

UNADOPTED MINUTES OF THE REGULAR MEETING
 CITIZENS BOND OVERSIGHT COMMITTEE MEETING
 HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 MAY 1, 2024

The Regular Citizens Bond Oversight Committee Meeting on May 1, 2024, was called to order by Antonio Ruiz at 6:35 pm, In Person/ZOOM meeting of the District Administration building located at 15959 East Gale Avenue, Hacienda Heights, California 91745.

Members present were: Charlie Klinakis, Antonio Ruiz, Erica Estrada, Jason Hinojosa

Members absent were: Reina Schmitz, Weixiang Chen, Rod Gonzales

Item No. 1	<p><u>AGENDA REVIEW AND RE-ORDER</u></p> <p>Moved by Charlie Klinakis and seconded by Erica Estrada for Review and Re-order.</p> <p>4 yes 0 No 0 Abstain</p> <p>Review and Re-order <u>None</u></p>
Item No. 2	<p>Request to speak to agenda (Non-Agenda) Items</p> <p><u>None</u></p>
Item No. 3	<p>Moved by Antonio Ruiz and seconded by Charlie Klinakis for Approval of minutes from previous meeting – February 7, 2024</p> <p>4 yes 0 No 0 Abstain</p> <p>Review and Change Change first sentence from February 4, 2024 to February 7, 2024</p>
Item No. 4	<p><u>BOND EXPENDITURES</u></p> <p>Manoj: The next item is the bond expenditure. So, we will put up the bond expenditure summary on the monitor. And just to give a brief overview of the bond expenditure, as you see from the two columns that you see on the Measure BB expenditure and committed. The first column is as of April 24th, which is the recent and the prior was February 2nd that was discussed in the February 7th board meeting. The change as you see is our expenditure to date was \$52,000,000. The last time we brought this item to the CBOC. Now it's about \$54.9 million with our commitment. The total expenditure is \$71,000,000 and you will see a big jump on the commitment from \$9 million to \$16 million. The primary reason is we have started our high school refresh, the four high</p>

school refresh. So, we have already contracted with our contractors that are doing the painting, the flooring and the updates to some of the fixtures. So that's why we have already contracted. The work is ongoing, as Mr. Leonard Hernandez will share and Jessica will share during the bond update. So that's why you see a big jump in the committed. So committed increases when we enter into contract. By the next CBOC meeting, you'll see a significant amount of that commitment will move to the expenditure and you want to see that in the site work and construction line. Any questions on this?

Charlie: I just have a question on the total cost of issuance. That's for the first round?

Manoj: That's both for the 1st and the 2nd round.

Charlie: So that's why it went up another \$500,000.

Manoj: Right, right. It's about \$400 some odd thousand. That's a good notation because we initially issued \$70 million of the first issuance back in 2017. Recently we issued another \$78 million. So the total is \$148 million. You will see that reflection of the cost of issuance on that column 4/24. So you will not see any addition unless there is some cost of issuance, like \$250 we have to pay U.S. bank every year just to maintain the account and disburse the account. So other than that, you will not see any significant increase. So that's the maximum for the \$148 million.

Charlie: So other than the initial, actually other than the first and second round, as far as, the issuance, there's been no other cost associated to the second round of the \$78 million is it?

Manoj: It was about \$400,000 because we have to pay the underwriters, the issuance, yes. Other than that, I mean we are fully issued now. So the authorization for the Bond was \$148 million and we have issued \$148 million. And as you can see, we have spent just spent about \$71 million, so we are right about halfway point, but the goal is to get to the schools by \$148. That's the target for the Board and some of the state funding that we are applying for.

Charlie: Thank you.

Manoj: Any other questions?

Antonio: We'll start with the bond expenditure, is this just a discussion?

