

UNADOPTED MINUTES OF THE REGULAR MEETING
 CITIZENS BOND OVERSIGHT COMMITTEE MEETING
 HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 AUGUST 7, 2024

The Regular Citizens Bond Oversight Committee Meeting on August 7, 2024, was called to order by Reina Schmitz at 6:37 pm, In Person/ZOOM meeting of the District Administration building located at 15959 East Gale Avenue, Hacienda Heights, California 91745.

Members present: Charlie Klinakis, Reina Schmitz, Antonio Ruiz, Jason Hinojosa

Members late: Dr. Perla Hernandez-Trumkul

Members absent: Erica Estrada, Rod Gonzales

Item No. 1	<p><u>AGENDA REVIEW AND RE-ORDER</u></p> <p>Moved by Charlie Klinakis and seconded by Antonio Ruiz 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>Luz Sandavol: Spoke on non Bond items. Manoj responded that he will take her concerns to the team and look into them.</p>
Item No. 3	<p>Moved by Charlie Klinakis and seconded by Antonio Ruiz for Approval of minutes from previous meeting – May 1, 2024</p> <p>4 yes 0 No 0 Abstain</p> <p>Review and Change <u>None</u></p>
Item No. 4	<p><u>BOND EXPENDITURES</u></p> <p>Manoj: So at this point of time, I'll go over the CBOC Measure BB. Just for clarification, this expenditure only is Measure BB that we are modernizing our schools. All the elementary schools, including middle schools, are being modernized. And we are what we are calling refreshing the high schools, the four high schools. We have been executing this project since 2018-2019. We have finished 8 schools. We are on DSA phase for the other elementary schools. It's one big Phase B and then the high schools are already in a refresh process expecting completion. So as you know, we had the community authorized \$148</p>

million for the bond Measure BB bond that was passed in 2016. We have issued, so the authorization was \$148 million, we have issued all \$148 million worth of bonds. As you can see what this column show are the main categories of expenditures. The rows and the columns shows what we presented the last time 7/31 was the last CBOC date. So as of July 31, we spent about \$71,758,000 expenditures and committed. Out of which expenditure was \$60 million. You see the broad picture. As of 4/24/24 that was the prior date that we had, we were at \$71.1 million. So we have increased our commitment and expenditures by \$600K. But if you look at the expenditure only it went from \$54 million to \$60 million. So that tells me things are progressing. You will see a large expenditure next time because we are almost at the end of our high school refresh where we are painting and changing the flooring and some modernization of the classroom, but also Jessica will come by and show the progress in some of the elementary schools that DSA has already approved.

Antonio: When you say large variance?

Manoj: So large variance means like expenditure wise because that high school refresh, at certain milestones, the vendor submits the invoice. That's when we pay. It's about a \$5 million project total, but I think by next meeting, do you have the date for the next meeting yet? October 2nd, my understanding is by November or December we will complete 2 high schools.

Reina: Which ones are those?

Manoj: The first phase is Workman and La Puente high schools. So those would be complete and I'm looking towards Joel at this point of time or Jessica, she's the one that's managing the project. So we will see those invoices come in. To the extent and then we'll follow.

Reina: The other two.?

Manoj: Other two is already going through OK the elementary schools are going through DSA, so it will see some expenditures because that's what we want to spend the money. Make sure things are getting faster at a lower rate because the more we wait, the inflation prices will rise. So we have increased our expenditure by \$5 million. If you want to see the differences, there is lot. One thing I always look at if I have to look at particular site at this point of time is the site work and construction. That's the fifth row. Because that's where the rubber meets the road. The site work and the construction. That's where the construction is happening increased by about \$3.8 million. OK, if it's stagnant, then it's

	<p>not a good sign. That means we are not making much progress, but we are kind of making good progress at this point of time.</p> <p>Reina: So the larger the expenditure, the more progress has been made all around.</p> <p>Manoj: Yes, absolutely. And we don't want to see it in the attorney fees because attorney fees means like it's protest. Someone is saying that, hey, this is not for what I said. So we have to get to an attorney as long as that fee is not increasing, I'm happy. But the site work and construction, that's the fee and the architect and the engineering fees because that's also a component of construction.</p> <p>Reina: Thank you.</p> <p>Manoj: Any questions? Clarifications on this? If not, then we'll go to the next slide. Welcome Ms. Trumkul. We were going through the expenditures \$148 million. If you look at the presentation we have issued the bonds and we have so far spent about \$60 million. And committed another \$11 million. So we are on track and Jessica will come by at a later time and give you the progress of the of the projects.</p>
Item No. 5	<p><u>BOARD BOND PRESENTATIONS</u></p> <p>A. Site Improvements (Information Only)</p> <p>Manoj: Agenda 5A sorry site improvements. Leonard.</p> <p>Leonard: Right behind you.</p> <p>Manoj: OK. So there you are, Sir. I have to do a 180. I cannot do the full 180 in my head. Leonard will come up. Leonard is our Executive Director of Facilities. Bond is also under him and new construction. But these are the projects that we do outside of bond, really outside the scope of CBOC, but we want to share with you the projects that are going on outside of the bond so that you are aware as a Community member what's going. So Leonard, take it from here.</p> <p>Leonard: Good afternoon, community members, and welcome to our new Community member and welcome to the team. My name is Leonard Hernandez and I am the Executive Director for Facilities. Next slide, please. So what we have here is we have some site improvement projects. We have Los Altos elementary the basketball court restriping. The Valinda School of Academics basketball restriping. At Grandview Preparatory College, we had kitchen improvements. At Palm Elementary, we had some fencing, safety fencing, that went up. At La</p>

Puente High School, we had some little theater improvements. At Nelson Elementary and at Lassalette, we had some restroom flooring in the child development portable. At Sierra Vista, student service center, we had a new counter built for our community for customers access. And then at William Wilson High School we had a little theater improvement projects. And Districtwide we hung up some banners. Next slide please.

