

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Citizens' Bond Oversight Committee

October 6, 2021

FINAL MINUTES – Approved March 30, 2022

A meeting of the independent Citizens' Bond Oversight Committee of the Los Alamitos Unified School District was held on Wednesday, October 6, 2021 in the District Office Board Room located at 10293 Bloomfield Street, Los Alamitos, California.

I. CALL TO ORDER

The meeting was called to order at 6:29 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

Marilynn Poe led the committee and staff members in reciting the Pledge of Allegiance.

III. ATTENDANCE

Members Present

Keith Crafton
Alexandra Ito
Trini Jimenez
Brett Lorber
Janet Murphy
Lorraine Navarro
Marilynn Poe

Staff Present

Elvia Galicia
C.J. Knowland
Mayra Gonzalez
Shoshana Dornblaser

Members Absent

Craig Cartozian
Ashran Jen
Brady Metcalfe
Chad Stuart

IV. WELCOME/INTRODUCTIONS

Chair Janet Murphy welcomed the committee members.

V. APPROVAL OF MINUTES

Keith Crafton moved to approve the *March 31, 2021* meeting minutes and Brett Lorber seconded. The committee unanimously adopted, and the motion was carried.

VI. COMMUNITY/STAFF PARTICIPATION ON NON-AGENDA ITEMS

None.

VII. UPDATE ON MEASURE K AND MEASURE G PROJECTS

C.J. Knowland presented an update on the District construction projects. The playground replacement projects were slated to be completed during the summer. Unfortunately, a fire at the Playworld factory delayed the projects. The first shipment of playground equipment is expected to arrive in October. The District has proactively scheduled the work with the contractors so that demolition of the old playgrounds can begin as soon as confirmation of the shipment of the equipment is received.

The LAHS Aquatic Center project is complete and the new facility is being used for swimming and water polo. There are some outstanding costs associated with this project. A \$400,000 claim has been made with respect to the disposal of potentially hazardous soil. The District's position is that the claim has no merit and the District will defend its position if not resolved through mediation. The project costs will remain within the budgeted amount regardless of the outcome of the claim.

The LAHS Multistory building project is on schedule and any COVID related material delays have been navigated by re-sequenced construction activities so that the project completion date is not affected. The interior wall framing is complete on the first and second floor and nearing completion on the third floor. Next the drywall and other finishes will be installed. The mechanical, electrical and plumbing rough-in is complete. The exterior drywall and insulation are currently being installed after which the brick veneer will be placed.

Future projects include a second gymnasium, classroom modernization and modernization of the Performing Arts Center. Four options are being considered for the new gymnasium (3-court vs. 2-court and competition vs. practice.) A cost itemized menu of classroom modernization options was presented to the Board which includes upgrading finishes, low voltage and IT upgrades.

The Board has approved starting the design process of the gymnasium project for a 3-court competition gym with a \$20 million budget. This includes retractable bleachers, team rooms, a ticket booth and snack bar. The design period will take approximately nine months and three to six months for review by DSA. Construction costs cannot be locked in until DSA approval is received. Construction should take about 18 months with additional time needed for contract procurement. The total timeline for the project is estimated at three and a half years.

Project needs identified by the high school staff for the Performing Arts Center are storage space, upgraded restrooms, additional seating and audio-visual upgrades. The Facilities department met with several architectural firms who all agreed that any expansion of the building would require significant seismic upgrades due to the concrete building material used throughout the structure. It is possible that the Seismic Mitigation Program may provide additional funding. The estimated cost of a complete modernization is upwards of \$20 million while a new Performing Arts Center was determined to cost about \$55 million. Both options are in excess of the current budget.

Based on the budget, the cost analysis indicates that feasible options include the following:

- Replace and upgrade aging audio visual equipment (\$50K-\$280K)

- Expand the outdoor stage area located on the backside of the Performing Arts Center (\$1.5-\$3.0M)
- Replace weathered finish materials such as carpet, seating, curtains, etc. (\$100K-\$1.0M)

Additional meetings with staff have been conducted to coordinate the equipment needs for the performance area located on the grand staircase of the Multistory Building which involves A/V controls for performances and locations for power and microphone inputs embedded into the concrete stairs.

LAHS Modernization will require phasing across the campus and can be performed incrementally as the remaining budget allows while being supplemented through deferred maintenance, state funding and other available grants.

The design team is currently working with high school staff to determine the new finishes for the modernized classrooms. The estimated cost of the modernization is \$13.0M - \$20.3M. Carpet is currently being quoted and buildings are being prioritized for replacement through deferred maintenance. Mr. Knowland mentioned that the District is considering installing LVT tiles in the classrooms as they contribute to the overall aesthetic of the rooms and are easier to maintain.

VIII. FINANCIAL REPORT

Mayra Gonzalez presented the June 30, 2021 Financial Report. Revenues received to date are \$104,523,280.52. Additional bonds are expected to be sold in Fall 2022. Mayra reviewed budgets and expenditures for each of the projects.

Program Management has a budget of \$3.5 million and \$1.9 million has been spent thus far.

There was a \$100,000 increase in the budget for the Lee Secondary Playground Replacement project due to an increased footprint from the original plan.

A preliminary budget has been set for the construction of the second gym at LAHS with \$11 million from Measure G, \$2 million from Measure K and \$7 million from the Facilities Fund 40.

The LAHS Infrastructure project is complete. It had a budget of \$21.8 million and a savings of \$1.6 million.

The Aquatic Center is complete, but due to the outstanding claims, some of the current balance of \$1.2 million may be spent in the future.

The Multistory STEM Building has a budget of \$67 million. Contracts committed are \$30.5 million, bond fund expenditures are \$29.7 million and a current balance of \$6.8 million. The balance will be spent on furniture and other purchases needed to open the building.

Lorraine Navarro suggested including a construction schedule at the next meeting.

Elvia Galicia explained that Fund 40 currently has a balance of \$7 million. Some of these funds will be used to supplement the funding for these projects since the bond funds will not be sufficient alone.

Brett Lorber asked about state matching funds. Elvia explained that the District does apply for these funds, but it is a slow process and availability is dependent on the passage of a state level bond.

IX. DISCUSSION OF SITE VISIT

The committee agreed that they would like to visit the multistory building and the location of the new gym. District staff will coordinate with the school site to determine a date and time.

X. COMMITTEE COMMENTS

Janet Murphy shared comments she received from committee member Ashran Jen who was not able to attend the meeting. He mentioned seeing the progress of the multistory building and reminded everyone that bond proceeds cannot be used to fund the board recall process.

XI. PROPOSED FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS

None.

XIV. ADJOURNMENT

A motion to adjourn the meeting was made by Lorraine Navarro with a second from Brett Lorber. The meeting was adjourned at 7:29 p.m. The next meeting will be held on Wednesday, January 26, 2022, at 6:30 p.m. in the District Office Board Room.