



EL MONTE UNION HIGH SCHOOL DISTRICT BOND UPDATE

May 2021



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.
Total Issue Amount		\$99,437,146.
Cost of Bond Issuance		\$ 1,684,319.
*Transfer in from other fund		\$ 12,737,926.
Interest as of December 31, 2020		\$2,251,405.
Total Revenue		\$112,742,158.
Total Expended as of May 10, 2021		\$100,936,413.
Balance		\$11,805,745.

*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.
Total Issue Amount		\$56,065,000.
Cost of Bond Issuance		\$365,000.00
Other Revenue		\$753,720.
Interest as of December 31, 2020		\$1,141,198.
Total Revenue		\$57,594,918.
Total Expended as of May 10, 2021		\$4,292,842.
Balance		\$53,302,076.

2020/21 First Interim Budget

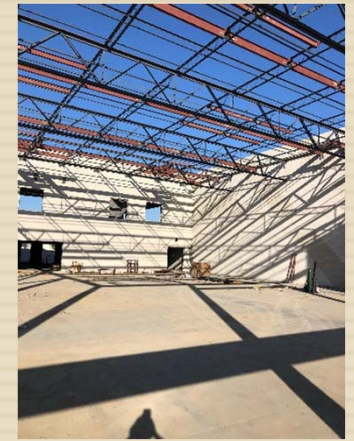
Funding Source	Project	Amount Allocated out of Bond – Measure D
Bond- \$85,364. K Capital Facilities-\$5,295 K	South El Monte Field House	\$85,364.
Bond-\$20,000.K Capital Outlay-\$13,520. K LCAP - \$0 K	Mt. View Gym Modernization (submitted to DSA)	\$20,000.
Bond	District Wide Furniture	\$250,000.
Bond	Mt. View Cafetorium, Shade Structure	\$1,375,462.
Bond	HVAC/Security & Safety Measures	\$1,321,988.
Bond	Salary, Legal & Operating Cost	\$235,000.
Bond	District Wide Solar Shaded (Contingency)	\$400,000.
Bond	Pending DSA Certification Closeout Projects	\$200,000.
Bond	El Monte Bleachers / Stadium	\$28,300.
Bond	Fernando R. Ledesma – Multipurpose Room	\$824,076.
Bond	Rosemead Track & Field Replacement	\$5,000,000.
Bond	Mt. View – Gym Plumbing Repairs	\$251,720.
	Total	\$9,991,910.

2020/21 First Interim Budget

Funding Source	Project	Amount Allocated out of Bond – Measure HS
Bond	Fernando R. Ledesma – Multipurpose Room	\$13,000,000.
Bond	District Wide Furniture	\$250,000.
Bond	AHS/EMHS/MVHS/SEMHS – All Weather Track & Fields, Snack Bars, Restrooms & Bleachers	\$800,000.
Bond	Mt. View – Modernization	\$1,489,502.
Bond	Rosemead – Snack Bar	\$250,000.
Bond	South El Monte – Modernization	\$661,400.
Bond	Transition Center – Facility Enhancement	\$60,200.
	Total	\$16,511,102.

Fernando Ledesma High School Multi-Purpose Building

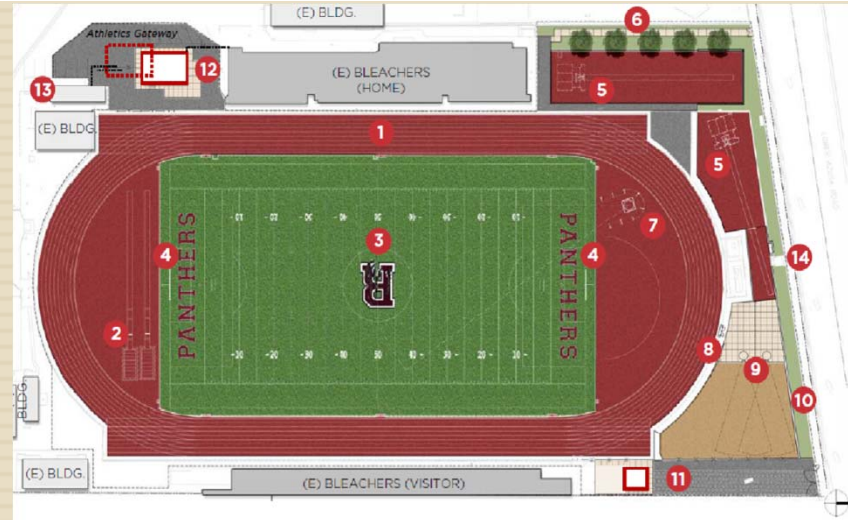
- Project Designed by Architecture for Education
- Awarded to The Nazerian Group \$10,450,00.
- Construction began in October 2019
- Groundbreaking on December 11th 2020
- Project has experienced delays due to unforeseen conditions in the field and errors and omissions by the contractor and the materials testing lab
- Completion Date: Summer 2021