Manoj: So, Hold on, one moment, I wanted to stress on because our schools opened today. You have as a parent, if your students are at school, you will see a lot of projects that we did over the summer, particularly the asphalt, the basketball. We understand students love basketball. New stripes. I mean, it's small improvement, but makes a great change for the students. The last but not the least, is we had more than 1000 students that graduated in 2024. This year, we usually select 10 students from each high schools. We don't select. The Principals go through the process, select those students and we take pride as to which college they go to. And we hang their pictures and the college they attend throughout the district in electrical posts. So as you are travelling down Hacienda Blvd. or Azusa Ave. or Gale or Valley, you will see the names of the students, the picture and the colleges they're attending. The students take great pride on seeing their faces. Their family encourages our students to attend college and makes good outcome for both community and the students. So our facilities team puts up those banners.

Perla: I just wanted to compliment the work of those banners because it's pride. As a parent. But it also shows our diversity. And how beautiful we are in this school district and how we all are absolutely aiming at the same thing, so I just want to compliment. It's wonderful to see it along the main corridors.

Leonard: Thank you for that comment.

Manoj: In this context, I'll remiss if I don't say something. Superintendent shared a slide that compares our school districts with all the neighboring school districts that have high schools. Hacienda La Puente School District has the largest number of students percentage wise that attends UC or the State College of California campuses. OK, we are better than all neighboring school districts. It's a statistics from the state California Department of Education. I'll share that statistics next time I'll borrow that slide and bring it. So if you are a parent, if you're meeting a Community member, you can tell them, independent study, not biased by Hacienda La Puente, but our school districts students go more to UC and the State College campuses than any other

neighboring school districts, Unified High school districts in San Gabriel Valley. Thank you. I had to put that plug in.

Jason: I don't mean to brag. I have 3 in high school and one just graduated from Wilson. She started to Cal State this summer, and I was really nervous just taking statistics and she came out the first couple of weeks. And she was like I think this school does a really good job of getting the kids ready for college. Really. And I've seen that with my own eyes that says, honey, I love you. Don't ask me for help with statistics. Don't do it. So I've seen it and with regards to the pictures and we drive down Azusa and my kids are like, oh, I know that person and that person. So you're able to identify with that too. So it really is motivation for students that are that are in High school still.

Manoj: Thank you. We want to hear more from parents like you. And thank you for trusting the school districts and living in the school district, sending your kids through the school. Thank you.

Leonard: Great. Thank you. And I'm sure that Mr. Roychowdhury will take your feedback to our Superintendent, to the Board of the comments that you made. The slide before you shows before and after picture of Los Altos elementary, the restriping. Next slide. Then we have Valinda School of Academics, again, basketball before and after, done by our own maintenance men and women. We have our female maintenance worker. Next slide. Grandview you see a before kitchen. Some of the work site that was the condition of the work environment. Next slide. And this is an after picture. Next slide please. This is Palm Elementary. The safety fencing we were talking about earlier. You have a before picture and then you have an after picture. Give them more of a curve appeal.

Manoj: So. I'll interject again when we looked at the reconfiguration from last year. As you understand, Los Robles Elementary School was closed and the students were asked to move to Palm Elementary. One of the requests from Palm Elementary school community, including Los Robles parents was hey, Palm Elementary does not have a fence around the school, so there is a safety concern because we really did not have a fence behind the schools adjacent to the properties that were adjacent to the school. So we took that into heart. We installed the framework facilities, worked with contractors, installed the fence chain link fence. Then they also said we need some slats so that we maintain the student privacy so that students cannot be seen from outside, particularly in these days of safety and concerns from the parents. So that's a project that was complete. I was there this morning. It's a great school to be in.

Leonard: Thank you. Next slide, please. This is La Puente High School's little theatre. This is the before picture of the theater when you walk into it. Next slide please. This is an after picture. They do have performances often there, so it gives a more welcoming environment. Next slide please. This is the before and after picture of Lassalette Elementary child development restroom floor.

Manoj: We have a robust early school preschool. We have more than thousand students, both preschool and head start. That's handled by a preschool department, which is different from our K through 12. And these are usually two to three years old, sometimes 4, but a lot of four years are moving to transitional kindergarten and regular schools.

Leonard: Next slide please. This is the Sierra Vista Student Center. The counter that it supports our community when they want to enroll their child into the Child Development program. Next slide. And this is our banners. As you can see the slide towards the left is one of our maintenance men putting up the banner. You can see them in the bucket truck.

Manoj: So again, a plug for our facilities folks. Our neighboring school districts, they also put up banners. If you go across Azusa. They use a vendor. They contract with someone else, pays a lot of money, I told Mr. Hernandez, hey, can our folks not do the same? It is not in their regular things that they did in previous years, but they took up on the challenge. They are installing it. We are saving money, we are using that saving for our school itself. And thanks Leonard for that.

Leonard: I will relay your thanks to our facilities staff.

Reina: So who did you say someone in maintenance?

Manoj: Yes, it's our construction maintenance folks that are going up. We have the lift. That goes so we have the tools, we brought the tools, but we thought it would be cheaper for us to do it in house rather than contracting it out. What we can do, it's much cheaper for us definitely.

Leonard: Next Slide please. Work in progress projects. As you can see the Wedgeworth school is ongoing and is making significant progress. We have the Los Altos gym and locker HVAC construction that's still ongoing is under construction and we're looking at a November, December time frame for completion. We are looking at the Cedarlane Academy or portable installation that was completed this past week. Sparks middle school in the front office, Counter we're working towards

installing a new counter similar to the Student Service Center. Next slide please.

