

# EL MONTE UNION HIGH SCHOOL DISTRICT BOND & FACILITIES UPDATE

April 2022



# Measure D Bond- \$148 Million

## 2008 Election

Bond Series	Issue Date	Principal Amount
Series A	6/16/2009	\$54,001,305.
Series B	6/02/2011	\$30,000,000.
Series C	4/08/2016	\$ 5,238,885.
Series D	11/21/2017	\$10,196,955.
Series E	8/18/2021	\$33,496,221.
Total Issue Amount		\$132,933,366.
Cost of Bond Issuance		\$ 1,868,742.
<b>*Transfer in from other fund</b>		<b>\$ 12,737,926.</b>
Interest as of June 30, 2021		\$2,322,179.
<b>Total Revenue</b>		<b>\$146,124,729.</b>
<b>Total Expended as of April 13, 2022</b>		<b>\$104,969,787.</b>
<b>Balance</b>		<b>\$41,154,942.</b>

\*Reimbursements from State Match Funds, City of Rosemead, E-Rate & DGS

# Measure HS Bond- \$190 Million 2018 Election

Bond Series	Issue Date	Principal Amount
Series A	6/04/2019	\$56,065,000.
Series B	8/18/21	\$53,484,500.
Total Issue Amount		\$109,549,500.
Cost of Bond Issuance		\$658,514.
Other Revenue		\$753,730.
Interest as of June 30, 2021		\$1,450,253.
<b>Total Revenue</b>		<b>\$111,094,969.</b>
<b>Total Expended as of April 13, 2022</b>		<b>\$10,474,828.</b>
<b>Balance</b>		<b>\$100,620,141.</b>

# 2021/22 Proposed Budget

Funding Source	Project	Amount Allocated out of Bond – Measure D
Bond- \$40,000. K Capital Facilities-\$5,295 K	South El Monte Field House – Pending DSA Closeout	\$40,000.
Bond-\$20,000. K	Mt. View Gym Modernization – Pending DSA Closeout	\$20,000.
Bond	District Wide Furniture	\$250,000.
Bond	Mt. View Cafetorium, Shade Structure	\$1,001,750.
Bond	HVAC/Security & Safety Measures	\$1,321,988.
Bond	Salary, Legal & Operating Cost	\$118,966.
Bond	Pending DSA Certification Closeout Projects – Contingency	\$100,000.
Bond	El Monte Bleachers / Stadium – Pending DSA Closeout	\$28,537.
Bond	Fernando R. Ledesma – Multipurpose Room	\$484,428.
Bond	Rosemead Track & Field Replacement	\$2,745,600.
	Total	\$6,111,269.

# 2021/22 Proposed Budget

Funding Source	Project	Amount Allocated out of Bond – Measure HS
Bond	Fernando R. Ledesma – Multipurpose Room	\$6,000,000.
Bond	District Wide Furniture	\$250,000.
Bond	Salary, Legal & Operating Cost	\$159,830.
Bond	AHS/EMHS/MVHS/SEMHS – All Weather Track & Fields, Snack Bars, Restrooms & Bleachers	\$4,135,118.
Bond	Mt. View – Modernization	\$2,050,000.
Bond	Rosemead – Concession Buildings (Snack Bar)	\$1,700,141.
Bond	South El Monte – Modernization	\$1,527,500.
Bond	District Wide – HVAC Controls Modernization	\$1,000,000.
Bond - \$698,415. K Capital Outlay (CARB Grant) - \$3,835,204 M	District Wide – Energy Storage Battery	\$698,415.
Bond	Rosemead Center – Adult Ed. Regional Complex	\$1,428,872
	Total	\$18,949,876.

