

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Citizens' Bond Oversight Committee

April 1, 2020

FINAL MINUTES – Approved October 14, 2020

A meeting of the independent Citizens' Bond Oversight Committee of the Los Alamitos Unified School District was held on Wednesday, April 1, 2020 via teleconference.

I. CALL TO ORDER

The meeting was called to order at 6:32 p.m. by Chair Janet Murphy. A quorum of members was present and the meeting, having been duly convened, was ready to proceed with business.

II. PLEDGE OF ALLEGIANCE

C.J. Knowland led the committee and staff members in reciting the Pledge of Allegiance.

III. ATTENDANCE

Members Present

Craig Cartozian
Keith Crafton
Alexandra Ito
Ashran Jen
Trini Jimenez
Brett Lorber
Brady Metcalfe
Janet Murphy
Lorraine Navarro
Marilynn Poe
Chad Stuart

Staff Present

Nancy Nien
C.J. Knowland
Elvia Galicia
Mayra Gonzalez
Shoshana Dornblaser

IV. WELCOME/INTRODUCTIONS

Chair Janet Murphy welcomed the committee members and staff and introduced Ashran Jen, the new committee member.

V. APPROVAL OF MINUTES

Keith Crafton moved to approve the *January 29, 2020* meeting minutes and Brett Lorber seconded. Marilynn Poe abstained from the vote as she was not in attendance at the

January 29, 2020 meeting. The committee unanimously adopted, and the motion was carried.

VI. COMMUNITY/STAFF PARTICIPATION ON NON-AGENDA ITEMS

None.

VII. APPROVAL OF ANNUAL REPORT

Marilynn Poe made a motion to approve the annual report which was seconded by Keith Crafton. The committee unanimously adopted, and the motion was carried.

VIII. UPDATE ON MEASURE K AND MEASURE G PROJECTS

C.J. Knowland updated the committee on the progress of the various construction projects. The Hopkinson and LAE Restroom Buildings projects were approved by DSA in February. Fabrication of the buildings has begun and the delivery is on schedule. The projects are currently being bid and job walks are being conducted with the general contractors and sub-contractors. Bids are scheduled to be received next week.

The original bid for the Softball Scoreboard project was \$88,000. By working directly with the sub-contractors, the District was able to mitigate costs and change design requirements to avoid unnecessary work resulting in a price of \$39,350. The contracts have been finalized and the steel i-beams are in the process of being fabricated.

The high school infrastructure project is wrapping up. The construction trailers have been removed from the site and the punch list is being completed and will be signed off by the project inspector which should be finished in the next week.

The priorities for the LAHS practice gym have been identified by site administration to include: three courts, exterior facing restroom facilities, a storage area and team rooms. These items will be added to the scope depending on Board direction following the finalization of the Guaranteed Maximum Price (GMP) of the multistory building.

During the last few weeks the pool slab was poured for the aquatic center project and the tiling should begin in the next few weeks. The project is on schedule and is expected to be completed by this summer.

DSA approval of construction documents has been received for the multistory STEM building as well as the final construction estimate which came in at \$58.2 million. The final GMP came in at \$49 million and a 5% contingency of \$2.3 million was removed. Soft costs such as architecture and inspection services are not included in these figures.

C.J. reviewed the overall project list and associated costs. The total for all projects is \$154.8 million which includes additional projects such as LAHS Classroom Modernization and Performing Arts Center Modernization. The feasibility of completing all projects will be dependent on whether the District is awarded any matching funds and/or grants.

IX. FINANCIAL REPORT

C.J. presented the Project Budget Summary Report as of January 31, 2020. Due to the fact that the infrastructure project started before Measure G passed, it was funded in part by \$1.1 million taken from Fund 40, the School Facilities Fund. The Board has also committed other funds such as \$2 million per year for maintenance. The report includes the new restroom buildings at Hopkinson and LAE, the McGaugh playgrounds and the softball scoreboard which were added to the report since the last reporting period.

Elvia Galicia explained that no budget adjustments have been made to date, but possibly there will be in the future. The current report includes all expenditures, invoices and purchase orders that have been paid as of January 31, 2020.

The report details the expenditures for the Hopkinson Restroom project with the soft costs already having been paid which covers preparation items such as California Environmental Quality Act (CEQA) documents, advertising for bidding, geotechnical fees and other similar items. The modular building was purchased using a California Multiple Award Schedule (CMAS) agreement which allows for fabrication to begin prior to awarding the contract to the general contractor. The goal is to complete this project and the LAE restroom project this summer.

The LAE Restroom project is nearly identical to the Hopkinson project, however, there is some additional work needed at LAE resulting in a slightly higher budget.

The typical playground replacement projects were budgeted at \$425,000 with the majority of the cost being the general contractor. These projects were designed by an architect, approved by DSA and bid out to a general contractor. For the McGaugh playground replacements a CMAS agreement was used allowing the District to eliminate many of the soft costs. An architect was not needed and the project was pre-DSA approved allowing the District to easily contract and immediately build the playground substantially reducing the overall cost and time required.

Expenditures for the aquatic center project are at about the half way point. At this phase of the project, nearly all of the costs are for the general contractor. The first change order was received for this project for \$10,000 including a credit for some work that had been originally included by the architect, but was ultimately not necessary. This had to do with the details of the scoreboard footings and shade structures. A more economical installation method was used.

The District received the preliminary Guaranteed Maximum Price for the multistory STEM building on March 18 which allows construction to begin and will be incorporated into the next report under the amount committed.

The financial report currently includes only the completed baseball scoreboard. The softball scoreboard will be included in the next report.

X. COMMITTEE COMMENTS

None.

XI. PROPOSED FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS

- Election of committee chair and vice chair

XII. SELECTION OF 2020-2021 MEETING DATES

Proposed future meeting dates are: October 14, 2020, January 20, 2021 and March 31, 2021. A tour of the construction sites at the high school has been scheduled for August 25, 2020.

XIII. ADJOURNMENT

A motion to adjourn the meeting was made by Brett Lorber with a second from Keith Crafton. The meeting was adjourned at 7:48 p.m. An abbreviated meeting of the Citizens' Bond Oversight Committee will be held on August 25, 2020 at 9:00 a.m. and will include a tour of the high school campus. The next regular meeting will be held on Wednesday, October 14, 2020, at 6:30 p.m. in the District Office Board Room.