Manoj: Again, I'll jump in. Los Altos High School is the only high school, as of now, that does not have HVAC in their gym. When we started the project, the board said go and install HVAC for all the high schools. We started with all the high school project. La Puente we got the DSA approval. Wilson will got the DSA approval. Workman we got the DSA approval. The DSA did not approve Los Altos. They said finish this, this, this other three other four other projects before you can touch that. We had to. We were delayed. All the other high schools were done last year, finished it. Los Altos got delayed by about 1 1/2 years because we had to finish seven other different projects in different part of the campus before DSA allowed us to go back and execute the HVAC project. But it has started, it's ongoing. It will be done by November of this year. The other project is also the Cedarlane. Cedarlane, as you know, they were usually about 600 to 650 students last year. This year, they're at about 900 students. We did not have space. We had to put four additional portables in a very short amount of time. Literally the project is 99% complete. We knew on Monday evening. That we can move the students. Fire alarm was the last one. The fire Marshall came and approved the fire alarm on Monday. Which is 2 days ago and we asked the teachers. Yes we can, you can move in. So it was a touch and go. Thanks to Leonard and our project manager, we executed the project. We had a Plan B if the four classrooms were not complete, but it is complete. It looks beautiful. That's Cedarlane is based on today is about 897 students. Big campus. Thank you. Next slide.

Leonard: And again, that leads into Mr. Roychowdhury's statement about the Los Altos High School Gymnasium and locker rooms. This is the picture of the construction ongoing.

Reina: So these are some of the things you said you needed to do prior to.

Manoj: No, these are within the HVAC project because the HVAC locker rooms are next to the gym.

Reina: Got it. Thank you.

Manoj: But there were other ADA shade structure we had to completely remove the concrete, put another layer of concrete, so a lot of issues. Because it's at Los Altos High school, if you have been to that school, it's at multiple levels. So it needs a lot of compliance.

Leonard: Thank you. Next slide. This is our reroofing. We're in phase two as relates to reroofing. At the Amar Children's Center, we have not begun the reroofing as of yet. We're waiting for the contractor to finish up one school so they can move on. However, at Baldwin, Dibble, Grazide, Kwis, La Puente High school, and Wilson High School, we're at 90% completion. At Stimson Learning Center, we haven't began. There's only two classrooms, and the roofers need approximately 5 days, and they'll finish the two portable classrooms at Stimson.

Manoj: Again, I'll jump in for community and for CBOC members. When I came into the districts, we were modernizing through the Citizens Bond Oversight Committee projects Measure BB. Flooring, Ceiling everything, but we never addressed the roof. So from my facilities experience you need to seal the envelope. Before you go inside, because if there is a roof leak, it will damage the flooring. We have to rip out the LVT and reinstall. So I prioritize the roofing before HVAC. We had a pot of money. We said let's go and reroof all the buildings, make sure it's not leaking and it's not damaging the interiors that we are modernizing through Measure BB. That's a waste of money That's why you will see a lot of reroofing project. HVAC is on hold at this point of time.

Reina: So in this list you mentioned that from Baldwin down to Los Molinos are 90%.

Leonard: 90%. And if you would look at Jessica's slide, these are the schools next you go into DSA, so the reroofing is already completed. Now the bond can go in there, complete their work.

Manoj: Yeah. So we are tracking our Measure BB projects. I want to finish. The. Roofing projects. Before we go and touch the interiors.

Reina: And it's still within the time limits of the bond?

Manoj: Yes, these are not bond projects though. We are not wasting bond money.

Reina: No, I understand. But anything that it has, it has to be utilized from the bonds, it will not be wasted for what you just said. Thank you.

Manoj: Exactly.

Leonard: Next slide please. This is the picture of the reroofing at Kwis Elementary. Kind of a before picture. Next slide. Again at Los Molinos Elementary, the reroofing picture. And we'll make sure we bring you an

after when it's complete. Next slide. So at child development we have Wing Lane Elementary Portable office, new office. That has been installed and is completed. At Nelson Elementary and at Fairgrove, they're going to get a new playground. We expect them to start on Monday. We just had a pre construction meeting with the principals. And at Workman Elementary, the head start, we do plan to go to do a playground and ADA accessibility. That's with the currently with the architects pending construction designs. At Amar Children's Center, we have an entry project. I'm working with my esteemed colleague Joel to go out to bid. Next slide.

Perla: I don't know that this is the most appropriate committee to talk about, but I was Principal for the day at Wing Lane elementary and one of the big complaints that they had something that has not been brought up and I'm not sure it's construction related. There is a dip in their playground area that when it rains, it fills up and it becomes a pond. Some children do not know that and they fall and so that's a huge liability and I just I'm bringing this up because I don't think it's been brought up. I told them I would do it, anonymously. I don't know if that actually happened, will work. But I would be remiss not to bring it up. And how it could be furthered? I don't even know the future of the school. I do know that they have needs, so it's good to see it on a list.

Manoj: Thank you. Thank you and thank you for bringing that. We have already noted that during modernization we'll upgrade, but even the new Preschool portable that we built, that's complete, but we are addressing that playground.

Perla: Yeah, I would be removing reminding myself to be able to bring it up. You know, I just felt like I had it on my in my list to do. I'm glad. I'm glad I'm seeing it here.

Manoj: Yes. As a community member, so one of the things. One of the things that I want to mention. We are not at site every day. I mean, there are folks.

Manoj: If you, as a Community member, see some risk, bring it to us, we'll address it.

Perla: I got a call today from the Fairgrove Academy, anonymous. It was a teacher. And they were lacking desks. And I know things were crazy today, but they really are now taking a lot of students. And so like other schools, they're going to need to readjust, but they would love to have, teachers would like to actually have desks in their new accommodation.

