

UNADOPTED MINUTES OF THE REGULAR MEETING
 CITIZENS BOND OVERSIGHT COMMITTEE MEETING
 HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 OCTOBER 29, 2025

The Regular Citizens Bond Oversight Committee Meeting on October 29, 2025, was called to order by Dr. Perla Hernandez-Trumkul at 6:31 pm, In Person/ZOOM meeting of the District Administration building located at 15959 East Gale Avenue, Hacienda Heights, California 91745.

Members present: Antonio Ruiz, Jason Hinojosa, Dr. Perla Hernandez-Trumkul, Berenice De Anda, Raji Venkataraman,

Members absent: Erica Estrada

Item No. 1	<p><u>AGENDA REVIEW AND RE-ORDER</u></p> <p>Moved by Antonio Ruiz and seconded by Raji Venkataraman for Review and Re-order.</p> <p>5 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 Berenice De Anda for Approval of minutes from previous meeting – April 2, 2025</p> <p>5 yes 0 No 0 Abstain</p> <p>Review and Change <u>None</u></p>
Item No. 4	<p><u>BOND EXPENDITURES</u></p> <p>Joanne: Thank you. So what you're seeing right here is I'm going to walk you through the fiscal report comparing the expenditures and commitments between October 17, 2025 and July 2, 2025. So let's begin with the first column, all the way on the left is called the expenditures. And the total cost of the issuance of the bond remains unchanged since 10/17, \$912,000. And compared to three months ago, there's no variance. The next line you will see is the material and supplies. It has increased from \$16.2 million in July 2nd to \$18.1 million. And it does show a variance of an increase of \$1.9 million. And this is largely due to invoices coming in from last year's purchase to finish the classrooms, mostly furniture from Culver-Newlin. The next line you'll see is the other contracted services. It rose from \$5.5 million three months ago to \$5.9 million, an increase of approximately \$403,000.</p>

And this is coming from the Cumming construction, the container rentals. Next item you see is the attorney fees. It has remained unchanged and at \$105,000. So there's no variance for that. Next item is the site work and construction. It has increased from \$42 million to \$48.3 million in October and resulting in a variance of \$6.2 million. This is coming from our Chalmers construction contractors. The architect and engineering fees increased by \$324,000 from \$5.12 million in July to \$5.4 million in October, and mainly for the PBK Architects, Studio Plus, and TBP. The DSA fees has to pay to the division of the state architect rose just slightly by \$11,000. And finally, other fees and change order increased slightly by \$127,000, now totaling to \$2.9 million. So the total expenditures to date as of October 17 is \$82.6 million, compared to July \$73.64 million with a variance of a \$9 million increase. And the committed amounts to date is \$27.5 million to \$25.91 million in July with a variance of \$1.6 million increase. And to date, everything you add up is \$110.19 million. When as compared to July, we're looking at \$99.56 million with an increase of \$10.63 million. Thank you.

Perla: Is there any discussion? Anybody have questions?

Berenice: I have a question. I was wondering, can you please elaborate more on the other contractive services? I recall you mentioning something about container rentals.

Joanne: Yes. So these are the 5,000 object codes. So they were the container rentals from July all the way to October. Anybody want to add about the container, what schools are using the containers?

Leonard: It's not only containers, but it's other services like abatement, specialty services, contractor services. So did that help you?

Berenice: A little bit. I don't know if you guys can go more into detail regarding that.

Leonard: Jessica, can you kind of elaborate the other services?

Jessica: We have special inspections. We have consultants that are trained in how to detect if there's asbestos or lead paint. So those people come out and then they give us a report and then we mitigate that hazardous material. We have people who test the strength of concrete and they also pull on the epoxy joinery, the bolts that we have that we're attaching to the building so that they know that it's not going to fail, so that all the kind of technical stuff, and there's special inspections, and there's division of state architect inspections that are different. And there's, you know, ARFI. And you're right, it's. And the containers.

Leonard: And the containers, but we also have ARC, which is digital files. that we're requesting. And so it contains a variety of services.

Berenice: OK. Thank you so much for the clarification.

