670	8,372,320	8,372,320	8,372,320	100.00%	
Lee Elementary School	12,479,494	8,108,427	8,108,427	8,108,427	100.00%	
Los Alamitos High School + AMF SB Round 2	10,350,251	6,042,554	6,042,554	6,042,554	100.00%	
Oak Middle School	27,236,769	25,406,435	25,406,435	25,406,435	100.00%	
Weaver Elementary School	14,147,340	12,842,087	12,842,087	12,842,087	100.00%	
District Office	18,292,959	19,186,701	19,024,638	17,513,833	91.28%	
Athletic Matching Projects Round 1	341,181	341,181	341,181	341,181	100.00%	
LAHS Track & Field	5,008,969	4,096,342	4,096,342	4,096,342	100.00%	
Auxiliary	5,416,135	4,638,822	4,524,541	4,471,756	96.40%	
Laurel Portables	420,000	336,478	336,478	336,478	100.00%	
Technology	2,000,000	2,000,000	2,000,000	1,997,760	99.89%	
Program Management	5,424,239	5,424,239	5,424,239	5,115,367	94.31%	
Reserve Funds / Interest / Additional Bond Proceeds	0	3,488	0	0	0.00%	
Totals:	\$ 146,468,036	\$ 126,980,513.76	\$ 126,700,682	\$ 124,825,980	98.30%	

1. - Budget Summary Report

District Office

FUNDING				
Code	Source	Original Amount	Modifications	Current Amount
0.100	State Bond Funds	0	0	0
0.200	Facilities - Fund 40	0	0	0
0.300	Deferred Maintenance - Fund 14	0	750,000	750,000
0.400	Measure K Funds - Fund 21	9,455,127	0	9,455,127
0.450	Reserve Funds Transfer - Fund 21	0	812,338	812,338
0.450	Reserve Funds Transfer - Fund 21	0	8,025,494	8,025,494
0.460	Reserve Funds/Interest Transfer and Closeout Savings		116,429	116,429
0.470	Transfer from Auxiliary		777,313	777,313
	Totals	\$ 9,455,127.00	\$ 10,481,573.87	\$ 19,936,700.87



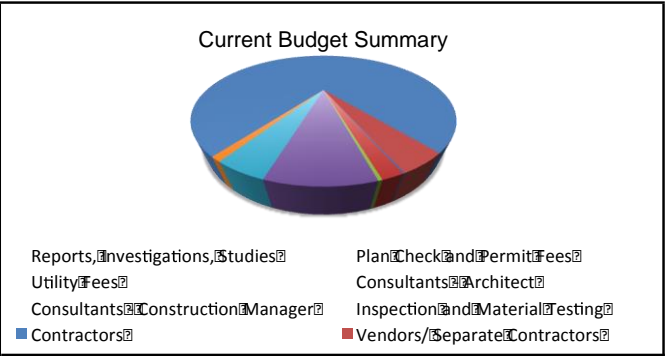
BUDGETS thru 12/31/15				
		BUDGET		
Code	Description	Preliminary Budget	Budget Modifications	Current Budget
1.000	Accounting and Legal Fees			
	Division Subtotal:	0	0	0
2.000	Reports, Investigations, Studies			
	Division Subtotal:	13,950	0	13,950
3.000	Plan Check and Permit Fees			
	Division Subtotal:	114,349	2,046	116,395
4.000	Utility Fees			
	Division Subtotal:	20,726	(5,360)	15,367
5.000	Consultants - Architect			
	Division Subtotal:	1,444,457	0	1,444,457
6.000	Consultants - Construction Manager			
	Division Subtotal:	407,699	0	407,699
7.000	Inspection and Material Testing			
	Division Subtotal:	332,773	(95,351)	237,422
8.000	Contractors			
	Division Subtotal:	13,561,740	2,265,080	15,826,820
9.000	Vendors/ Separate Contractors			
	Division Subtotal:	2,397,265	(1,272,674)	1,124,591
TOTAL ESTIMATED PROJECT COST:		\$ 18,292,959.26	\$ 893,741.61	\$ 19,186,700.87

EXPENDITURES thru 12/31/15		
EXPOSURE	EXPENDITURE	REMAINING
Committed Contract(s)	Paid To Date	Budget Balance
0	0.00	0
13,950	13,950.00	0
116,395	91,560.89	0
15,367	15,366.84	0
1,444,457	1,349,715.71	0
407,699	336,173.89	0
237,422	237,421.63	0
15,826,820	14,512,655.50	0
962,529	956,988.43	162,062
\$ 19,024,638.39	\$ 17,513,832.89	\$ 162,062.48

1. - Budget Summary Report

Auxiliary

FUNDING				
Code	Source	Original Amount	Modifications	Current Amount
0.100	State Bond Funds	0	0	0
0.200	Facilities - Fund 40	0	0	0
0.300	Deferred Maintenance - Fund 14	0	0	0
0.400	Measure K Funds - Fund 21	0	0	0
0.450	Reserve Funds Transfer - Fund 21	0	5,416,135	5,416,135
0.450	Reserve Funds Transfer - Fund 21	0	(777,313)	(777,313)
0.500	Donations			
	Totals	\$ -	\$ 4,638,822.31	\$ 4,638,822.31