Manoj: So the process we follow is we try to solve things at the lowest level. There could be desk at the Fairgrove site that the Principal may know, the teacher may not know. So typically we say if any issues come up within the site, go talk to the principal. If the principal does not have it, he or she will call either Leonard or Dr. Lin through the site and we'll provide the desk.

Perla: And again, this is again through the conversations that I'm having on the outside with no actual evidence that that occurred. But I would be remiss not to bring it up as today is the first day of school and it's was a little chaotic.

Manoj: Absolutely. Welcome. These are the things we need to address. And if you see something, let us know through some means. Usually because often we go to the school sites and we see a classroom full of teachers desks, desk where the principals may have stored it. A teacher may not know that.

Leonard: Thank you for your comments. As you see, this is Wing Lane portable. This is the before this presentation and was given July the 18th. It is complete, so the next presentation you will see a brand new portable. It looks really nice for the child head start at Wing Lane. Next slide. So our special education at Lassalette Elementary, we do plan to install in the inclusive playground to be determined in late August, early September. It's on back to backlog. So we're waiting for the installation or the materials. With the our adult education, we do have the adult Willow, a marquee that will be erected. Dibble campus, we have admin upgrade, they're going to redesign their administration area. And then the Center for Performing Arts, that's ongoing.

Manoj: If I can add to that, just the special education piece because we closed Sunset School, Sunset School had an adaptive playground, what we call AD accessible. One of the comments was like. What are we doing with those students? We are conscious of the students, so the special education students have moved to Lassalette. That's why we are bringing in the adaptive playground to Lassalette. It's a brand new playground. Next slide.

Leonard: Next slide. So Nutrition Services at the District office at Wilson High School, we plan to do a new modernized kitchen, the District Office Freezer warehouse that's ongoing. We plan to bid that out, rebid that out. At Mesa Robles, it's with the architect at this time for design renderings and at Baldwin Academy, we plan to bid that out relatively soon. Next slide. Upcoming projects as Manoj has mentioned, Mr. Roychowdhury, the HVAC district wide, we are working

on that. We know that's a priority. At Kwis Elementary, the baseball field is with the storm water waiting for a permit number. We should hear word any day for us to get a number and then we can go out to bid for the new baseball field. At Los Altos High School, the stadium, press box and bleachers. That's with the architects. At La Puente High school, the shade structure, that is we're waiting on the lead time. It's been DSA approved. They've ordered the shade structure and we need to go out to bid for the installation. So Joel and I are working on all these projects together to go out to bid. Workman High School, the baseball field, the stadium and baseball field, it's ongoing. We had an actual pre construction meeting today and we want to mobilize within a week or two. So that was taking place today. We should start seeing some activity relatively soon. We had a meeting this morning at 7:00. And the Workman high school shade structure, the wall and the lighting that goes along with the construction of the Workman High school. So you're going to start seeing some relatively soon activity as far as construction. All right. And then our next. Presentation will be in October, according to Ms. Gonzalez there. There any questions? Concerns?

Reina: What's the date in October, Lelia?

Manoj: We have it on the agenda.

Charlie: I had a quick question at Workman High school. Is that the football stadium?

Manoj: Yes. That's the that's the football stadium. Remember? The board was contemplating what other priorities are from the Workman, students. So some of the priorities that came up along with the stadium was a shade structure over the amphitheater that they have. And also the track, currently the track which is there does not have lights. So the students that does the band practice, they are a little scared in the evenings when they don't have lights, although we have put temporary lights, those mobile lights we are planning to put permanent light in that track. Also, we'll build a wall along the local street which is the street behind so that we don't have kind of folks jumping into the campus. So it will be a cinder block wall. It's about \$20 million. So right now we descoped a little bit. We are reducing the number of seating in the stadium and so that we are taking some of the savings of that and using that funding for the track lighting and the amphitheater shade.

Charlie: Thank you.

Reina: Appreciate it.

Leonard: Any other questions?

Reina: Well, with the information of what the bonds improvements and you know all the work that is being done through the years. And combination with the Hacienda La Puente Unified School District. Additional funds to do everything else. You guys are very busy, deeply grateful that you know you're paying attention. I do hope that Ms. Sandavol's concerns that she brought up to us are addressed, hopefully within your scope. And thank you very much for all the work you guys do.

Leonard: Thank you, committee members, and thank you for your participation.

Charlie: So we've just floated another \$70 million in bonds. At what rate?

Manoj: So it's a staggered rate. The average interest is about 3.5 to 4.5 because there are several payment period, some bond payments are paid within three years, some are five years, some are 10 years. So this is a staggered payment average is about 4.134 point.

Charlie: So our balances that we've been maintaining into cash, I'm assuming you're investing it in. Possibly we're even getting some higher interest rates than this, so you should be making a few dollars on the bond.

Manoj: Yes. Yes, we are. But also that cash investment is controlled by the LA County Treasurer. They put it in our account, but they choose the investment. As you have seen in Orange County, they went back wrapped in 1983. Lake County is very conservative. They don't want to put schools funds in risky investments. So they are the ones that make decision on the investment. Right now we are getting a decent interest. If you asked me about a year back. We were getting pennies to the dollar interest because the interest rates were so low, but right now they kind of good.

Charlie: And whatever interest it generates, we get all of it.

Manoj: Yes.

Charlie: They don't keep like 10% for administrative fees?

Manoj: No. That's a part of their responsibility, LA County Treasurer.

Antonio: How are those funds repurposed? The interest?

Manoj: So the fund goes back to our pool. So our \$70 million that we have issued, if we get an interest of about \$200K - \$300K, it's put back to the bond funds.

Reina: Yes, it's another way to reinvest in the schools utilizing those, you know, extras.

Manoj: It's a balance because if we don't invest it, our cost of manufacturing or cost of installation construction cost goes up. So the interest that we get from the bond does not really cover the cost. So my goal is to invest is as today's dollar because tomorrow's dollar is more expensive.