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
 - Ground Breaking on March 25th
 - Construction Period – January 2021 to July 2021



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



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
- Planning to go out to Bid in June 2021



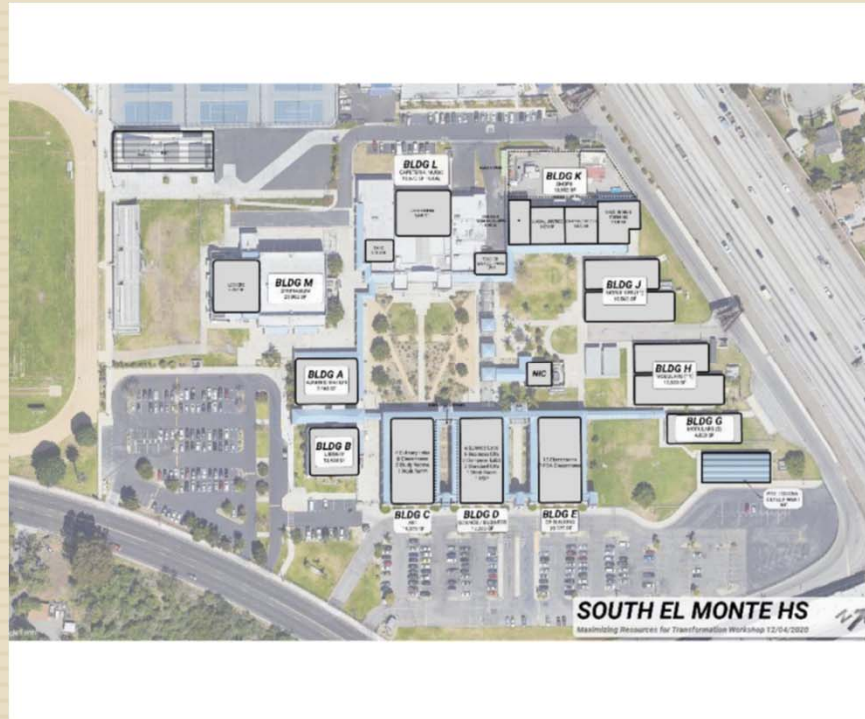
Granada Transition Center Feasibility Study

- Board approved DLR Group to prepare a study for future development of the Granada Transition Center
- DLR evaluated and prepared conceptual studies for 3 sites
- DLR presented options to Board in October 2020
- 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



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
- DLR presented list of Modernization projects to Board on April 14, 2021



SUMMARY OF WORKSHOP OUTCOMES

The following pages summarize the outcomes of the five focus group department workshops conducted below.:

1. *Science Department*
2. *CTE Pathways Department (see next page for list of Pathways)*
3. *Early College Academy Department*
4. *Library Department*
5. *Classrooms and SDC Program*

To dig deeper, the report for each focus group is included. These focus groups were held after a Maximizing Resources for Transformation workshop was held 12/3/2020 with the community. The goal was to create a preliminary list of projects for the scope in order of priority to ensure the project will be transformational for the campus user groups. The outcome of the 12/3 workshop was that only some of the projects on the initial needs list could be executed.

South El Monte High School Modernization

SCOPE REVISED 3/17/2021

Space	SF	\$/SF	Total
HIGH PRIORITY			
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
		SUBTOTAL	\$ 12,641,475.00
MEDIUM PRIORITY			
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
		SUBTOTAL	\$ 5,017,200.00
		GRAND TOTAL	\$ 17,658,675.00

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 EMUHSD 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