# Fernando Ledesma High School

## Multi-Purpose Building

- Project Designed by Architecture for Education
- Awarded to The Nazerian Group \$10,450,00.
- Construction began in October 2019
- Groundbreaking on December 11<sup>th</sup> 2020
- Project has experienced delays due to unforeseen conditions in the field and errors and omissions by the contractor and the materials testing lab
- Roofing Material delayed project 6 months (currently completing this work)
- Substantial Completion Date: June 2022



Project will include: New gymnasium space, full basketball court and bleachers, classrooms, weight room, restrooms, kitchenette, offices and new exterior site improvements

# Rosemead High School

## New Track and Field

- Project will be designed by LPA
- Estimated Total Cost of Project: \$5,000,000.
- Board approved the contract to procure materials at December meeting
- Project Schedule
  - Design Development – January 2020 to March 2020
  - Construction Documents/ Agency Approval – DSA approved 8/20/20
  - Board approved Construction Manager on 9/16/20
  - Board awarded project to Los Angeles Engineering, Inc. on 1/6/21
  - Project to break ground mid February 2021
  - Track has been completed and was handed over to site on 9/8/21

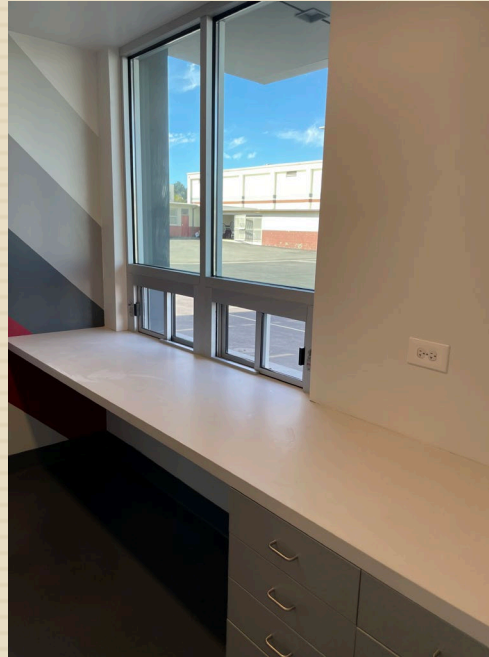


Project includes:

- installation of new synthetic football field
- repair of rubberized track
- new Snack Bars

# Rosemead High School

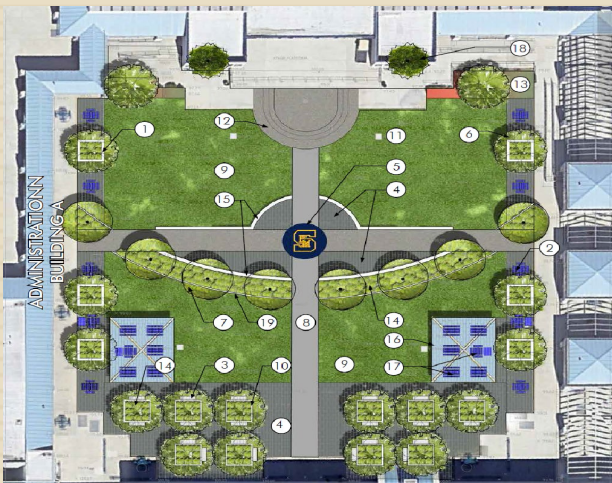
## Concessions Buildings at Football Field



- LPA Completed Conceptual Design
- Board Approved Crate (container manufacturer) in August Meeting
- Crate in process of completed Construction Documents for DSA Review
- DSA Approval anticipated on March 5
- Board to Consider Approval for Crate to manufacture concessions stands in March
- Project Awarded by Board on May 5, 2021
- Estimated completion by December 2021
- Project is 98% Percent complete – Waiting on mechanical screens for the roof
- Installing Mechanical screens week of April 18th

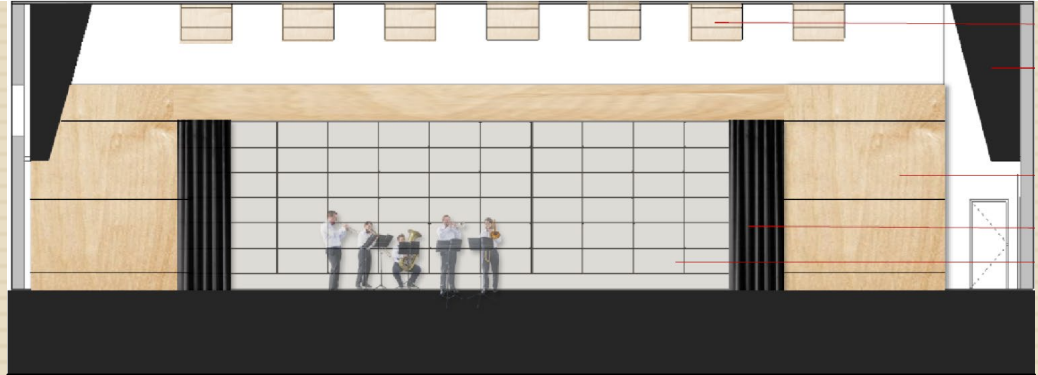
# South El Monte High School Quad Project