	<p>Manoj: Yeah, this is just a discussion. If we don't have any questions, we'll go to the next item.</p>
<p>Item No. 5</p>	<p><u>BOARD BOND PRESENTATIONS</u></p> <p>A. Site Improvements (Information Only)</p> <p>Manoj: The board bond presentation, the site improvements and at this point of time, I want to invite Joel at this point of time or Leonard or Joel. Leonard, you want to come to the podium and present the site improvements? These are non bond expenditures. These are expenditures from example, the COP that we are using for Wedgeworth project, school districts funding we are using for different projects and some of the work is being done in house by our own trade people and some of the work is done by contract.</p> <p>Leonard: Thank you. Good afternoon, Citizen Bond Oversight Committee members, Mr. Roychowdhury, colleagues and committee members alike, I'm Leonard Hernandez. I'm going to present the presentation we presented to the Board of Education on March 26th. Next slide. Here you see Baldwin Elementary school basketball restriping. You see it before and after. We're out there from the facility side trying to make a curb appeal improvement for our students. And this is all done in house within another department, next slide please. Again, basketball restriping basketball court at Sierra Vista Middle School. There's the before and after. Next slide please. This is a list of completed projects and various schools that we went out to do the basketball restriping. It does not only include the asphalt, it also includes the backboards and new basketball nets. So we were trying to give the site a more appealing. And the students are really excited and happy, and now they can see lines and throw their basketball's from. We've also completed reroofing at various school sites that we've done over the summer and at adult Willow, we've completed a fire alarm installation project. Next slide please. Now these are ongoing projects that we currently have and they're continuous at Los Alto High School, we're just finishing the reroofing. We had to go back and repair some more roofing. At Wedgeworth, that continues to go on. My colleague Joel is responsible for the oversee of that Project. At Los Altos High School, again an upcoming project, we have an HVAC major project which is gonna consist of the gym and both boys and girls locker room. At Cedarlane, we're going to move four portables from Newton Middle School over to Cedarlane to add additional classrooms due to reconfiguration. At Palm Elementary School, we're going to complete a fencing project which will seal the back Play Yard and the grass area from our neighbors, so we're safe. And at Workman Elementary we did some carpet repair in the front office, so it's more appealing when you</p>

enter the school site. Next slide. With a special education, we have an innovative playground. We're going to go out to bid with Lasalette Elementary school. At Adult education, we're doing the Willow a two story medical building. We're 99% complete. We're just missing some minor components like, medical curtains. So that's complete. And again, at Dibble, we're about 80% complete with an HVAC replacement project at the Dibble Adult school, a satellite office. Next slide. Currently as it relates to Child Development, we're currently at Wing Lane Elementary School. Child development is putting a new portable for like a head start office and playground, so that's currently undergoing that project. At Nelson Elementary, Workman Elementary and Fair Grove Elementary, we're doing some playgrounds. Rebuilding new place structures and some shade structures. At the Amar Children's Center, we're doing an entry project. And at the Sierra Vista office near Sierra Vista Child Development, they're doing a reception counter. Next slide please. With our Nutrition Services department, we're looking at Wilson High School doing a kitchen modernization. That's an exciting project that we're looking at. At Mesa Robles, we're also looking at another kitchen renovation project. Both these projects must go to DSA. So we're in the schematic designs right now. At Baldwin Elementary, we're gonna complete a three compartment sink to upgrade their kitchen. Next slide please. Within our facilities, overall at Los Altos High School, we're looking at a new press box stadium and bleachers. With La Puente High School, we're looking at putting up some shade structure in the lunch area. It's really hot when it's sunny and the asphalt, we want to provide them shade. At Wilson High School, we're looking at another press box and bleacher project. And then of course, the Workman high school stadium, we chose Option B, the Board of Education chose Option B. So we're moving forward with that project. Yes, Sir?

Antonio: The funding source for this. I know it's not the bond funds, but what funding source?

Leonard: They're various sources from the district. It could be from our deferred maintenance. It could be from our restricted account and I'll refer to Mr. Roychowdhury.

Manoj: So the Workman's Stadium High School is completely built by the district's own funds. The district had some funds and deferred maintenance and other grants that they were received from historical past, and the board assigned about \$16 million for all of these reserved funds for the project for Workman High School.

Antonio: Wilson, La Puente, Los Altos?

Manoj: So these are the stadium. These are all internal funds. The Los Altos High School, we are using the proceeds for the press box, stadium, press box. It's about \$6.2 million. We are using the proceeds from the sale of the surplus properties. The district had two surplus properties La Subida and Glenelder that they sold in 2021. So the Board allocated \$750,000 for the Los Altos High School. So just to give you a snap background, the Los Altos High School football stadium, they have a press box, but we realized that the press box was not built according to the DSA stipulation. So in other words, we have to go and recertify and rebuild the press box so that it is up to code and the safety is guaranteed. To do that, we also have to do some bleacher upgrade in order to satisfy the ADA accessibility. Because right now the bleachers cannot be accessed by anyone on a wheelchair, so we are making that correction. So that's about \$5.25 million along with the architect fee. So that's our proceeds from the sale of properties. La Puente High school custom shade structure is part of the COP that was issued initially for the La Puente Kitchen and the swimming pool. And the Wilson High School Stadium press box, the Board has allocated \$750,000. And it's out to bid right now. So we'll find out how much it cost and then if it needs additional dollars, we may have to dip into that proceeds from the sale of surplus properties.

Antonio: Thank you.