Mountain View High School Modernization

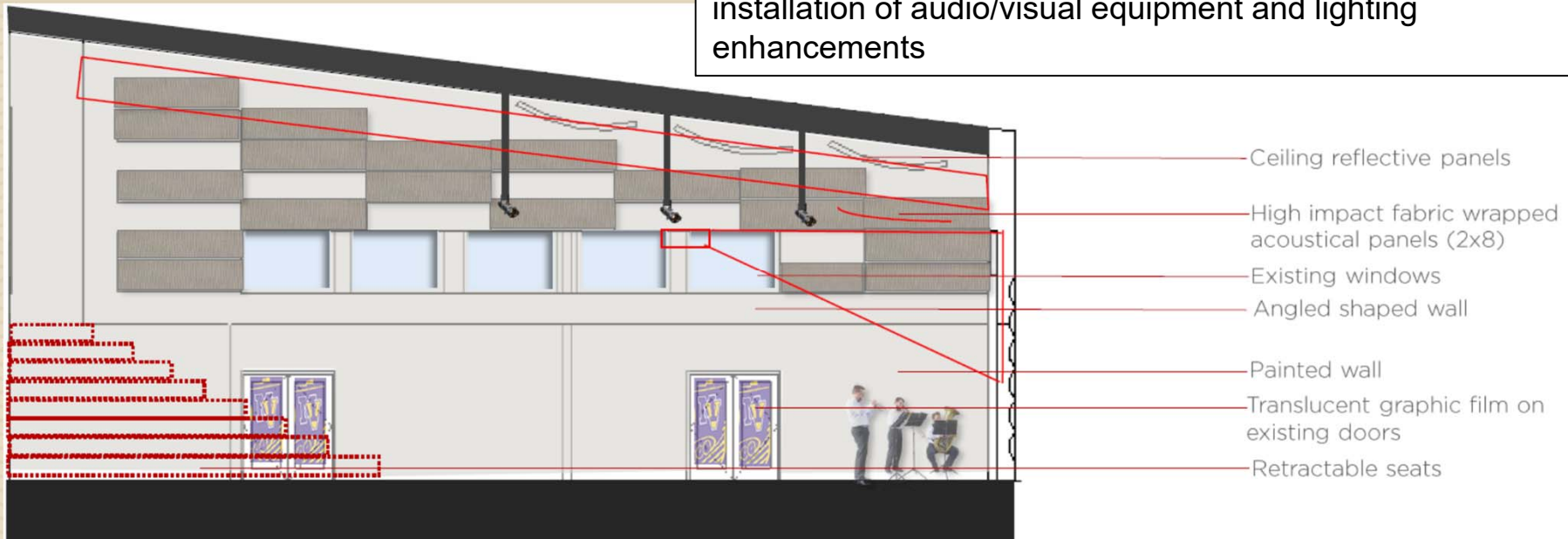
DRAFT PROPOSED PRIORITIES	2020 HARD COSTS	NOTES
1. SCHOOL INFRASTRUCTURE REPAIRS		
• SEWER	\$ 157,300	
• WATER	\$ 121,550	
• STORM DRAIN (50%)	\$ 100,100	
• ADA RAMP (1)	\$ 161,000	
• FIRE ALARM (PARTIAL)	\$ 450,000	
• PA/ EMERGENCY COMMUNICATIONS (PARTIAL)	\$ 350,000	
2. FENCING		
• FENCING AT THE BACK 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	
TOTAL HARD COST (2020\$)	\$ 17,405,000	
ESCALATION TO 2023 (12%)	\$ 2,088,600	
TOTAL PROJECT COST (X1.33)	\$ 25,926,488	(ALL COSTS ARE IN 2020\$)

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
- Currently completing cost estimating for District to review



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



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
- In process of completing topographic survey and begin design development
- Project will include new bleachers, snack bars, restrooms and synthetic track and field



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
- In process of completing topographic survey and begin design development



Additional Projects in the works:

- HVAC Controls District wide
 - District contracted Engineering firm to begin to prepare construction drawings
- Mountain View High School Career Technology Classroom Modernization
 - Architecture 4 Education awarded design in December 2020
 - Currently finalizing conceptual design

What is Next with Measure HS?

- District staff recommend sale of the second series of the Measure HS bond in early July of this year (Estimated 40 to 50 million dollars)
- The second series of the bond will provide additional funding to:
 - ▣ cover the construction phase of the modernization projects in MVHS and SEMHS
 - ▣ Provide advanced funding to cover delayed State matching funds that will be received at later dates
 - ▣ Provide construction funding needed to complete the artificial Track & Field projects in El Monte High and SEMHS
 - ▣ Provide recommendation to the Board to add additional group of projects to provide funding for the planning & design phases and take advantage of State matching fund availability]. Highly likely, modernization projects at AHS, El Monte High and RHS.
 - ▣ Fund construction escalation costs for all bond funded projects
 - ▣ Obtain & procure a program & project management software to help managing the program in-house and save on program management consulting fees.
 - ▣ Potential Sale of Measure D as well (30 million dollars)