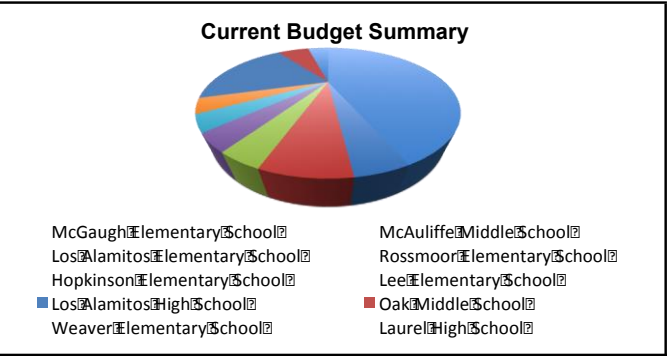
BUDGETS thru 12/31/15				
		BUDGET		
Code	Description	Preliminary Budget	Budget Modifications	Current Budget
1.000	Accounting and Legal Fees			
	Division Subtotal:	0	0	0
2.000	Reports, Investigations, Studies			
	Division Subtotal:	6,875	0	6,875
3.000	Plan Check and Permit Fees			
	Division Subtotal:	102,060	(16,997)	85,063
4.000	Utility Fees			
	Division Subtotal:	108,000	(92,338)	15,662
5.000	Consultants - Architect			
	Division Subtotal:	470,820	(71,824)	398,996
6.000	Consultants - Construction Manager			
	Division Subtotal:	203,849	0	203,849
7.000	Inspection and Material Testing			
	Division Subtotal:	120,335	(73,247)	47,088
8.000	Contractors			
	Division Subtotal:	4,087,011	(405,306)	3,681,705
9.000	Vendors/ Separate Contractors			
	Division Subtotal:	317,185	(117,602)	199,583
TOTAL ESTIMATED PROJECT COST:		\$ 5,416,135.00	\$ (777,312.69)	\$ 4,638,822.31

EXPENDITURES thru 12/31/15		
EXPOSURE	EXPENDITURE	REMAINING
Committed Contract(s)	Paid To Date	Budget Balance
0	0.00	0
6,875	6,875.00	0
85,063	85,063.49	0
15,662	15,661.96	0
398,996	392,227.40	0
203,849	177,488.00	0
47,088	47,088.45	0
3,681,705	3,681,705.00	0
85,302	65,646.88	114,281
\$ 4,524,541.31	\$ 4,471,756.18	\$ 114,281.00

1. - Budget Summary Report

Technology

FUNDING				
Code	Source	Original Amount	Modifications	Current Amount
0.100	State Bond Funds	0	0	0
0.200	Facilities - Fund 40	0	0	0
0.300	Deferred Maintenance - Fund 14	0	0	0
0.400	Measure K Funds - 1st Series - Fund 21	500,000	0	500,000
0.410	Measure K Funds - 2nd Series - Fund 21	296,178	0	296,178
0.420	Measure K Funds - 3rd Series - Fund 21	290,515	0	290,515
0.430	Measure K Funds - 4th Series - Fund 21	416,457	0	416,457
0.440	Measure K Funds - 5th Series - Fund 21	494,609	0	494,609
0.500	Lease Rebate	0	2,241	2,241
	Totals	\$ 1,997,759.00	\$ 2,241.01	\$ 2,000,000



BUDGETS thru 12/31/15				
		BUDGET		
School	Description	Preliminary Budget	Budget Modifications	Current Budget
1	McGaugh Elementary School			
	School Subtotal:	30,990	58,914	89,904.36
2	McAuliffe Middle School			
	School Subtotal:	54,117	91,001	145,117.59
3	Los Alamitos Elementary School			
	School Subtotal:	25,875	51,048	76,922.73
4	Rossmoor Elementary School			
	School Subtotal:	26,509	50,141	76,650.23
5	Hopkinson Elementary School			
	School Subtotal:	27,185	49,929	77,114.45
6	Lee Elementary School			
	School Subtotal:	26,551	47,399	73,949.74
7	Los Alamitos High School			
	School Subtotal:	136,096	251,911	388,006.93
8	Oak Middle School			
	School Subtotal:	42,533	77,454	119,986.98
9	Weaver Elementary School			
	School Subtotal:	25,198	50,278	75,475.76
10	Laurel High School			
	School Subtotal:	4,947	2,592	7,538.99
11	District Wide			
	School Subtotal:	686,693	182,639	869,332.23
	Unallocated			
	School Subtotal:	913,307	(913,307)	0.00
TOTAL ESTIMATED PROJECT COST:		\$ 2,000,000	\$ -	\$ 2,000,000

EXPENDITURES thru 12/31/15		
EXPOSURE	EXPENDITURE	REMAINING
Committed Contract	Paid To Date	Budget vs Paid
89,904.36	89,904.36	0.00
145,117.59	145,145.23	(27.64)
76,922.73	76,922.73	0.00
76,650.23	76,650.23	0.00
77,114.45	77,114.45	0.00
73,949.74	73,949.74	0.00
388,006.93	388,006.93	0.00
119,986.98	119,986.98	0.00
75,475.76	75,475.76	0.00
7,538.99	7,538.99	0.00
869,332.23	867,064.99	2,267.24
0.00	0.00	0.00
\$ 2,000,000	\$ 1,997,760	\$ 2,239.60



# Questions

ANSWERS

## ON TIME AND ON BUDGET!