	<p>Joanne: I just want to also add, there's also the cost of the auditor as well for Christy White during this three-month period. Yeah, the contracted fees.</p> <p>Berenice: Thank you so much.</p> <p>Leonard: Good question. That's what keeps us here. That's the whole purpose of this.</p> <p>Perla: If there's no further questions, we can move to the next item.</p> <p>Antonio: So we have a variance on the committed amounts of \$1.6 from July to October.</p> <p>Joanne: The bottom one.</p> <p>Antonio: The committed amount.</p> <p>Joanne: Oh, yes, I see it.</p> <p>Antonio: So do you anticipate that figure to be consistent next quarter, \$1.6 for next quarter?</p> <p>Joel: Do you want me to take that? I anticipate that number is probably going to drop as a matter of fact. So what happens is that amount is committed or those amounts are committed. And then as we expend them, then it goes from committed to the expense. Now the committed amount increases when we enter into new contracts. Right now, we've just, we've bid a number of projects, so we're already under construction. In the next quarter, trying to think, I don't expect that we're going to be bidding any additional projects in the next few months. And when we bid out a new project or when we start a new site, that's typically when that committed amount increases as we bid it, we contract, and then that money's go into the committed, if that makes sense.</p> <p>Antonio: Okay. Thank you.</p> <p>Perla: Okay. Any further questions? Okay. Then we can go to the next item for discussion. Board bond presentations.</p>
Item No. 5	<p><u>BOARD BOND PRESENTATIONS</u></p> <p>a. Site Improvements (Information Only)</p> <p>None</p> <p>b. Presentation from Cumming on Timeline – Sites and Progress</p> <p>Leonard: We'll call up Ms. Jessica Morley.</p> <p>Jessica: Okay, next slide, please. I should introduce myself. I'm Jessica Morley with Cumming Group. I'm representing your bond manager. This</p>

slide shows you what projects we have under construction right now. Those purple dots are, they're the projects that I believe, this is a September report, right? So we've had a couple of completions, but this shows you what we've been working on since September. Next slide, please. This one shows you what stage each of those projects is under. And as we've met several times in the last year, that last column has populated getting all of the things that are in construction and getting closer and closer to completion. Next slide, please.

Antonio: When do you anticipate the projects being bid for Valley and Orange Grove?

Jessica: Valley, we have out of DSA and we are thinking there's a bit of a strategy that we have. We annually, we pre-qualify contractors. We have another project that's at the beginning of design stages that we want to bid within the same calendar year. So I think we're going to probably bid Valley around January so that we can get that other school bid with this iteration of pre-qualifications.

Leonard: And if I may help you with that answer for the Valley. We're looking at Valley as a refresh. All the other high schools got a refresh for their high schools. And to be equitable, we're looking at Valley as a refresh, not a DSA, even though we went into DSA, that was the initial thought. Did that help?

Jessica: And also Orange Grove.

Leonard: Orange Grove, we have not got direction to proceed just yet.

Antonio: When do you think?

Leonard: I can't answer that question because we haven't gotten that direction, but we have a new CBO, interim CBO, Ms. Blanca Risco, and we'll discuss that, how we proceed with that.

Antonio:

Okay, thank you. What about, oh, so you have to wait for Orange Grove? That's right. Okay. When you bid these out, will those hit the committed amounts then?

Joel: So once those bids are awarded and we execute contracts, then those numbers, those figures go into the committed amounts.

Antonio: So they will go up.

Joel: That is correct, at that point in time.

Antonio: Okay, somewhere around January.

Joel: Well, I mean, that's when we would go out to bid. Typically, when we go out to bid, they're out, we call it out on the street for about between 4-6 weeks. After we receive those bids, then we vet them, we review them, which takes about another week or so, and then we still need board approval. So if we bid it in January, we start the bid process in January, they won't go into the committed until probably the latter part of February, early part of March.

Antonio: Okay, thank you.

Jessica: Next slide, please. This is our progress on California, which is now completed. Next slide. This is Baldwin, which is also now completed. Next slide. This one is Los Molinos, which is also now completed. This is Grazide, which we are this week switching over to our final phase, phase three. Next slide.

Antonio: What percentage completed on Grazide?

Jessica: Probably 66%, roughly.

Antonio: Thank you.

Jessica: Next slide. This one is Kwis, which we completed this week. Next slide. Lassalette., we are into phase two, this the second and final phase of that currently. Next slide.

Antonio: What percentage?

Jessica: Probably around I'm going to say 60%.

Antonio: So it says October 2025. So I mean, we're in the last week, so you had 60%. So when would you anticipate?

Jessica: That one, I suspect that one will complete in December.

Antonio: Thank you.

Jessica: We did run into some procurement issues on that school. This one is Sierra Vista. It has been completed. Next slide. Fairgrove. Fairgrove is another one that has extended its timeline. We are doing the punch list on phase one currently, and that one will probably carry off into January. Next slide. This is Valinda. Monday, we are doing the punch list for phase one. and that will transition into phase two, and that is a two-phase school. Next slide. We are missing Wing Lane, which we started and completed phase one.