- Board Approved Cornerstone Landscape Architects
- Cornerstone to complete Construction Documents to Bid out this project this summer
- Project should be ready to bid by November
- Board approved amendment to Cornerstone Landscape Architects to include Electrical Design on 9/2/20
- DLR Group will work with Cornerstone Landscape Architects to complete scope of work
- Project to break ground in January of 2022
- Demo work is complete.
- Currently installing underground utilities



# Mountain View High School Cafetorium Project

- Project awarded to LPA Architects
- Project kick off 1.21.21
- Preliminary design review on 2.10.21
- Schematic design completion 3.18.21
- Board to consider award of construction contract on March 2, 2022
- Project Kick off meeting on April 20



Project will include: new retractable theatre seating for up to 300 seats, acoustic improvements on walls and ceilings, installation of audio/visual equipment and lighting enhancements

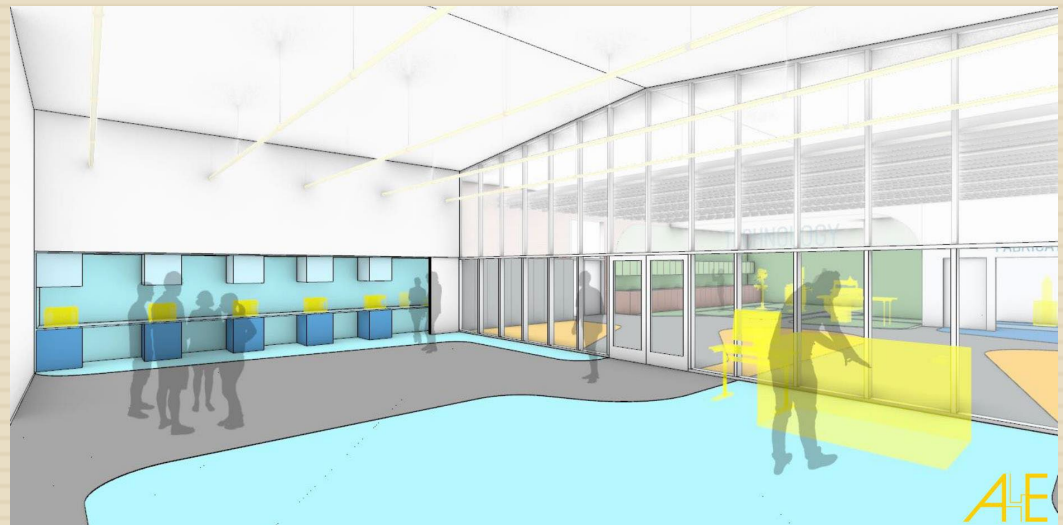


- Ceiling reflective panels
- High impact fabric wrapped acoustical panels (2x8)
- Existing windows
- Angled shaped wall
- Painted wall
- Translucent graphic film on existing doors
- Retractable seats

# Mountain View High School

## Zoo Crew Classroom Project

- This project will serve as a state-of-the-art facility for the Zoo Crew program, revitalizing the existing wood shop and shared courtyard of building L. Natural daylight will be introduced into the space, and educational programs will connect to the courtyard, allowing students and faculty to fully utilize both interior and exterior spaces. Graphics interlaced with the architectural design can serve as learning tools to help foster ideas, and promote awareness of the environment. The Zoo
- Crew space will create a new focused facility for student involvement at CTE Curriculum. Both students and faculty will benefit from a functional, clearly laid out, modern, and durable facility that can be effectively utilized.
- Project currently out for construction Bid
- Project Kick off meeting on April 20th



# Granada Transition Center/ Adult Education Complex at Rosemead Site

- Board approved DLR Group to prepare a study for future development of the Granada Transition Center
- Board approved Rosemead Adult Center be modernized for Transition Center on April 14, 2021
- Board approved the DLR Group to design project on May 5, 2021
- DLR finalizing Conceptual designs
- DLR presented two conceptual elevations for consideration