B. Presentation from Cumming on Timeline – Sites and Progress

Manoj: Leonard Jessica. We want to go and present what we are doing on the bond.

Jessica: Is it on?

Manoj: It's on.

Jessica: All right, this is the bond presentation, next slide.

Manoj: So Jessica, I want to introduce yourself because I think, Ms. Trumkul-Hernandez is new.

Jessica: That's true.

Manoj: And what do you do?

Jessica: That's true. I apologize for the familiarity. My name is Jessica Morley. I'm with Cumming Group and we are the bond program managers. We have construction managers and design managers that are contributing to getting the bond scope completed. Right now we're working on about 14 schools. Next slide please. This slide indicates the projects that are in refresh, which are the purple ones, which are the high schools. And also Stimson which is now complete. The red ones are elementary, K8 and middle schools, and those are the ones that are currently in design phase and then the ones with the kind of subtle Gray diamond, those are the ones that are completed. Next slide please. This is really small and I apologize, but this goes through the dates that are of kind of the status that we have on each of the projects.

Manoj: Do you have a hard copy?

Jessica: I don't have a hard copy. Thank you. Baldwin in California are the next ones to be, well, they're already approved by Division of State Architect and we are about to go out to bid on Baldwin, California and at the end of the month, Los Molinos will be out of DSA. Then we've got Grazide, which is still in DSA, and there's some questions on previous open applications on that. Following those will be Kwis and Lassalette, which are going into DSA at the end of this week on Friday. Palm and Valinda will be going into DSA at the very beginning of September. As you can see, this is lagging a little bit. We say schematic design, but I just want to give you kind of where we are. Fairgrove, Kwis and Lassalette, will all be going into DSA at the same times. So we expect those to be out by maybe around the end of October, early November. And then Sierra Vista and Sparks are just about completed with the construction documents, so as soon as we're through this plan check process with the construction documents, those ones will be going into DSA probably around the beginning of October. And then Wing Lane and Valley alternative school.

Manoj: So as a member of the CBOC committee, you'll see the construction going on at Baldwin and California start around fall. After we bid out the projects about the project, you'll see the construction crew moving in. The way it will work is Baldwin and California, both the schools have enough rooms where we can move students from one part of the campus to another part. We will complete one section or one building. We'll move back the students then we will start. It will be in phases. Whereas for Grazide or Los Molinos they are pretty full, they are packed. So they will need some interim housing. We'll move the students to one of the school sites. Not all the students at the same time. We will move sections of the students to another site, house them there for three to four months to six months. Finish the building, bring them back and send another batch of students. So that's how it will work. My stretch goal target to finish the entire Measure BB bond is somewhere around end of calendar year 2026. So about two 2 1/2 years from now. That's a stretch goal and I'm kind of challenging Cumming and our group to do that.

Jessica: We are cooperating.

Manoj: At this point of time, but as you know, things construction never goes on time. I'll be happy if it finishes by the fiscal year end of 25-26.

Reina:

And that would be within the timelines of?

Manoj: 26-27.

Reina: OK. So we're not behind or ahead?

Manoj: No. At this point of time, we are actually a little bit ahead, but I want to have that cushion going forward because one of the things with construction is particularly the weather. If there is certain speed of rain, that's what happened at Wedgeworth. We got delayed because crew could not get into if the foundation cannot be built and stuff like that, so there are things that happen. Sometimes we dig a trench and in construction, Mr. Klinakis knows that if we find something that's not supposed to be there because the drawing says that there is supposed to be nothing, but we find a sewer line. We hit the sewer line. Now we have to repair so things like that happen in construction and dissipated. But that's the piece. So we will be done with all the schools, hopefully by the Fiscal year end of 26-27, that is June 2027.

Reina: So we're talking about calendar June 2027.

Manoj: Calendar June 2027.

Reina: OK.

Manoj: But my stretch my stretch goal is December 2026.

Reina: Ahead of ahead of time.

Manoj: That's my push.

Reina: And that's even dealing with all the, you know, not predicted issues.

Manoj: Yes, yes. And the unknown piece is always DSA. DSA stands for Division of State Architect. They are the ones that approves our plans. Sometimes there are backlogs in DSA. They are usually anytime three to six months in backlog.

Jessica: Thank you. next slide. You. This is proof that our projects have been plan checked and they have plan approval and that this is the letter that we get from the division of State architect that tells us that we are approved to go to bid. The drawings have been approved. So that is for California and for Baldwin. If the font is small, next slide, please. The high school refreshes next slide, please. We're talking about Workman and La Puente. You can see here that the anticipated completion date was 11/1/ 24. We're going to be done with Workman on the 13th of next month. La Puente, we're probably going to be a little

bit like two weeks early, so middle of October instead of 1st of November.

Manoj: So that's a really good thing that we heard we are ahead. And it is within budget. Jessica will share.

Jessica: It is.

Manoj: Because that's the two things as a CBO I look at, are we within budget? Are we ahead of schedule or are we on schedule?

Jessica: Yeah. So we've actually had some money to do a little extra because we had some wiggle room in there and at Workman we were able to take out the risers that were in the choral room. They wanted those to be removed, so that was within our budget, so we were able to do that.

Jason: So does this include the doors? This include the floors. This include the walls.

Jessica: The refresh isn't quite the same as the scope of work that we're doing for the Elementaries, Junior Highs and K8. So yes, we are painting everything. We're painting all the ceilings, we're cleaning all the fixtures. We're putting in new floors and base. Painting all the doors previously painted anything is getting repainted again. So like interior windows and window frames and that kind of stuff.

Jason: Are the high schools getting those special locks that were at the elementary and middle school.

Jessica: We're not doing hardware at this moment. It's just finishes.