Leonard: next slide. We're looking across the districts to improve our HVAC replacement, so that concludes my presentation. Is there any questions?

Antonio: Same question on this one. This source of funding for the HVAC, is it for maintenance?

Manoj: We have not identified, to be honest. The initial thought process is there is some funding on energy upgrades. So, if we can tap into that funding, the initial thought process was we will use the ESSER funds. The ESSER was the one time funds from the federal government the district received. So we were allocating about \$20 million of ESSER funds for the HVAC project. Unfortunately due to the constraint of ESSER funding that it has to be expended by September of this year, we and HVAC has to go through the DSA. We realized that we cannot use that ESSER funding for HVAC. So we moved the \$20 million of ESSER funds for our technology upgrade project. So that will be used for our network infrastructure, suite switches and routers and camera upgrade through the district. So this once it comes back from a design stage, we'll have to go back to the Board and find out how this is going to be

funded. The Board has allocated about two and a half million, but that's kind of just a drop in the bucket for the HVAC district wide. We do have some deferred maintenance money, so we can use the deferred maintenance over a period of 5-6 years. But that means that the project will be implemented over 5 to 6 years and the Board might take other provide other direction.

Antonio: Thank you.

Erica: I have a question. You mentioned portables. Are those, can you elaborate a little bit more? Is that going to be temporary? Is it gonna be permanent for the reconfiguration? Are they going to be safe because you know they say after certain years are not very safe. So I'm just wondering on the portables.

Leonard: Great. Thank you for the question. They're going to be permanent out there. We have a DSA, Department of State Architect. We have a project manager. We go through a rigorous process to ensure the safety of the buildings. So everything is certified by a project manager, a DSA inspector. And they're reported working along with our architects for oversight.

Manoj: So if I may jump in so when we install the portables we basically refurbish it to the original standards, its just the bone. I mean the metal structure is still old, but basically the subfloor. The roof, ceiling ducts. They're all refurbished and brought up to the current standards. Because they have to meet the current code, DSA code. And they usually, I mean the thumb rule is once refurbished, the portable has an useful life of 15 to 20 years.

Erica: Until they need to get...

Manoj: Unless, it's again repaired or refurbished, or if the Board at that point decides to move from portable to permanent buildings.

Erica: OK. One more question. You talked about using some of the sales of some of the properties from before. Is there no plans for the district to sell future. Properties to finish providing funds for the remaining of these projects.

Manoj: At this point, no. I mean we don't have any surplus properties as such, the only surplus property, the Board, I mean the Superintendent, we have is the Lomitas. What is it used to be the old Valley School. And it has been there for quite some time, but as of this point of time, we don't have any surplus properties.

Charlie: You think in the future will be?

Manoj: In future, no. I mean we are still keeping the property because you do realize that Bixby, although the school is closing, we have headstart there. So there are preschools there and there are plans as we go through the Measure BB upgrades. We will temporary house, for example, when Grazide is being modernized through Measure BB, students from Grazide will move to Bixby. Part of the students, like 100 students at a time. When we are replacing and or modernizing the building, that way it avoids the interim housing cost, which is very expensive. So it will in turn save the district money or the Measure BB bonds money because we will be able to move some of the students to the campus in Bixby. Grazide students to Bixby and then complete Grazide and then the students will go back. The next set of students will come to Bixby. But as of this time, there's no plan or discussion on doing anything on the surplus properties at this point of time.

Erica: Hopefully. It stays that, never. We want to keep our property.

Manoj: Yeah. I mean, as we understand, I mean I think the Board heard the community. So yeah.

Erica: OK, good. Good. I'm glad. OK.

Jason: Have a question on the bungalow swap from Newton to Cedarlane? Are those vacant bungalows at Newton, or are they gonna be, or are they currently being used?

Manoj: So I'll answer that question. I mean we call them, I mean we call them portable buildings or they're also technically called modular buildings. In the language of our schools, those four portables are actually Interim Housing for Newton, when Newton was one of the schools that were completed through Measure BB. So we had to bring in those four portables, install them new at Newton. So right now, since the project at Newton Measure BB upgrade is over, we are moving those four portables because we have to remove it anyway to make space for parking because they were placed on the parking lot. So we are going to move those out and make it a permanent structure at Cedarlane.

Jason: So there's no classes in there, right now?

Manoj: No, they are just sitting empty because the modernization for Measure BB is complete at Newton. So they're sitting empty. The only thing is they have a temporary power pole connection from SCE and we are going to disconnect that and we have to do remove the portables anyway. OK. If there are no other questions, then we'll move to the bond

projects and we'll bring in Jessica, who is spearheading the bond project and boy, she is busy.