## CONCEPT A



## CONCEPT B



# South El Monte High School Modernization

- Board approved DLR Group to work on Modernization Project on June 2020
- DLR has had many meeting with key stakeholders to identify the priority projects
- Board to Consider approval of Construction Manager for this project
- DLR finalizing construction documents and preparing to submit in April
- Board to Consider approval of Construction Manager for this project
- DLR presented list of Modernization projects to Board on April 14, 2021
  - Classroom modernization including new flooring, wall finishes, ceiling & lighting
  - Improvements in Library
  - New Career Technology Classroom improvements
  - Infrastructure improvements including exterior painting, roofing, plumbing, security



# South El Monte High School Modernization

SCOPE REVISED 3/17/2021

Space	SF	\$/SF	Total
<b>HIGH PRIORITY</b>			
Bldg A: Admin Reception Modernization	446	400	\$ 178,400.00
Bldg D: 6 Science Labs	7550	350	\$ 2,642,500.00
Bldg E: 15 classrooms	14520	175	\$ 2,541,000.00
Bldg E: 5 ECA classrooms	4960	175	\$ 868,000.00
Bldg H: 1 CR to Teach collab	960	175	\$ 168,000.00
Bldg J: 2 CR to Teach collab	1920	175	\$ 336,000.00
Bldg C: C155 + support Healthcare Medical CTE	1645	250	\$ 411,250.00
Bldg C: C152 for CR for Healthcare Medical CTE	1150	250	\$ 287,500.00
Bldg C: 2 Art classrooms + Support	2087	175	\$ 365,225.00
Bldg C: 2 teacher collabs	1232	175	\$ 215,600.00
Bldg B: Library Level 1	5674	350	\$ 1,985,900.00
Bldg B: Library Level 2	4736	350	\$ 1,657,600.00
Bldg K: Manufacturing & Product Design	3000	250	\$ 750,000.00
Bldg K: Coding	1340	175	\$ 234,500.00
		<b>SUBTOTAL</b>	<b>\$ 12,641,475.00</b>
<b>MEDIUM PRIORITY</b>			
Bldg L: Cafetorium	4760	250	\$ 1,190,000.00
Bldg D: 2 Business CRs	4054	175	\$ 709,450.00
Bldg D: 4 Business CRs	3496	250	\$ 874,000.00
Bldg D: 2 Computer Labs	950	175	\$ 166,250.00
Bldg K: New CTE Leadership Lab	1475	250	\$ 368,750.00
Bldg K: Carpentry CTE	1475	250	\$ 368,750.00
Bldg K: Outdoor Learning (not entire 14,344 s.f.)	10000	50	\$ 500,000.00
Btw Bldg D&E: Science Outdoor Learning	3600	50	\$ -
Bldg G: 5 SPED CR's	4800	175	\$ 840,000.00
		<b>SUBTOTAL</b>	<b>\$ 5,017,200.00</b>
		<b>GRAND TOTAL</b>	<b>\$ 17,658,675.00</b>

This budget is based on \$17,800,000 for modernization scope. Bear in mind these are ROM costs, so there is a strong possibility some numbers will be lower allowing more scope to be done. The list on the left has been revised after the Must Do's were updated as follows:

- Admin Reception modernization added
- Building K Outdoor Learning Reduced from 14,344 s.f. to 5000 s.f.
- Decreased \$/s.f. numbers for CTE programs (Manufacturing, Carpentry, Healthcare Medical and CTE Leadership Lab) which were calculated at \$350/s.f. to \$250/s.f. The \$350 was factoring in including equipment.

At a 3/11/21 meeting with Hilary Wolfe, Director of Curriculum and Instruction at EMUI ISD that equipment costs can be covered by Strong Workforce Development Grants the district has won. The exact amount needs to be confirmed in the next phase of Schematic Design. The summary of that meeting is in the CTE Lab Focus Group Report submitted 3/18/21.