Manoj: So just to share some of the things as to why we chose a different path for high school as opposed to the elementary schools where we are doing the full scale modernization. High schools are very complex projects. So once we go to DSA, they usually, if we go to DSA and say we want to do this, this, and this, that triggers that we have to get the permission from DSA. If you go to DSA, DSA, will say, OK, you are doing this project, but I want you to do these ADA compliance, right? So they trigger a lot of other issues, safety feature, fire hazard compliance, not that they are bad. Seismic retrofit. Very expensive, right? We really don't have the budget to address that for high schools. So we said we want to just do a refresh where we don't have to go to DSA. And get triggered by DSA with several projects. A high school big refresh or modernization can cost \$30 to \$40 million for a single high school. And we didn't want to go that path knowing that we have limited

budget. We wanted to finish all the schools. So we deliberately chose a path where we are refreshing the high schools, giving them the look and feel. And as CBOC members, you will be able to go to those. We do occasional site visits where we invite the CBOC members. Go and see the difference between the prior where rooms at the high schools where we had carpet. She will show some picture, Jessica, and it's a very day and night difference. Students are very happy. We'll bring some feedback to them.

Reina: We visited La Puente, but we haven't visited Workman. Is there a possibility that prior?

Manoj: Yes. And we'll add it to the agenda. So we'll schedule a date.

Reina: Thank you.

Antonio: What's the what's the average lifetime of high school refresh? How long will it last?

Manoj: So typically the flooring lasts usually from 15 to 20 years. Again, lots of ifs and butts if we have to maintain it properly and stuff like that. Painting lasts a long time. How old are the existing carpets that we are replacing? These are from 1980s.

Reina: Yes.

Manoj: The existing carpet that we have in the high school to buy knowledge we have painted maybe certain portion of the wall when it does get discolored, but we haven't touched high school for a long, long time. So the parents come to us and says, well, my son is going to that high school. It's the same thing that we went to that same classroom.

Jessica: Next slide and you can kind of see what the Befores and afters look like. So that's the same room the walls are painted, the floors are redone, and just, you know, the ceilings being painted and cleaned up. We're still in the process in that photograph of cleaning the lenses, but next slide.

Reina: Is that the before we had a carpet?

Jessica: Yes.

Reina: OK. Thank you.

Jessica: The one with the blue and the kind of yellow walls and the dark floor and then the one above has the dark luxury vinyl planks.

Reina: Thank you.

Jessica: And this is also the same room you can see. OK next slide. This one is Wilson, Los Altos and Stimson. Wilson, Los Altos and Stimson are supposed to be completed in February and then April and then Stimson was to finish a week or so ago on 7/31, which it did. Wilson and Los Altos, we hope to get finished closer to the early part of next year for the end of this year.

Reina: So both of them are on the same around the same day, February?

Jessica: Wilson is supposed to be completed late February and then Los Altos was anticipated being finished in middle of April. But it looks like we're going to do maybe December and January.

Manoj: So one of the things I want to share. Wilson and Los Altos. If you look at the number of rooms, Wilson has 59. Los Altos high school has 69. From a capacity they have the same number of rooms. We are addressing the rooms where instruction is going on only because we don't want to touch the rooms where there is no instruction used for storage, or non instructional purpose. Intentional because we want to modernize only the rooms that we are using.

Reina: What percent? is there a percentage? I'm sorry, is there a percentage of this?

Manoj: No, it is not a percentage. It depends on the enrollment of that particular school.

Reina: OK.

Manoj: So Los Altos has a higher enrollment than Wilson at this point of time. That's why you have fewer classrooms at Wilson compared to Los Altos.

Reina: Thank you.

Jessica: Next slide, Next slide, Next slide. This is, you know, like the what it looks like when we do the demo and we're doing preparation for the floors. So when we tore up all of the carpet and other flooring types, sometimes you find cracks and scuffs and holes, and so just wanted to let you know that we're going back in there and resurfacing them before

we put on the new planks so that it's all resurfaced in flat and it should hold up for those next 20 years.

Manoj: And that's what I wanted to address Mr. Ruiz. We are not just replacing. We are making sure that the durability of this product that we are installing lasts for a longer period of time.

Jessica: That a picture of one of the rooms at Stimson. Next slide. Thank you.

Manoj: Thank you. Any questions on the bond projects?

Reina: For what we've seen, or what we've seen on the before and after the presentation, it's a huge difference and I think we were able to see that on Los Altos when we went there. No, La Puente high school. You said that the La Puente is going to be finished?

Jessica: Middle or late October?

Reina: OK, it would be great if maybe toward the end we can go and see the finished product.

Jessica: If you'd like to go, I will go with you.

Manoj: We will organize that.

Reina: OK. Thank you. We would appreciate it. Thank you very much for the presentation.

Charlie: I had a quick question if I may. This stays in La Puente High School. Is this the last phase? Is there another group of platforms that will be coming up?

Manoj: La Puente is like one big project. We just in different phases. But La Puente, it's a project as a whole. So by October, middle, as Ms. Jessica said or end of October. All the classrooms there where instruction is going on will be finished at La Puente.

Jessica: We are about halfway through phase four and we've got phase five to go, which is the upstairs of that two-story building.

Charlie: I was there a couple of months ago. Talking to some of the kids in the classrooms and I might go back over there when I come back on vacation, I'll check it out because the size of that classroom is has been redone, if it has been congratulations, but it was a dump.

