

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Citizens' Bond Oversight Committee

October 12, 2022

FINAL MINUTES – Approved January 25, 2023

A meeting of the independent Citizens' Bond Oversight Committee of the Los Alamitos Unified School District was held on Wednesday, October 12, 2022 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 6:31 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

Trini Jimenez
Brett Lorber
Janet Murphy
Lorraine Navarro
Marilynn Poe
Paurvi Trivedi

Staff Present

Elvia Galicia
C.J. Knowland
Mayra Gonzalez
Shoshana Dornblaser

Members Absent

Keith Crafton
M. Brady Metcalfe
Chad Stuart

IV. WELCOME/INTRODUCTIONS

Chair Janet Murphy welcomed the committee members and each of the attendees introduced themselves.

V. APPROVAL OF MINUTES

Lorraine Navarro moved to approve the March 30, 2022 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 of the District's construction projects. The Los Alamitos High School STEM Building construction is complete. There are some punch list items currently being addressed and should be completed soon. The amount of contingency funds is being finalized and project costs are being closed out. Remaining items which are included in the Erickson Hall contract are removal of portables and possible relocation of existing portables. Additional furniture needs are being determined and ordered for teachers and administrators. Branding meetings are being held with site administrators to determine how to fill the empty wall spaces.

An assistant principal's office has been moved to the space originally designated for the mailroom in order to have all administrator located near each other. Therefore, the current mail room will be upgraded. This project will go out to bid next week.

As of June 30, 2022, the STEM Building project was 95% complete with \$42.4 million spent of the construction contract value of \$49 million.

C.J. presented the finalized second gymnasium floor plan which includes two phases. Phase 1 is the 30,297 square foot gymnasium and Phase 2 is a 3,065 square foot weight room. Using a phased approach will ensure that the core components of the gymnasium can be completed while managing rising costs that could be an issue in the coming months.

The gymnasium will have three courts, a lobby, interior corridors, five team rooms, two sets of gendered restrooms, four single occupancy restrooms, concessions and storage. The concession stand will serve both the interior and exterior of the building. The addition of this new gymnasium will provide more court time for teams and reduce the need to rent outside facilities. C.J. shared renderings of the exterior and interior of the building. When the bleachers are opened the gymnasium will be able to seat 2,000 students and host competition games.

The total project budget for the gymnasium is \$21 million. The construction cost budget is \$17 million. According to Producer Price Index data, as of May 2022, the cost of construction materials has risen 19.2% year over year and 35.6% since the start of the pandemic. The District solicited estimates from two estimating firms and two general contractors which included both Phase 1 and Phase 2 and factored in anticipated cost escalations, construction hard costs and planning soft costs. The estimates came in ranging from \$27.8 million to \$33.6 million.

Upcoming activities include removal of the portable classrooms located in the footprint of the second gymnasium, completion of the construction documents design phase and determination of the final project estimate. Also ongoing, is working to value engineer finish items and materials where possible to provide cost reduction options related to exterior metal panels, exterior brick veneer, plaster and paint. The construction team is also looking at modernization of the high school classrooms with the intent of working on them during summer breaks over the next few years to reduce the impact to the campus.

Once costs are finalized for the multistory building, the District will be able to determine the remaining budget that can be rolled over to other projects. This would include returned project contingency, rollover of the unused soft cost budget and the seismic mitigation

program grant funding for which the District has been preliminarily approved for \$2.7 million.

The project is expected to be submitted to DSA in November or December. The review process will take approximately six months with construction starting in June 2023 and lasting about 18 months.

VIII. FINANCIAL REPORT

Mayra Gonzalez presented the June 30, 2022 Financial Report including the expenditures and current balance for each project. A new line item was added to the report for GASB-31 (FMV-Fair Market Value). This is a requirement of the Governmental Accounting Standards Board and represents the change in value of the investments as a result of current market trends.

The contracts committed thus far for the Gymnasium Project amount to \$946,038.71 which is for the planning phase of the project, primarily for architectural services. The Multistory Building Project has a remaining budget of \$6.6 million. These funds will be used for the high school mailroom project and additional furniture purchases. Since the last report, the Weaver Elementary School Playground project has been closed out. Total funds available as of June 30, 2022 stands at \$28,897,830.50.

The District has \$20 million in Measure G bonds that can still be sold and \$3.4 million of Measure K bonds. The District is working with counsel to determine the best time to sell the bonds.

IX. COMMITTEE COMMENTS

Janet Murphy reminded the committee that the chairperson and vice chairperson will be elected at the next meeting.

Janet Murphy suggested that hard copies of the entire financial report are not needed and going forward only the summary page will be printed.

X. PROPOSED FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS

None.

XI. ADJOURNMENT

The next meetings will be held on January 25, 2023 and March 29, 2023. A motion to adjourn the meeting was made by Trini Jimenez with a second from Lorraine Navarro. The meeting was adjourned at 7:24 p.m.