# Mountain View High School Modernization

- Board approved LPA Architects to work on Modernization Project on May 2020
- LPA has had many meeting with key stakeholders to identify the priority projects
- LPA presented list of Modernization projects to Board on April 14, 2021
- LPA finalizing construction documents and preparing to submit in April
- Board to Consider approval of Construction Manager for this project
- Modernization projects will include:
  - Curb Appeal/ Site access
  - Quad and other exterior enhancement projects
  - Building K building modernization (science labs)
  - Improvements in Building B
  - Softball/baseball field improvements
  - Girls locker room improvements
  - Infrastructure improvements such as roofing/fire alarm, plumbing



# Mountain View High School Modernization

## DRAFT PROPOSED PRIORITIES

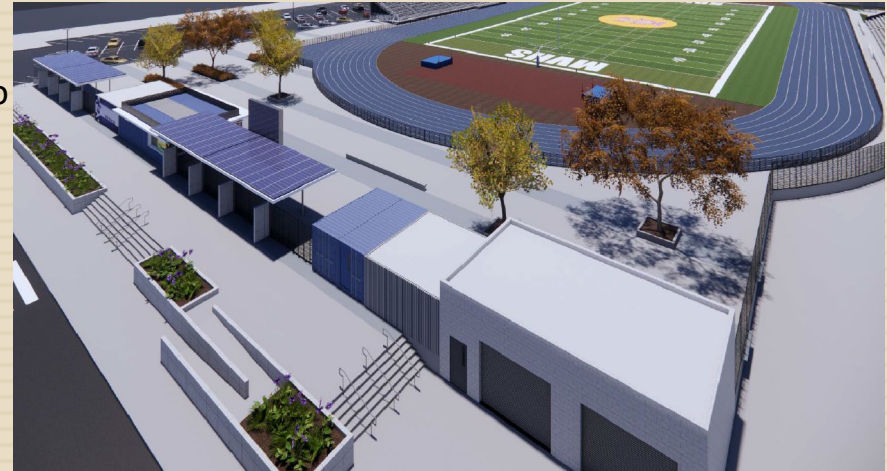
## 2020 HARD COSTS

## NOTES

1. SCHOOL INFRASTRUCTURE REPAIRS		
• SEWER	\$ 157,300	
• WATER	\$ 121,550	
• STORM DRAIN (50%)	\$ 100,100	
• ADA RAMP (1)	\$ 161,000	
• FIRE ALARM (PARTIAL)	\$ 450,000	
• PA/ EMERGENCY COMMUNICATIONS (PARTIAL)	\$ 350,000	
2. FENCING		
• FENCING AT THE BACK WASH	\$ 473,200	(Alternate)
• FENCING AT MAGNOLIA	\$ 0	
3. SOLAR TUBE SKYLIGHTS		
• BUILDING B	\$ 100,000	(Alternate)
• BUILDING M	\$ 60,000	(Alternate)
• BUILDING J	\$ 10,000	(Alternate)
4. ELECTRONIC DOOR LOCKS	\$ 600,000	(Alternate) Campus wide except Building K
5. DEDICATED HVAC AT SERVER ROOMS	\$ 500,000	(Alternate)
6. CURB APPEAL	\$ 1,906,000	Reduced reconfiguring; Design to \$ amount
7. GIRLS PE LOCKER UPGRADES	\$ 1,000,000	
8. BASEBALL/SOFTBALL BACKSTOPS & NETTING	\$ 400,000	Reduced netting scope
9. BUILDING B - REPLACE OPERABLE PARTITIONS BETWEEN CLASSROOMS WITH ACOUSTICALLY SOUND WALLS	\$ 1,500,000	Partial modernization required with scope of work
10. MAIN QUAD (EAST)	\$ 2,163,000	
11. LEARNING COURT (WEST)	\$ 300,000	Design to \$ amount; Reduced design scope
12. WALKWAY/ ADA ENHANCEMENTS (REPLACEMENT OF PAVING UPGRADES, LIGHTING UPGRADES, ADDITION OF SIGNAGE, PLANTER ADDITIONS)	\$ 1,000,000	Design to \$ amount; Reduced design scope
13. ADMIN. RECONFIGURATION FOR SINGLE POINT OF ENTRY AND ATTENDANCE RELOCATION	\$ 1,000,000	Minor reconfig. and relocation of attendance only
14. WELLNESS CENTER	\$ 0	Use other funds for this project
15. BUILDING K SCIENCE MODERNIZATION	\$ 4,610,000	Roof replacement w/ deferred maint. dollars
16. ROOFING/ GUTTER REPLACEMENT		
• BUILDING M	\$ 350,000	
• BUILDING J	\$ 93,000	
<b>TOTAL HARD COST (2020\$)</b>	<b>\$ 17,405,000</b>	
<b>ESCALATION TO 2023 (12%)</b>	<b>\$ 2,088,600</b>	
<b>TOTAL PROJECT COST (X1.33)</b>	<b>\$ 25,926,488</b>	(ALL COSTS ARE IN 2020\$)