B. Presentation from Cumming on Timeline – Sites and Progress

Jessica: Good Evening Board members and Cabinet. My name is Jessica Morley. I'm with Cumming Group and I have the bond presentation tonight. Next slide please. You've seen this map before. It had four or five little dots on it. Now you'll see it has fourteen of them on there. Next slide please. This is a phasing progress system. Delineates where we are with the projects going into Division of State Architect and as they're coming out with plan check and when we're getting close to bid. Next slide please.

Antonio: Hold on, I apologize.

Jessica: That's OK.

Antonio: What is in back check process?

Jessica: So it's kind of like a plan check that you would do with the city. So when they've completed their plan review, they give you back the comments that they have. And then it's all done electronically. So once the architect has received those comments back and made the corrections, they submit them again to back check and then the architect and the plan check sit down together during a session and they look to make sure that the comments have been corrected to the satisfaction of the state.

Antonio: Great. Thank you.

Jessica: So that's what back check is.

Antonio: Thank you.

Jessica: Next. Next slide please. So the refreshes on Workman and La Puente are in their transitioning into their third phase at this point. Next slide. You can see some before's. Next slide please. And some before's. And next time we have a meeting, you'll get to see some of the after's because these are a little bit of time delay. Next slide please. And then Wilson, Los Altos and Stimson have started on their first phases. Those were completed about a week ago, the first phase and now they're in the second phase. So next slide. This was doing floor prep for one of the rooms in the first phase. Next slide. This was a beginning and during when once they pulled up all of the carpet so you can see progress. Next slide please.

Jessica: That's it.

Erica: I have a question. The refresh on page 8 from the three high schools, the Simpson Learning Center, Los Altos and Wilson. Were those kind of what we saw in the visit in La Puente High School is this the example?

Jessica: Yes. These ones went out to bid a couple of months after the La Puente and the Workman went out to bid. So those ones are just a little bit ahead in terms of the schedule.

Erica: Got it. Okay.

Jessica: So we should be done with the first group in November of this year and then the second group, we should be done January and February of next or no, I'm sorry, February and March of next year.

Erica: And when you say November, you're talking about La Puente High School finishing in November?

Jessica: Yes.

Erica: OK.

Jessica: So far, on budget and on time.

Antonio: For the next meeting, would you mind providing a schedule with time to completion please?

Jason: The 59 classrooms, is that all of the classrooms in the high school or those just the ones that need it the most?

Jessica: Well, it was the ones that were established by facilities and us and the school as being qualified for bond money.

Manoj: So if I may jump in, Mr. Hinojosa, so Wilson High School, for example, Wilson would be a bad, I mean, a tough example. I mean, if you look at can we go to the slide before the Los Altos? I mean the La Puente and does it show the number of classroom before?

Jessica: Oh the one that has the two site plans on it that it's like I think red and yellow. That one.

Manoj: So this is true. Workman High School and La Puente High school. They are pretty much the same size. If we are talking the physical size, the classroom number of classroom as Wilson or La Puente or Los Altos high schools, so roughly about 70 to 75 classrooms.

	<p>But just to conserve the bond fund and to make sure that it is being used prudently, we are upgrading the classroom that's where the instruction is going on. So if there is an empty room that is being used for storage or a room that is not used for instruction, we are not upgrading the classroom at this point of time. And we discussed this with the school Principal and the staff. If at some point the schools enrollment goes back to where it was because roughly the school, for example, the Workman and La Puente they have a capacity of about 2000 to 2200 kids and they are right now about 700 to 800 students. So we are just targeting those classrooms, Instructional classroom. If at some point it goes back to the enrollment that it is designed for, we will go back and address those additional classrooms. And having said that, we are touching some of the music rooms and the band rooms, also bringing it up to code on what it should be.</p> <p>Erica: For all high schools?</p> <p>Manoj: For all high schools. Am I correct? I'm looking at Jessica.</p> <p>Jessica: You're right. OK. Well, wait a second. Los Altos has new floor and new paint. In their advance. So not that.</p> <p>Manoj: So if they have already had the new flooring and stuff, we are not going to rip it out and put the new flooring again.</p> <p>Jessica: The choral room, yes, and it's going right now.</p> <p>Manoj: But as you see from the presentation, thank you, Jessica, the Board has actually said let's go and finish the project. That's why we are not doing it by phases anymore. We are calling it phase B. We are addressing all sites at a time and you will see a very aggressive schedule. Other than the High school refresh that we will start another two schools to four school construction by end of this year and then we are on a staggered roll thereafter for construction. Any questions? If not, we'll jump to the next item. Thank you, Jessica.</p> <p>Jessica: Thank you.</p>
Item No. 6	<p><u>CBOC ANNUAL REPORT - 2022</u></p> <p>Manoj: The CBOC annual report. I'll just want to thank Mr. Antonio Ruiz and Miss Reina Schmitz for coming to the Board and delivering the annual CBOC report for 2022 on March 26th. March 26. It was one of the best CBOC report that I personally witnessed, having witnessed different CBOC reports in different school districts. The Board was extremely happy knowing that the money, although it's kind of little dated, this is from 2022. The money is being spent prudently and with</p>