	<p>Jessica: Which one?</p> <p>Charlie: At La Puente High School. They had mobile air conditioning units on the ground and trust me it was a dump.</p> <p>Manoj: Yeah, I understand it's not very inviting for the students and stuff like that. As far as air conditioning is concerned, we are not addressing through the modernization. That's a different project by itself. But we understand that our HVAC system throughout the districts are old, back from 1970s 1980s when the schools were built. We do not have the full funding to do the HVAC overall for the entire district, but I'm working on some grants and some discounts or grants from the from different agencies. We are replacing in parts and pieces. But large high school HVAC that's and also other high school or elementary schools, have challenges in HVAC. And I don't want to minimize that.</p> <p>Reina: And you will still focus on what is being utilized.</p> <p>Manoj: Yes, at this point of time, only the classrooms that are utilized because at some point of time, we had 2000 plus students at Workman and at La Puente. Now La Puente and Workman, there are about 750 to 800 students. OK. Thank you, Jessica.</p>
Item No. 6	<p><u>SCHEDULE ON PENDING PROJECTS</u></p> <p>Manoj: Yes. So that's the last slide. You will have a Gantt chart, what we call what the projects are. Everyone should have a Gantt chart. This is from Jessica. Very very small font, right? This gives all the project what Jessica was saying. California Elementary School, Baldwin Elementary school. If you'll see the schematic design. Due to the district. The district review time. Due to the districts. The construction. So as a community member you don't see anything until the construction starts, but this to give you an overview as to where we are. If we flip all the way to the last page, I don't see a page number here, but you will see that sometime around half, one half 2/20/26, we are expecting the constructions to start for the last schools, which is Puente Hills, Valley Community and Alternative construction. So this is kind of a Gantt chart to give you what is the schedule. What Jessica kind of mentioned it in one of the slides. So those are the pending projects just for the bonds.</p> <p>Charlie: Remember, at the last meeting you talked about the schools that are closing, utilizing them as temporary?</p>

	<p>Manoj: Housing, Interim Housing.</p> <p>Charlie: Has that begun on any of them?</p> <p>Manoj: Not yet, so far as you mentioned, as Jessica mentioned, the first two schools are California and Baldwin. We will not need the interim housing because they have enough space. But the next two sites, Los Molinos and Grazide, they are full in their site. So we will most probably move Grazide students to Bixby Interim housing. Bixby is this school that's been closed. But we are maintaining it so students from Grazide, few students, hundred students. Grazide is about 500-550 students. Maybe 100 students will move at a time from Grazide to Bixby. Will have staff at Bixby who will support the teachers will move with the students. They'll be there for 5-6 months. While we modernize that particular building. Those students go back, then the next batch of students come in. Los Molinos will mostly use Los Robles Elementary school as an interim housing.</p> <p>Charlie: And that that will save the district a lot of money on affordable housing.</p> <p>Manoj: Absolutely. Absolutely. As you know, as CBOC members, we used, we had to install Interim housing in Newton when we did the modernization. We did it for Los Altos Elementary school, interim housing, very expensive. Because it has to be built to the same standard as a permanent school. Just for a year, we don't have a use. So in other school districts that I have worked, we have used that strategy where there's a surplus site, we usually will if the parents don't want to transport the students to Bixby, the Grazide students, they can drop their students at Grazide. Our buses will pick up the students from Grazide, take them to Bixby and vice versa, return trip. It's significant. It saves about 60% of the funding for the interim housing.</p> <p>Reina: But that's only during the time that you need to do it and not extend it anything.</p> <p>Manoj: No. No it's just for interim housing. So that's what we will use it for the next two years. For the schools as needs comes up.</p> <p>Charlie: Thank you.</p> <p>Reina: Any other questions?</p>
Item No. 7	<p><u>BYLAW 5.6 REMOVAL/VACANCY</u></p> <p>a. Rod Gonzales</p>

	<p>Moved by Antonio Ruiz and seconded by Charlie Klinakis for Removal of Rod Gonzales</p> <p>5 yes 0 No 0 Abstain</p>
Item No. 8	<p><u>IDENTIFY POINTS OF DISCUSSION FOR UPCOMING MEETING</u></p> <p>Manoj: So I heard there's an interest. I'll jump in. I heard there's an interest to visit some high school campuses. For new committee members, maybe some elementary schools where we have finished Measure BB bond projects that you'll be able to see the difference between the modernization project versus the refresh projects. And then you'll be able to make some assessments from there.</p> <p>Perla: And just to confirm that is not in the bylaws that you must attend the tours.</p> <p>Manoj: No, it is not. It's an optional tool and usually what happens is Lelia will discuss with you and schedule the meeting based on your convenience. So we try to find a day that's convenient for you and our facilities team, Cumming, they will take you out right away.</p> <p>Perla: Is it OK to attend by yourself in case it didn't work with the original visit.</p> <p>Manoj: Yes, you can attend schools. Our schools are open. I mean, you have to go through the process where you have to schedule the meeting with the Office Front office and go. But usually if you go with our staff, they give you some insights a little more. As you know, touring with an open house with...</p> <p>Perla: I meant in the capacity of this committee, I could randomly show up anywhere. But I'm just talking about wearing that hat. So I have more of a red carpet on to the projects that we are interested in.</p> <p>Manoj: Yes. Absolutely.</p> <p>Reina: The schools even to do visits or to go to the meeting, it is, you know it is like Manoj says is something that we can utilize because we have children in the school system, because we care about our community, because we want to. But in in a group, it's always you learn a lot more because the Hostess, who is the principal, the director, or someone they assigned to walk with us, or last time we had Mr. Hernandez, you know, go with us. And they explained to us, Jessica is always present because she's explaining to us why things are being</p>

done the way they are. And it's very informative. So as a group all the years I've been here, it's very informative to go as a group.

Manoj: So Lelia will schedule out something. We'll reach out to you and schedule a calendar. It's usually in the afternoon after this school has ended so that we don't infringe on with the students in the campus, although they have after schools going on.

Reina: OK

Charlie: Oh, so I'd like to, I don't know if it's a point of discussion or not for next meeting, but you need to have that discussion. This is my last meeting. So you'll be losing me. Thank God after all these years. I've been here too long, 10 years or 12.