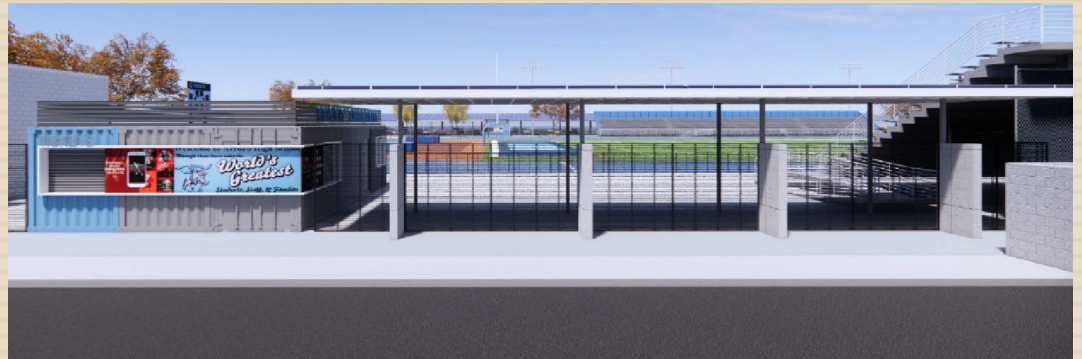
# Mountain View High School Track and Field Project

- HMC Architects hired to design all track & field projects
- HMC has met with stakeholders and hosted site visits to explore different synthetic field types
- Project will include new bleachers, snack bars, restrooms and synthetic track and field
- Plans are in final DSA Review
- Plans expected to be approved by DSA in April
- Anticipated construction start of August/September



# Arroyo High School Track and Field Project

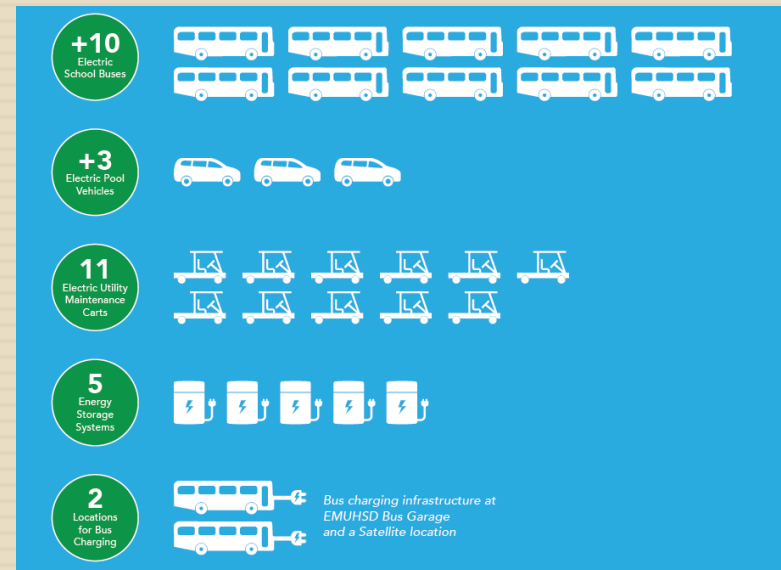
- HMC Architects hired to design all track & field projects
- HMC has met with stakeholders and hosted site visits to explore different synthetic field types
- Plans are in final DSA Review
- Plans expected to be approved by DSA in April
- Anticipated construction start of August/September



# Clean Mobility in Schools:

## Current status -

- Received all 11 electric school buses
- 2 school buses currently in operation utilizing existing EV charging
- Received 11 electric utility carts



# Energy Management Update

## Battery Energy Storage

- In DSA approval stage for high school sites. Awaiting electrical equipment for installation at Bus Garage late April 2022.