Lelia: Wing Lane's right there at the corner.

Jessica: Oh, is it? Oh, there's three of them on there, Okay, that's that was a while ago, So we had to start those. Okay, so Wing Lane, and what's the

other one? Sparks. Sparks is about halfway through phase two, and it's a three-phase project, so I'd say that one was about 50% complete.

Perla: Is it possible to ask a question about Wing Lane? What are the improvements on Wing Lane?

Jessica: They are the standard improvements that we're doing on all the other ones, so it's equitable. We're doing several of the finger plan wings and that large building, if you're familiar with it, and the kindergartens.

Perla: There was some issues with a tree and I'm not what I'm wondering if that was even it was a there's their walking area was an issue that was it had a how do I say it?

Jessica: Was a root lift or something?

Perla: In the rain, it would just fill up.

Jessica: Oh, yes, we do have a lake.

Perla: Yes, we have a lake there.

Jessica: That's phase two.

Perla: Thank you.

Jessica: I'm working on the drains in phase two.

Perla: Oh, fantastic.

Berenice: Also, I have another question. It's for a school that's not mentioned for Sparks Middle School. I heard and saw personally that some of the classrooms aren't done yet. And I was wondering, since it is marked. completed. Do you know a date when the whole school will be completed?

Jessica: I don't know a date yet. We are selecting architects at this point. We have RF for our request for qualifications and proposals out right now. I mean, we actually walked it today with one of the architects that we're soliciting from. And the reason that it was completed before was it was completed long before the reconfiguration. And they had declining enrollment. And now the reconfiguration and closing of the other schools has put a much larger population in there. So we're looking at like nine more classrooms. It's the same scope of work for those classrooms as the previous phase was, which are tackable wall boards, new floors, new base. New cabinets, new plumbing. Paint, of course. New hardware.

Antonio: So for the next meeting, based on her comment, could we see that updated in the slides?

Jessica: Yes, yeah, we just haven't contracted with it yet and I need to be hired for that.

Jason: For Valley Alternative School, I have a quick question. I'm looking at your map and it's not where I remember it at. Where I remember it at was off of 7th and not Julian. Are there two valleys or am I thinking a little crazy?

Jessica: I don't know. It used to be Shady. What is it?

Jason: Shadybend.

Jessica: Shadybend Elementary School at one time, I think it was.

Jason: Okay, so this one is a little bit more, I would say, West on the other side of 7th Street. Is that a property anybody familiar with?

Jessica: What's the other valley? There's another school with a valley name.

Martin: That's been close for a while.

Jason: Okay, that's part of the district.

Martin: Still part of the district.

Jessica: Okay, so this is surplus property now. Yeah.

Raji: Question for Sparks. You mentioned that you are adding 9 rooms. Is there room for will other areas be affected? Like is there room to construct 9 classrooms? Will other areas like playground areas will be impacted, or does it have enough space to, not knowing the area, I'm just asking.

Jessica: Well, we're still in preliminary stages. So we had our first talk about where we would do like displacement housing or interim housing, maybe on a different site. But yes, it will definitely affect, you know, how, what parts of the school that you can use during the construction aspect, because we are going to be improving walkways and also the classrooms.

Raji: Thank you.

Berenice: I also have another question, but more for district. It says for the HVAC system replacement, I was wondering, have you guys disclosed yet the funding source for that replacement?

Leonard: No, we haven't. It's one of the project list that we want to do the HVAC system district-wide, but we have not identified the funding source, nor have we really went forward with the district-wide HVAC.

