

MEASURE G BOND PROGRAM CITIZENS' OVERSIGHT COMMITTEE

MEETING MINUTES

(Tuesday, March 17, 2026)

Members Present:
Chris Staples (Chair) – Business Representative
Irene Salazar (Vice-Chair) – Community-At-Large Representative
Daniel Siwak – Parent/Guardian Representative
Briana Martinez – Bona-Fide Taxpayer Association
Frankie De Guzman – Senior Citizen Organization Representative
Members Absent:
Andrea Garcia – Parent/PTA Representative
Monique Yanez – Community-At-Large Representative
District Staff Present:
Edith C. Florence – Director, Facilities Planning and Construction
Stephanie Vasquez – Facilities Secretary

Handouts: Agenda Meeting No. 16; Meeting Minutes No. 15; Proposition 39 Annual General Obligation Bond Financial and Performance Audits (Fiscal Year 2024-2025); Annual Report to the Board of Education (Fiscal Year 2024-2025); Expenditure Report No. 16; Update on Measure G Bond Program Presentation.

The Independent Citizens' Oversight Committee of the Norwalk-La Mirada Unified School District was called to order by Mr. Staples at 5:05 PM on Tuesday, March 17, 2026, and was held in-person in the Board Room at the District Office.

A. Call to Order

- Meeting started at 5:05 p.m. with call to order by Mr. Staples.

B. Pledge of Allegiance (District Staff)

- Mrs. Florence led the Pledge of Allegiance for committee and staff members.

C. Roll Call (Chair)

- Roll call was conducted by Mr. Staples. At the time of roll call all members of the COC were present with the exception of Frankie De Guzman, Andrea Garcia and Monique Yanez.

D. Approval of Meeting Agenda No. 15 (Committee)

- The Committee reviewed Meeting Agenda No. 16. A motion to approve was made by Mrs. Salazar, seconded by Mr. Siwak, and the motion carried unanimously.

E. Approval and Adoption of Meeting Minutes No. 15 (Committee)

- The Committee reviewed Meeting Minutes No. 15 (January 14, 2026). A motion to review the minutes was made by Mr. Siwak and seconded by Ms. Salazar. A motion to approve the minutes was made by Mr. Staples and the motion carried unanimously.

F. Public Comments (Chair)

- No comments from the public.

G. Oscar Gonzalez From Nigro & Nigro PC Presentation of Building Fund (Measure G) Financial Report

- Mr. Gonzalez presented the results of the Measure G audit to the committee. Members were invited to contact the auditor with any questions regarding specific figures or the report. As of June 30, 2025, Measure G reported a fund balance of approximately \$23.6 million. The auditor noted this balance is subject to change, as several months have passed since the reporting date.
- For the 2024–2025 audit year, approximately \$60.9 million in Measure G expenditures were tested. The auditor confirmed that expenditures complied with voter-approved bond language, no questioned costs or audit findings were identified, and all tested expenses were allowable.
- The audit also included a job walk at Norwalk High School to verify construction work aligned with tested expenditures, review of salaries charged to Measure G to ensure they directly supported bond-approved activities, testing of selected contracts to confirm they were awarded in accordance with the Public Contract Code, review of change orders to verify none exceeded the 10% threshold.
- The auditor concluded by confirming that Measure G received a clean audit opinion for the 2024–2025 fiscal year and invited any questions from the committee.
- Mr. Staples asked if there were any questions regarding the presentation and the committee had no questions.

H. Review & Approval of Annual Report to the Board of Education for Fiscal Year 2024-2025, (Mr. Chris Staples)

- The annual report of the Measure G Bond Program was presented to the Committee by Mr. Staples.
- During the review of the report, Ms. De Guzman joined the meeting.
- The Committee reviewed the annual report of the Measure G Bond Program. A motion to approve the report was made by Mr. Staples and the motion carried unanimously.

I. Review Expenditure Report No. 16 (Mrs. Florence)

- Mrs. Florence summarized the expenditure report for the Measure G Program. She noted that the technology upgrade is also part of the Program and then presented the percent of expenditures for each project:
 - Facilities Measure G Total Expenditures: \$259,515,114.46
 - Technology Expenditures: \$19,532,130.97
 - Total Measure G Expenditures: \$279,047,245.43
- During the expenditure report presentation, Ms. De Guzman asked about reports that the baseball field dugouts required rework. Ms. Florence confirmed the issue occurred at John Glenn High School. She explained that the former coach requested decomposed granite (DG) pitching mounds rather than synthetic turf. Since that time, there has been a coaching change, and the new coaching staff prefers synthetic turf. As a result, the District will return to John Glenn High School to install synthetic turf. This work is not anticipated to be funded by Measure G, but rather through District funds.
- Ms. De Guzman asked about drainage issues at John Glenn High School. Ms. Florence confirmed that settlement has been observed along the perimeter near the warehouses. The District, consultants, and turf installer have reviewed the area. The issue is under investigation and the affected area is restricted and not on the active field of play.
- The Committee asked whether parties responsible for the original work could be held accountable. Ms. Florence explained that the one-year labor warranty has expired, making recovery difficult without litigation. She also clarified that the synthetic turf has a longer warranty compared to the site work and labor. Any recommendation to pursue legal action would be reviewed with counsel and ultimately decided by the Board.
- During the report, Ms. Martinez requested clarification regarding the difference in planning costs between Glazier (\$82,970) and Foster Road (\$14,000) for similar modernization projects. Ms. Florence explained that at the outset of the bond program, modernization work was divided among multiple architectural firms. Each firm progressed at a different pace. When projects were halted due to funding constraints, some sites had progressed further into the design process than others. Foster Road reached only early schematic design, whereas Glazier advanced further, potentially into design development or construction documents. Architectural firms are paid based on actual progress and approved deliverables, not a flat project fee. Mrs. Florence clarified that the figures shown in the report reflect actual costs incurred to close out the projects, not the full projected cost of modernization.
- Ms. Florence confirmed that the Facilities Department oversees architects and consultants. In addition, senior project managers review progress, invoices, and deliverables. Invoices are approved based on completed work and verified plans.
- The committee requested a concise summary report showing expenditures by project, consultant, and line item. Ms. Florence agreed to provide accountability reports for each