Reina: No, not that long.

Manoj: Seven years. So I wanted to take the opportunity.

Charlie: I'm going to you're losing two people now, so you're gonna need to get some new members on.

Reina: So may I make a comments. Like Mr. Klinakis says, we are the original last two people from the group. We started from day one. Struggle. But I know that with the knowledge of Jessica and her commitment to the school district to make sure things are done and advise and, you know, hold them to the fire, to the contractors and builders. I know that. The Citizen Bond Oversight Committee, CBOC are in good hands because you have a transparent school board. Who have an administrator. Lelia, thank you very much for everything you've done. They help us in everything that we have requested. Whether it was a visit or an excuse or anything, I'm very grateful to the opportunity to be here. And you know, I hope that the recruitment process is more aggressive from the board and from the administration. But from us as committee members or members of the at large, we can continue participating. Today also will be my last day because it's been a while and there is more opportunities for members to come in. And you are in good hands. We're only missing one more person, Erica. So I could come back next time and say goodbye and we can have a Fiesta on Tuesday. But I am very grateful that this committee has supported us in everything, I have no doubt that more aggressive steps will be taken to recruit of members of the Community, especially activists from the Community throughout the district. Not just from one corner or one section, because it is easier for parents to participate, get involved and visit your local school. It's. And it makes it easier for them. It's been

seven years. Thank Mr. Klinakis for you know every time I'm frustrated, I call him and. And when I'm not frustrated, I call Lelia.

Manoj: If I may jump in, sorry. I know we have the agenda item I want to go to the next item, number 9, the next scheduled meeting.

Reina: The last one. Next scheduled meeting will be October the 2nd. I'm for a Fiesta and I'm teasing.

Manoj: So if I may, I want to first my indebtedness thanks to Mr. Klinakis and Ms. Schmitz. They are the kind of pioneers of the CBOC. The CBOC, as you know, it was passed in 2016. The bond measure, November 2016. The CBOC was established pretty soon thereafter, sometime in June, July of 2017. And the original members, they can always be the original members, Mr. Klinakis and Miss Schmitz has been. There is a term limit within the CBOC committee. It cannot be more than two terms. We got an extension from the State Board of Education because we didn't have sufficient Members. So Mr. Klinakis and Ms. Schmitz were gracious to extend by another term. But this is really technically the last meeting. They cannot by board bylaws, CBOC bylaw, have anymore. So thank you. But I am extending the invite, and if you know community members that are interested, it's not a very as you can see, we started at 6. We usually finish by 7:30. It's a 1 1/2 hour commitment. Quarterly. So once every three months. If we can get some Members, if you know someone that's interested. Please apply through our board. Our board selects the committee and once you are approved by the board, it's a small application process. It's on our website. If you don't know where to find it. Lelia, reach out to Lelia. She is available. It it's a good project. I mean I know it's a voluntary, but it's a support our students end of the day. You are the ones that are making sure that on behalf of the citizens of within our residence within taxpaying taxpayers within Hacienda La Puente, your primary role is to make sure we are using the bond money for bond purposes only. That we are not using the bond money for non bond or non capital expenditures or operations. If we are using the bond money for teacher salary, it's a no no. OK, so you as an independent authority, is vetting that process, presenting to the community. Mr. Ruiz presented. Ms. Schmitz presented in prior years that tells the board, yeah, the bond money is being used for bond purposes only. That's the only function of this committee. You are an independent authority. You are assuring the community that we are spending the money where it should be.

Perla: I would appreciate the application to this committee so I can promote it with parents in Hacienda Heights.

	<p>Manoj: Absolutely.</p> <p>Perla: And maybe La Puente. I don't know what schools they're from? Just to have the diversity of taste here and that would be great.</p> <p>Manoj: Absolutely.</p> <p>Perla: It was Reina, the chair.</p> <p>Manoj: Yes, Reina is the chair currently.</p> <p>Perla: So we're losing a chair. Who's next?</p> <p>Manoj: Mr. Ruiz will take up the chairmanship next, but it will be through a selection process will happen in October 2nd board meeting. He's currently the veteran.</p> <p>Reina: So again. Not to interrupt. And another reason why the appointing or the volunteering of this position took longer than needed was because we went through 24 months of pandemic that caused a huge problem even for us, not only the construction but even us as a committee. Individuals. So again, the next thing on the agenda is 9 next scheduled meeting is scheduled for October the 2nd. Usually in this location and again, the recruitment process can start by, you know, sending them the application. I'm going to start asking other friends to step up to the plate and continue it. I'm leaving also because I'm a commissioner of Elder adults for the County. I was appointed by Supervisor Hilda Solis. And if I'm gonna do a good job, I need to do it right. And I'd rather do it in a way that is more beneficial to citizens and seniors in our community. The school district has a lot of grandparents who are bringing their kids, their grandkids, their great grandkids to school. Those are the people I'm going to be trying to outreach, represent, and educate as much as I can. So thank you very much for everything.</p> <p>Perla: And I want to thank you for bringing me. I mean, you did make a call and asked me to participate. I had received the application through the school district. But you kind of the fire under me to come. So I really want to thank you, Reina. I've known you for over 2 decades. Thank you.</p>
Item No. 9	<p><u>NEXT SCHEDULED MEETING</u></p> <p>October 2, 2024</p>

Item No. 10	<p data-bbox="451 140 602 180"><u>ADJOURN</u></p> <p data-bbox="451 212 1421 281">Moved by Antonio Ruiz and seconded by Dr. Perla Hernandez-Trumkul for Adjournment at 8:00 pm.</p> <p data-bbox="451 312 768 348">5 yes 0 No 0 Abstain</p>
-------------	--