

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Citizens' Bond Oversight Committee

January 20, 2021

**UNAPPROVED MINUTES – Approved March 31, 2021**

A meeting of the independent Citizens' Bond Oversight Committee of the Los Alamitos Unified School District was held on Wednesday, January 20, 2021 via teleconference.

I. CALL TO ORDER

The meeting was called to order at 6:33 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

Trini Jimenez 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

Elvia Galicia  
C.J. Knowland  
Mayra Gonzalez  
Shoshana Dornblaser

IV. WELCOME/INTRODUCTIONS

Chair Janet Murphy welcomed the committee members.

V. APPROVAL OF MINUTES

Marilynn Poe moved to approve the *October 14, 2020* meeting minutes and Keith Crafton seconded. The committee unanimously adopted, and the motion was carried.

VI. COMMUNITY/STAFF PARTICIPATION ON NON-AGENDA ITEMS

None.

VII. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Marilynn Poe motioned to reelect the sitting Chairperson, Janet Murphy, and Vice Chairperson, Brett Lorber, to serve for another term. Trini Jimenez seconded the motion and the motion carried.

VIII. DRAFT ANNUAL REPORT

Elvia Galicia and C.J. Knowland presented a draft of the annual report. The audit, which has been delayed due to Covid -19, will be presented at the next Citizens' Bond Oversight Committee meeting. Information from the audit is referenced in the annual report so the report cannot be finalized until the next committee meeting on March 31, 2021. The annual report will be presented to the Board of Education on April 13, 2021.

IX. CBOC INTERVIEWS

Five committee members' terms are expiring and interviews for those positions will be held on January 22, 2021.

X. UPDATE ON MEASURE K AND MEASURE G PROJECTS

The last piece of structural steel was placed on the new LAHS multistory building which was commemorated with an informal ceremony. The next milestone is the installation of brick veneer which should be completed by June 2021. The roof is expected to be installed by September 2021 at which time interior framing will begin with the installation of finishes completed by February 2022. Substantial completion of the building is expected for May 2022 with a July 2022 occupancy.

C.J. Knowland shared details on the solar program which is not included in Measure G, but will affect all campuses. Solar panels will be installed at each school site and the District Office. Feedback from community outreach meetings is being evaluated and potential location changes are being considered for Los Alamitos Elementary, Oak Middle School and the District Office. This project will be expedited as it has been preapproved by DSA and is expected to be completed during the 2021-22 school year.

Security fencing at Hopkinson Elementary School will be getting underway soon. The project will include a gate with a keypad and camera access controls. Kids Korner will have a separate gate giving the program a much-needed designated drop off/pick up point. The fencing will include a vehicle access gate for landscaping vehicles and equipment. This project is also not being paid for with bond funds.

All playgrounds have been replaced at McGaugh Elementary School and Rossmoor Elementary School. Two playgrounds have already been replaced at Hopkinson and the third is currently in progress. The footprint of the new Hopkinson playground is not changing which means DSA approval was not required resulting in cost savings. The structure is currently being fabricated and will be installed in the next few weeks with a completion date at the end of March.

Los Alamitos Elementary School will have its two remaining playgrounds replaced during Summer 2021 at a cost of \$600,000. Weaver and Lee both have one remaining playground each to be replaced.

Upcoming projects at Los Alamitos High School are a new gymnasium, campus modernization and modernization of the Performing Arts Center. The scope of the gymnasium project is still being determined. Cost estimates are currently being drafted for a two-court vs. three-court gym and competition vs. practice facility. The campus modernization project involves updating data technology, updating existing science classrooms and overall aesthetic upgrades such as drywall, paint, carpet and ceiling tiles. The goal of upgrading the performing arts center is to increase seating capacity, but options are limited due to the fact that it is a concrete structure. Every effort is being made to maximize cashflow for these projects. Of these three projects, the campus modernization will come last. Direction for all projects comes from the Board of Education.

#### XI. FINANCIAL REPORT

C.J. presented the Financial Report as of October 31, 2020. Since the last reporting period, spending on the STEM building has increased as the middle of the project timeline approaches. The infrastructure project was recently closed out. Excess funds from the Aquatics Center will be reallocated once the project is closed out. The restroom projects came in a little bit higher than initially anticipated requiring some modifications to the budgets. However, the playground replacement projects have thus far all come in below budget.

A budget modification was made on the Los Alamitos Elementary School Restroom Project due to the cost of the connection to the City's water line for fire water. DSA required that a fire hydrant be added to the site for the restroom building. The same modification was needed at Hopkinson, but the cost was lower due to the location. Another factor in the budget modifications was that the bids came in higher than expected for these projects.

As of October 31, 2020, nearly \$59 million has been committed for the multistory building project and the project is on schedule and on budget. The committed costs include insurance for the general contractor and a \$1 million allowance for any additions to the project as it progresses.

The amount committed for the Aquatics Center is \$10.6 million with an original budget of \$12.7 million resulting in significant funds that can be reallocated to other projects. The construction manager held the contractors accountable and made sure that what was bid was what was delivered. The change order rate was below 3%. Some final items are still being negotiated as the punchlist items are wrapped up, but significant cost savings are anticipated.

#### XII. COMMITTEE COMMENTS

None.

#### XIII. PROPOSED FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS

Approve meeting dates for 2021-22.

XIV. ADJOURNMENT

A motion to adjourn the meeting was made by Trini Jimenez with a second from Keith Crafton. The meeting was adjourned at 7:35 p.m. The next meeting will be held on Wednesday, March 31, 2021, at 6:30 p.m. in the District Office Board Room or via teleconference.