

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Citizens' Bond Oversight Committee

March 29, 2023

FINAL MINUTES – Approved October 11, 2023

A meeting of the independent Citizens' Bond Oversight Committee of the Los Alamitos Unified School District was held on Wednesday, March 29, 2023 in Conference Room 2 at Los Alamitos High School located at 3591 W. Cerritos Avenue, Los Alamitos, California.

I. CALL TO ORDER

The meeting was called to order at 6:03 p.m. by Chair Keith Crafton. A quorum of members was present and the meeting, having been duly convened, was ready to proceed with business.

II. PLEDGE OF ALLEGIANCE

Keith Crafton led the committee and staff members in reciting the Pledge of Allegiance.

III. ATTENDANCE

Members Present

Christine Coxhill
Keith Crafton
Brett Lorber
Janet Murphy
Lorraine Navarro
Marilynn Poe
Paurvi Trivedi

Staff Present

Elvia Galicia
C.J. Knowland
Shoshana Dornblaser

Members Absent

Trini Jimenez
Chad Stuart

IV. WELCOME/INTRODUCTIONS

Chair Keith Crafton welcomed the committee members and introduced Christine Coxhill, the new member of the committee.

V. APPROVAL OF MINUTES

Janet Murphy moved to approve the January 25, 2023 meeting minutes and Paurvi Trivedi seconded. The committee unanimously adopted, and the motion was carried.

VI. COMMUNITY/STAFF PARTICIPATION ON NON-AGENDA ITEMS

None.

VII. SITE TOUR

The committee visited the high school mail room and pilot classrooms that have been set up for the classroom renovation project. They also toured the area where the new gym will be constructed.

VIII. APPROVAL OF ANNUAL REPORT

A motion was made by Janet Murphy to approve the annual report with a second from Lorraine Navarro. The motion carried unanimously.

IX. UPDATE ON MEASURE K AND MEASURE G PROJECTS

C.J. Knowland presented an update of the District's construction projects. The second gymnasium project was submitted to the Division of the State Architect (DSA) on December 9, 2022. The anticipated completion of their review has been extended from the end of March to the end of April. This should not affect the construction start date as initial activities during the summer involve removing portables and reconfiguring the area. Construction will begin at the end of Summer 2023 and take approximately 18 months. Interviews for general contractors were held with four companies: Erickson-Hall Construction, Keystone Builders, Miller Construction and Pinner Construction. Soft cost items are currently being contracted and implemented. The California Environmental Quality Act (CEQA) Report is now being drafted with the public comment period occurring in June or July. Contracts are also in the works for special inspections and relocation of maintenance, storage and portables. C.J. presented the floor plan and renderings of the new gymnasium. Locations for scoreboards and display boards are being finalized.

The portables currently located in the area where the new gymnasium will be built will be removed and six portables will be used for campus maintenance and storage and will be moved to the area north of the tennis courts. DSA has agreed to an expedited review for relocation/removal of the portables. This work will begin in June 2023.

The weight room is currently being bid as an add-alternate to the gymnasium project and is estimated to cost approximately \$2.7 million. The weight room will have indoor and outdoor fitness areas totaling approximately 4,950 square feet. The indoor square footage is about 3,000 square feet. Each of the outdoor fitness areas include full height roll-up doors.

The high school classroom renovation project will begin at the end of March 2023 and run through Summer 2023. The 100 building demolition began this week. The roof on this building will be repaired as well as the roof on the 150 building. The roofs on the 300/400 building will be replaced this summer. The bids for this project were received last week.

The designs for the classroom renovations have been reviewed with staff to determine the teachers' desks areas, projector and teaching wall locations and tack wall locations. The renovation will include new paint, new flooring, tack walls, new ceiling tiles, two new white boards, relocation of the short throw projector, audio visual hook ups and new clock speakers. Each building was bid separately with Building 300 coming in at \$999,900 which includes 17 classrooms, a staff lounge and a workroom. Building 400 was bid at \$622,583.50 with nine classrooms and a staff lounge. Building 150 came in at \$689,000 with six classrooms and a lecture hall. Building 100 was bid at \$387,000 for six classrooms including removal of the science islands. This averages out to approximately \$62,500 per

classroom or classroom size space. Bidding the projects separately will speed up the schedule and helps keep the bidding process competitive.

X. FINANCIAL REPORT

Elvia Galicia presented the financial report as of January 31, 2023. The District will be selling the remainder of the Measure G bonds (\$20 million) which brings the total sold to \$97 million. The Capital Improvement Fund will also help finance the upcoming construction projects as well as state matching funds and developer fees.

The high school STEM building budget has \$4.6 million remaining. Although the building is complete and in use, there are still some remaining costs such as outstanding invoices, inspections, DSA close outs, additional furniture is needed and the new mail room which is part of the STEM project. After covering these expenses, the District anticipates having about \$2.6 million left.

The aquatics center is now finalized with all outstanding financial obligations paid.

The current budget for the new gymnasium is \$21 million with \$12 million from Measure G, \$2 million from Measure K and the balance from other funds such as Capital Facilities or State Matching Funds.

The high school classroom renovation project is not yet reflected on the financial report, but \$12 million has been allocated to this project. Due to the needed roof repairs, \$1 million will be added to that budget for a total of \$13 million.

Program and Construction Management services are provided by Rachlin and JB Consulting which are comprised of architectural services or inspection services for the new gymnasium. The \$1.9 million modification under Program Management represents the movement of the construction management expenditures to the individual projects which will make those expenses eligible for state matching funds.

XI. SELECTION OF 2023-2024 MEETING DATES

Keith Crafton proposed that the committee meet on the following dates: October 11, 2023, January 24, 2024 and March 27, 2024. Janet Murphy moved to approve these dates which was seconded by Lorraine Navarro. The motion carried.

XII. COMMITTEE COMMENTS

Lorraine Navarro commended the District for the excellent progress on the construction and coming in under budget.

XIII. PROPOSED FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS

None.

XIV. ADJOURNMENT

The next meeting will be held on October 11, 2023 at 6:30 p.m. in the District Office Board Room. A motion to adjourn the meeting was made by Brett Lorber with a second from Paurvi Trivedi. The meeting was adjourned at 7:06 p.m.