	<p>Berenice: Do you guys have like any idea if it would come from the measure bond money or it would be a separate project?</p> <p>Leonard: It's a separate project. That is a school site improvement.</p> <p>Berenice: Okay, thank you so much.</p> <p>Jessica: Before we popped back to this one, I think we were at the at the end slide. So. That concludes my presentation. If there's any more questions.</p>
Item No. 6	<p><u>CBOC ANNUAL REPORT</u></p> <p>Perla: Any more questions from anyone. Thank you. And the CBOC annual report discussion. We did a presentation. I don't know if anybody caught was able to tune in, but we presented the report. Thank you to the hard work of staff, especially down here. She's been just remarkable. And now Blanca's here that's taken over Manoj's position as a business superintendent administrator. So this is wonderful. I've worked with her before on projects with parents and a number of areas. What was your last position?</p> <p>Blanca: Executive Director of Multilingual Education and School-Based Programs.</p> <p>Perla: She was amazing. So I've been able to watch her and learn from her. If I know anything about these projects, it's because of her. I'm so happy to have her here. Hopefully she will be bored to tears.</p> <p>Blanca: Thank you. No, I'm thoroughly enjoying this. Thank you.</p> <p>Perla: So I presented, I'm sorry, I think I was going to call upon you to join me. I'm not sure, I don't know who it was that we were going to call to join me, but you know, an oversight on my part, I went ahead and just ran with it. We did a thank you to all of you for participating. I really wanted to emphasize the importance of this volunteer service that you're providing to the school district. and the importance of it. I think the school board was very happy to know that you were here and that you existed. I emphasized it privately as well as publicly. So I want to thank you for being part of this and having the courage to, you know, say, hey, you know, I'm an interested leader in the community, a parent, a family member, a business person. who has some knowledge that you can share with the rest of the school, the schools you represent, the families that you come from. So I want to thank you. And anyhow, I don't know what more you want me to share, but I did share the report. The report is here, right? Do we have a copy here? Okay. So if you look at it, basically, I was letting the board know that they approved basically the budget for it and we were on time and that it was not being used for administrative services or personnel matters and that we were moving forward with every project we just discussed. I think that I just</p>

kind of summarized the information that was provided to me. My witness here, she was able to listen to me. If you have any comments about this.

Raji: Thanks, Doctor Parla and the team. I was able to listen and view the video from your channel school. I couldn't attend in person. Beautifully done report and well presented. I really appreciate all your effort. Thank you so much.

Perla: Thank you. Thank you for that. I appreciate it. I think representation is really important for us because I think it shows not just because we have to do it as, you know, we have to fulfill, you know, the rules. for the state, et cetera. But it's really important for the staff and the board to know that there are very active parents on the sidelines looking at projects that they're approving or discussing. And that particular night, they were doing line items. They were looking at projects that they want to cut and save money on. So as you can imagine, for projects to actually be on time and be used for the purposes that they're supposed to be used for, it's a huge thing. So it's a real pat on the back for the work you've done previously, long before I came, you know. So the bond is actually being used for its purpose and it's on time. And from what Manoj had said to me, we should be done with it next year. Do we have a specific date when it's all wrapped up? We're supposed to finish wrapping up and the CBOC is supposed to basically, be done with. I thought maybe at the end of the summer of next year. Am I hearing wrong?

Leonard: Our direction, Joel, I think it's the end of the year, right? December, between June and December. Now we're going into Sparks Middle School. So that's going to extend it just a little while longer. And we're approving Sparks. We're going to recommend to our new CBO to approve Sparks Middle School and Valley with a refresh. So it may extend.

Perla: It may extend.

Leonard: It's a little longer than June 30th. But we know by 2026 this time it should be.

Perla: Yeah, make a note for your future.

Leonard: Joel, did you have any input?

Perla: You would think I might have gotten some questions, but I did not. I just got more of a thank you very much for presenting the report. It looks like everybody had looked at it. I didn't give him much space for questions because I kind of did line. I basically went page by page. I didn't deviate or try to skip. So, I just kind of re-mentioned everything. What was really important for me was to kind of, especially kind of the naysayers that don't always look at the numbers, like, hey, we're on time, we're moving forward, things are getting done, all these schools are being, you know, redone, re-looked. I mentioned each school as much as possible. I don't think I skipped on the names of any of the schools that were being worked on. And then I also pretty much stated that we continue to seek for other community

members to join us. So Chairman Kwok kind of reiterated that, or President Kwok created that we should have more people join us, and that he was going to go ahead and seek. He was going to try to find more folks to come in so we don't lose quorum. Because as you know, we really haven't met in over most of the year. It's because we don't have quorums. If somebody's out, then we're done, right? So we're just at the mercy of information and notes and the hardworking friends we have here that are constantly just watching over us. So what I recommended is that we have more people be part of it. So we don't lose a beat and we go, we're right through next year. That's it. And then we can have more participation and folks can wear different hats here. One thing that was kind of really, and I want to kind of recommend that we, if we have time, to go look at the sites physically and let them know because they actually go out there with you, Directors, they actually go out there. It's really important. One of the requirements, if you didn't know this, for your participation is that your activity includes going to the sites and knowing exactly what's happening. So, the questions that may be asked of you, have physical evidence of what the project looks like now. And also, I think they enjoy knowing that you're there, both the Principal or the teachers, whoever's representing the school. I, again, I want to reiterate, representation is really important for CBOC. That way there's interest. And there are, there's interested people. It's just that they want to know there's other people there.

Raji: Just to add to it.

Perla: Yes, please.