## School Bus Charging Stations

- Bus Garage (three fast chargers, eight high power level II) - Southern California Edison installed infrastructure, now District in process hiring electrical contractor to install stations. Mountain View High School (four high power level II) - in DSA approval queue

## HVAC Controls Modernization Project:

- Construction started Feb. 2022 at Arroyo High School
- Remaining sites include EMHS, MVHS, SEMHS, RHS, Ledesma, and Bus Garage/Warehouse



# California Energy Commission Funding

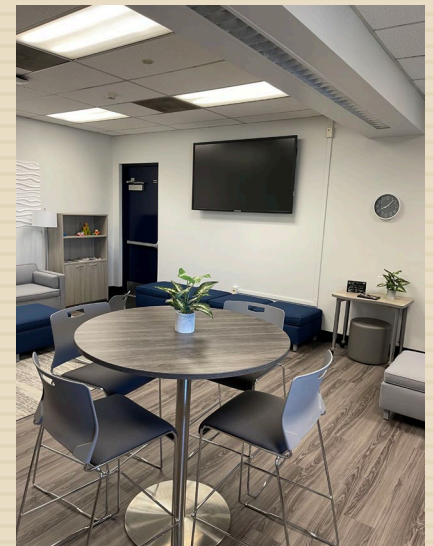
## **California Energy Commission CalShape (AB 841) Funding:**

- District received Notice of Proposed Award for the HVAC ventilation grant in the amount of \$1,366,890.00.
- Grant provides funding to upgrade heating, air conditioning, and ventilation (HVAC) systems
- Final executed grant agreements to be delivered by California Energy Commission in about one and a half months.

# Wellness Centers

The following Wellness Centers have been completed:

- Rosemead High School- Classroom Rm 45
- Arroyo High School- Classroom Rm 4
- El Monte High School- Teen center
- South El Monte High school- Admin Bldg.
- Ledesma High School- Rm 7
- Mountain View High- Rm 277



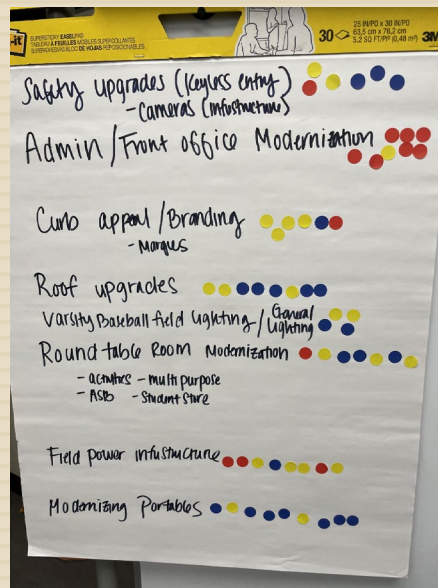
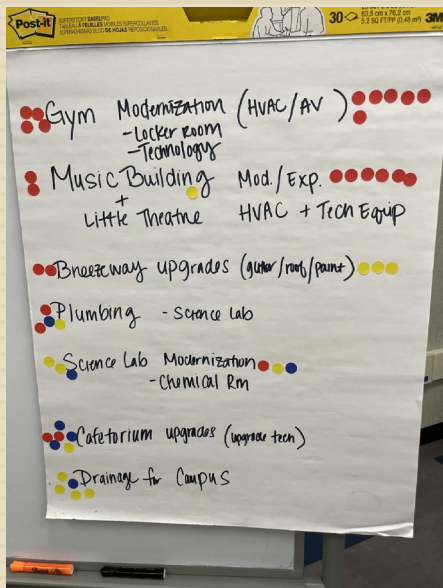
# Arroyo Modernization Projects

Board approved HMC Architects at the December 6, 2021 Board Meeting

HMC is gathering information to begin to set up stake holder meetings

Stakeholders were asked to review previously identified site needs. Projects were selected based on feedback from group.