canceled Phase One project, include line-item expenditure summaries rather than percentage-based figures, and share documentation summarizing the scope completed at each site.

- The committee asked why so many projects had been cancelled. Ms. Florence stated that at the time when site visits were conducted, they revealed expanded scope needs beyond what was in the original estimates (e.g., flooring, lighting, windows). When the costs were presented to the Board, it was decided to cancel those projects and to proceed with what we could afford within our budget. Only four of the originally planned 20 sites proceeded.
- Mr. Staples asked if there were any additional questions regarding Expenditure Report No. 16 and the committee had no more questions.

J. Presentation on the Measure G Bond Program (Mrs. Florence)

- Mrs. Florence updated the committee about the status of the Measure G Bond Program projects with a PowerPoint presentation:
- **For Phase 1A (Completed):** The projects include Modernization of the MPR and Administration Building at Gardenhill Elementary School, Morrison Elementary School and Hutchinson Middle School; Modernization of the MPR at Los Alisos Middle School; and Modernization and Expansion of the Gymnasium and Locker Rooms at La Mirada High School.
For Field Renovations (Completed): The projects include Benton Middle School, Corvallis Middle School and John Glenn High School.
- **For Phase 1B (Revised and Completed):** The projects include Norwalk High School New Synthetic Turf Athletic Fields & Accessory Buildings; La Mirada High School New Synthetic Football Field & Track, Accessory Buildings, Stadium; and District Wide Technology and Safety. For Safety, the projects consist of Public Address/Intercom System.
- **For Phase 1C (Completed):** The projects include La Mirada High School New Synthetic Turf, Baseball, Softball and Practice Fields; and Norwalk High School New Athletic Facility (Gym and Locker Rooms).
- **For Phase 1D:** The projects include La Mirada High School Gym HVAC Replacement; Hutchinson Middle School New Band Room; and New Playgrounds at Elementary Schools.
- **For Phase 1E:** The projects include District-Wide Re-Roofing Repairs and the Transportation Underground Storage Tank.
- During the Transportation Underground Storage Tank update, Mr. Siwak asked why there have been no responses to the Request for Proposals (RFP). Mrs. Florence explained that the lack of responses is largely due to high liability and risk associated with underground storage tank work. The initial RFP focused on repairing the existing tank, but contractors indicated that repair work carries significant risk. As a result, the District reconsidered its approach. UST work is highly specialized and requires regulatory approvals and coordination with agencies such as the Air Quality Management District (AQMD) and the Department of Toxic Substances Control (DTSC), particularly for soil

testing and environmental clearance. Due the limited responses, staff have prepared a resolution for Board approval to proceed under these constraints.

- Ms. De Guzman asked, given the move toward electric buses, is it still necessary to replace the underground fuel tanks. Mrs. Florence confirmed that this option has been discussed. While the District is exploring electric buses and expanding charging infrastructure, fuel-powered buses and maintenance vehicles remain necessary, particularly for long-distance routes and field trips where charging availability is limited.
- During the District-Wide Re-Roofing update, Mr. Staples asked where roofing materials will be stored. Mrs. Florence explained that the project involves multiple contractors, each assigned a different number of school sites. One contractor is responsible for a smaller number of sites, while the remaining sites are distributed among other vendors. Rather than staging materials weeks in advance, the District is coordinating closely with Garland, the roofing supplier, to ensure materials are delivered as needed, aligning with each contractor's construction schedule. If materials must remain on site for an extended period, contractors will be responsible, through their general conditions, for providing appropriate storage containers and security measures. These arrangements will be finalized as part of the site-specific logistics plans. The preconstruction meeting has already been held and the logistics plan is currently being finalized in coordination with the contractors and Garland.
- Mrs. Florence summarized the bond program expenditures as of March 17, 2026:
 - **Estimated Budget:**
 - Phase 1A: \$69.250 Million
 - Phase 1B: \$60 Million
 - Phase 1C: \$80.545 Million
 - Phase 1D: \$40 Million
 - Phase 1E: \$20 Million
 - Expenditures to Date: \$279,047,245.43 Million
 - **Bond Sales:**
 - Series A: \$24 Million
 - Series B: \$59 Million
 - Series C: \$10.25 Million
 - Series D: \$60 Million
 - Series E: \$80.545 Million
 - Series F: \$40 Million
 - Series G: \$20 Million (2026)
 - Current Total: \$293.795 Million
 - Remaining: \$81.205 Million
 - **Future Issuances:**
 - Series H: \$15 Million
 - Series I: \$35 Million
 - Series J: \$31.205 Million
- Mr. Staples asked if there were any questions regarding the presentation and the



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committee had questions.

K. Date for Future Meeting

- The Committee agreed to meet on October 6, 2026 at 5:00 PM.

MEETING ADJOURNED AT 6:24 pm