Raji: Yeah. I had the opportunity to visit Los Altos and Los Molinos earlier this year with Leonard and his team was very kind enough and from Cumming's team were kind enough to walk me through. They took me through, I think it was a Friday, so some of you couldn't attend. So I was able to go, the change, I liked the color schemes, the touch screens, beautifully done, and then the transition classes from to more people from and others. It was very nicely done, put together. You know, I really appreciated that tour. That was wonderful. April or May? May, June time frame.

Perla: That's wonderful. And it gives a credibility to the CBOC board commission committee, as well as, it makes them feel like, their projects are actually, in people's minds and if there are any more needs. The reason I keep bringing up Wing Lane, it's not my school, but I actually did visit the school and I got to see firsthand some of the needs. So, it's been on my mind. ever since I visit, since my first visit where I actually got to see long before. So, I just wanted to share how important it is to do that visit. And I did it under different circumstances. I was Principal of the day. So I really got to hang out. And so, yes, so I just recommend it. I think it's really important. Sorry, we're in compliance. We're good to go. I don't know if there's anything that you would like to discuss further, Blanca.

Blanca: Thank you so much. No, the presentation actually even going through the different phases and where we are and the number of classrooms that were again reiterated and giving the community a nice

	<p>update. Where the projects are at and really kind of the completion date as we're wrapping up this bond. So we do appreciate that very thorough, concise report. And I believe that is the reason where why there were not there were not any questions from the board because of the all the work that went into this presentation. Thank you.</p> <p>Perla: Thank you. And if there's any, you know, anything else you'd like to add? We can move forward. I appreciate it. Thank you for giving me your, giving me the opportunity to do that and represent you at the board meeting.</p>
Item No. 7	<p><u>APPROVE RESIGNATION</u></p> <p>a. Erica Estrada</p> <p>Moved by Berenice De Anda and seconded by Raji Venkataraman for resignation of Erica Estrada.</p> <p>5 yes 0 No 0 Abstain</p>
Item No. 8	<p><u>IDENTIFY POINTS OF DISCUSSION FOR UPCOMING MEETING</u></p> <p>Perla: Okay, we can move forward to the next item to identify points of discussion for upcoming meeting. So open for anyone that wants to. I'm hearing that you guys all want some more updates about specific schools.</p> <p>Berenice: Yes, really the Sparks Middle School one. That's when I was more concerned about.</p> <p>Antonio: My personal preference on the slide having percentages of that would be very helpful.</p> <p>Perla: OK, so maybe another presentation on updates regarding the schools with more of the details. And also, I'd like to, you know, reiterate the visits if you would like to visit any of the schools. Please pursue that with staff today and let's put it on the schedule. And I would love for you to kind of give your insight on the agenda if that's possible. Because again, I think it's really important to share what you've seen and share what you're hearing from maybe the Principal or the teachers and the parents if they're there. So we can add that to the schedule. Is there anything else that we need to add that you guys believe that we should continue to have in our agenda? I know a lot of the time that, in the last meetings, Manoj was very like kind of instinctual with us and would just kind of recommend specific items for the agenda. I appreciate that very much. It helps us understand what's going on. with everyone. We're blind unless you let us know that we want to look at some specific numbers or the board is maybe questioning certain things. We're open to your suggestion.</p> <p>Blanca: Thank you for that. What we'll be doing is we, I know that a lot of the items in regards to what we are including as far as agenda items, they tend to be cyclical as we look from the previous year of what we actually had on the agenda, say for the January meeting. So what we will go ahead</p>

	<p>and do, I know that with prior to the next meeting, and again, when we meet for our next meeting, you have the opportunity to approve the agenda. So what we will do is we will, between now and prior to the next meeting, as we are developing the agenda, to be able to add some items for your approval. So then we can go ahead and discuss those. But again, it's kind of more of that, it tends to be more of that cyclical where we're looking at the items that were discussed at the previous January meeting and definitely trying to bring those forward that are applicable.</p> <p>Perla: And if you look at the meetings, you're being quoted for everything, from like, thank you so much, I appreciate it, congratulations to, oh my God, somebody lost something, you know. So just to keep that in mind, this is recorded. I'm just looking at my notes, I'm like, oh my goodness, everything's recorded. Okay, so just keep that in mind.</p>
Item No. 10	<p><u>NEXT SCHEDULED MEETING</u></p> <p>January 14, 2026</p>
Item No. 11	<p><u>ADJOURN</u></p> <p>Moved by Antonio Ruiz and seconded by Dr. Perla Hernandez-Trumkul for Adjournment at 7:12 pm.</p> <p>5 yes 0 No 0 Abstain</p>