- Gym Modernization (installation of HVAC, interior improvements)
- Music Building/ Little Theatre Modernization and possible expansion
- Administration Building Modernization
- Infrastructure improvements: plumbing, roofing, painting



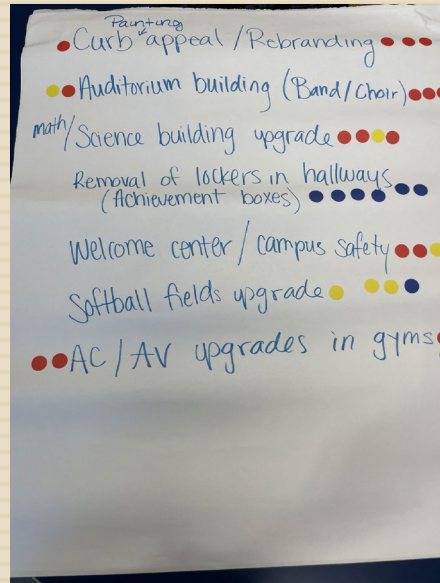
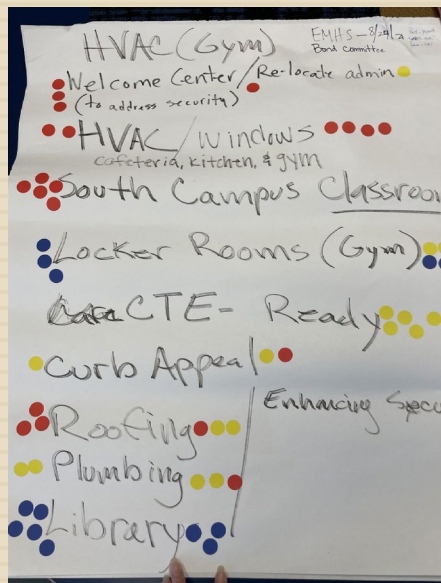
# El Monte Modernization Projects

Board approved The DLR Group Architects at the December 6, 2021 Board Meeting

DLR is gathering information to begin to set up stake holder meetings

Stakeholders were asked to review previously identified site needs. Projects were selected based on feedback from group.

- Welcome Center (Relocation of Administration Offices)
- South Campus Classroom Modernizations
- Science Building Upgrades
- Auditorium, Band & Choir Modernization
- Gym Modernization (HVAC)
- Infrastructure improvements: HVAC, plumbing, roofing, painting, A/V



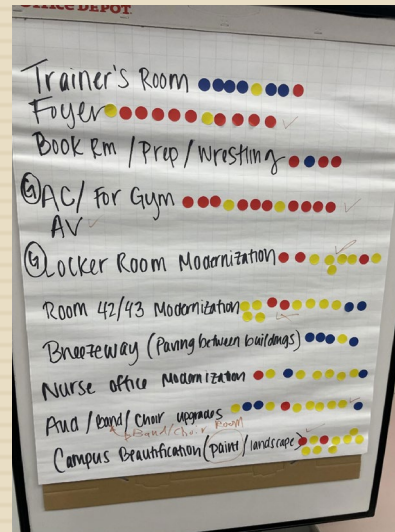
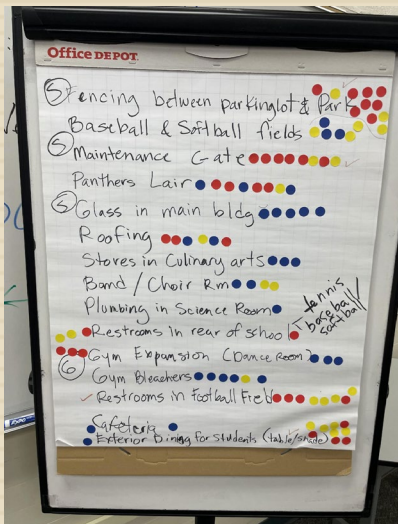
# Rosemead Modernization Projects

Board approved The Rachlin Group Architects at the December 6, 2021 Board Meeting

Rachlin is gathering information to begin to set up stake holder meetings

Stakeholders were asked to review previously identified site needs. Projects were selected based on feedback from group.

- Site Access Security (Foyer, Fencing & Gates)
- Gym Modernization (Locker rooms, HVAC)
- Panthers Lair
- Auditorium, Band & Choir Modernization
- Infrastructure improvements: HVAC, plumbing, roofing, painting, A/V



# Additional Projects in the Planning Phase

- El Monte Track and Field Project
- South El Monte Track and Field Project
- Professional Development Center Modernization
- Installation of Shade Structures at Arroyo, El Monte, Rosemead & South El Monte
- Green houses at Arroyo and South El Monte
- Rubberized basketball courts