	<p>the oversight of the Citizens Bond Oversight Committee, and they're looking forward to the 2023 Report, which we'll schedule sometime in fall of this year. But I wanted to thank the Citizens Bond Oversight Committee for the oversight and making sure that the taxpayers money is being spent on what it was meant to be spent for.</p> <p>Antonio: Thank you, Mr. Manoj. I'd also like to thank the CBOC on behalf of the CBOC, Lelia and the district team and all the folks that supported all of the information that went into the report. So it's a team effort. Thank you.</p> <p>Manoj: If we don't have any questions on the annual report, we will go to the site visits.</p>
Item No. 7	<p><u>SITE VISITS</u></p> <p>Manoj: This is for discussion only. If now that our high school sites are in some of them are in the after stage right, it is moved from before, during and after. I understand that you have visited the La Puente High School, but it might be a good idea to visit some of the high schools. And also once we start bidding out the elementary schools project, we may want to do some site visits just to give you a glance of the before picture because a lot of you may not be here when we started the project how it looks like and the carpets and stuff. So far we have heard that the high school students are very excited when they're coming back to the classrooms and seeing those refreshed classrooms. So if there are some interest, we can schedule something, Lelia can shoot an e-mail and schedule something. Otherwise we'll go for the next site visit after the school year opens for in 24-25.</p>
Item No. 8	<p><u>APPROVE RESIGNATION</u></p> <p>a. Weixiang Chen</p> <p>Moved by Antonio Ruiz and seconded by Charlie Klinakis for Resignation of Weixiang Chen</p> <p>4 yes 0 No 0 Abstain</p>
Item No. 9	<p><u>IDENTIFY POINTS OF DISCUSSION FOR UPCOMING MEETING</u></p> <p>Manoj: Next item is item number 9. Any discussion, any new items request from CBOC. We did note down that we will provide a schedule going forward of all the pending projects on the bond projects. Anything else?</p>

	<p>Erica: Can I ask a question about the committee member that she that just resigned? Is there an effort or what else can be done to be able to recruit more CBOC members?</p> <p>Manoj: Yes, absolutely. That's an ongoing effort and we had a person actually when we recruited the last set of Members. Including you, Ms. Estrada. There was a person that could not show up on that particular interview. We are reaching out to her and seeing if she is still interested and will bring that agenda for board approval on the first meeting in July. Actually first meeting in June and then if we have any other applicant, we'll be gladly accepting those application and bring it back to the Board. Yes, absolutely. It's an ongoing effort. We continuously reach out to our site administrators to see if someone is interested.</p> <p>Erica: Great. Thank you.</p> <p>Antonio: For the next meeting, also like to bring attention to the absent report. And have the committee members review the bylaws and potentially move forward on excusing members that have not met the minimum requirements of attendance for the committee to open it up for others that may be interested in participating.</p> <p>Manoj: OK.</p> <p>Erica: Just a quick question on the next scheduled meeting. Is that also at 6:00 PM or 6:30? Yes, OK.</p> <p>Manoj: So 6:30. I just wanted to share some. I will say it's a bittersweet news that Mr. Klinakis Ms. Reina Schmitz have been on our CBOC since the day of inception. Right? 2017. And they usually will have a term of two terms of three years, but they gladly agreed to extending the term of till but the last meeting for Mr. Klinakis and Ms. Reina Schmitz will be August 7th. We will definitely thank Mr. Klinakis and Ms. Reina Schmitz for invaluable contribution to the CBOC. I'm a little apprehensive as to we'll lose a lot of experience insight into the projects, but I'm sure both of us will give will come, even not as a CBOC member, as an attendee, and share some thoughts and ask us those critical questions. Just kind of giving you a heads up.</p>
Item No. 10	<p><u>NEXT SCHEDULED MEETING</u></p> <p>August 7, 2024</p>
Item No. 11	<p><u>ADJOURN</u></p> <p>Moved by Charlie Klinakis and seconded by Antonio Ruiz for Adjournment at 7:14 pm.</p>

	4 yes 0 No 0 Abstain
--	----------------------