APPROVED

# Scholarship Prep

# Minutes

## Special Board Meeting

**Date and Time**
Wednesday July 16, 2025 at 9:00 AM

**Location**
4070 Mission Ave.
Oceanside, CA, 92057

**Zoom Meeting Information:**
**Meeting ID: 847 7579 6164**
**Passcode: 212359**

Scholarship Prep Orange County (17th Street) - 1010 West 17th Street, Santa Ana, CA 92706
Conference Room (Room 1)

Scholarship Prep Orange County (Grand Ave) - 1821 N Grand Ave, Santa Ana, CA 92705
Admin Office

Scholarship Prep  Oceanside - 4070 Mission Avenue, Oceanside, CA 92057
Room 233

Scholarship Prep  South Bay- 24910 S. Avalon Blvd., Wilmington, CA 90744
First-floor Kindergarten Classroom

Additional Teleconference Location: 3040 Fillmore Way #159, Costa Mesa, CA 92626

Additional Teleconference Location: 1902 West Chestnut Avenue, Santa Ana CA 92703

Additional Teleconference Location: 80 Huntington St, Huntington Beach, CA 92648

The meeting will be accessible via teleconference using the information listed above and at the campus locations above.

**PUBLIC COMMENT:**
The public is invited to address the Board during the meeting using the Zoom meeting information above, or from any of the teleconference locations. Alternatively, public comments can also be submitted via email to comments@scholarshipschools.orgwith “Public Comment for Board Meeting (on date of the Board Meeting)” in the subject line. The comment should include the name of the commenter, the Agenda Item number, and the topic that is to be discussed. Comments must be received by 12:30pm of the day before the scheduled Board Meeting and will be read during the meeting based upon time limitations. If the statement is not read online due to time limitations, the comments will be provided to the board members.

Members of the public may address the Board at regular meetings on agenda or non-agenda items that are within the subject matter jurisdiction of the Board, and at special meetings on agenda items only. Speakers may be called in the order that requests are received, with speakers attending the meeting called prior to reading written comments submitted by email, or may be grouped by subject area. Comments are limited to three (3) minutes per speaker with no more than 15 minutes per single topic so that as many people as possible may be heard. . The Board may not take any action on matters discussed during the public testimony period that are not listed on the agenda.

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**Directors Present**
B. George, C. Friedrichs (remote), M. Toan (remote), P. Watson (remote)

**Directors Absent**
J. Ing

**Directors who arrived after the meeting opened**
B. George

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## I. Opening Items

### A. Quorum Check

### B. Call the Meeting to Order

C. Friedrichs called a meeting of the board of directors of Scholarship Prep to order on Wednesday Jul 16, 2025 at 9:02 AM.

### C. Pledge of Allegiance

### D. Reading of the Scholarship Prep Mission Statement

### E. Approval of the Agenda

C. Friedrichs made a motion to Approve.
M. Toan seconded the motion.
The board **VOTED** unanimously to approve the motion.

| **Roll Call** | |
|---|---|
| M. Toan | Aye |
| P. Watson | Aye |
| C. Friedrichs | Aye |
| J. Ing | Absent |
| B. George | Absent |

B. George arrived at 9:04 AM.

### F. Invitation to Address the Board on Items on the Agenda

### G. Invitation to Address the Board on Items Not on the Agenda

## II. Action Items

### A. Approve the Scholarship Prep - San Bernardino County Contract with Sol Electric Inc in the amount of $150,728.31.

C. Friedrichs made a motion to approve.
P. Watson seconded the motion.
Executive Director Jason Watts provided background on the electrical work for the Upland site. The site was previously a fully operational non-public school and was expected to require minimal work. However, significant updates are needed for student occupancy and safety.

The proposed contract includes both necessary and future-upgrade work:
**Immediate Needs:**

- Installation of motion and wall sensors for lighting.
- Replacement of non-functioning or inadequate lighting, especially in hallways.
- Upgrading of exit signs to meet current fire code requirements.

**Future/Optional Work:**

- Replacement of incandescent bulbs with LED lighting for energy efficiency.
- Potential exterior lighting upgrades.

Jason stated that while the board is being asked to approve the full contract amount, only approximately one-third of the work is expected to be done immediately, with additional

work phased in as needed. The work needed for school reopening will be completed before students return, and the remainder of the contract has no expiration and can be utilized as needs arise. Jason confirmed that the lighting upgrades will *reduce* electrical load and costs, not increase them.

Board President Charles Friedrichs asked if the we will be able to get city approval for this work, and Jason stated that city approval is not required for the interior lighting upgrades.
Charles also asked if there is any impact on the panel box or electrical system design. Jason explained that the upgrade to LED lighting will reduce the electrical load.
Board member Pete Watson asked since this is a phased project, is the total amount of $150,728.31 guaranteed for all phases? Are change orders possible? Jason explained that there are built-in contingencies in the contract to account for cost adjustments if necessary.
The board **VOTED** unanimously to approve the motion.

| **Roll Call** | |
|---|---|
| C. Friedrichs | Aye |
| P. Watson | Aye |
| M. Toan | Aye |
| J. Ing | Absent |
| B. George | Aye |

**B. Approve the Scholarship Prep - San Bernardino County Contract with Stains and Co, LLC in the amount of $128,000.00.**

C. Friedrichs made a motion to approve.
M. Toan seconded the motion.
Jason Watts explained that the scope of this project includes patching, sanding, and painting every hallway, wall, and room on the second floor, addressing varying levels of damage. The quote also includes carpet repair in a few rooms and remediation of plywood-covered windows and other facility damage.

It was noted that this contract was awarded to Stains and Co. following a competitive bidding process. Although BDI (the contractor currently building the Riverside site) also submitted a bid, Stains and Co. submitted a significantly lower quote and was available to begin work immediately—key factors given the goal to complete interior work by August 1st.

The contract includes a $50,000 contingency fund to address any additional needs. Even with this contingency, the total remains under the competing bid. Exterior work will be limited to adding color accents in Scholarship Prep branding; the existing cream color will remain unless there are areas with severe discoloration.

Board Secretary Maribel Toan asked to clarify what is being painted. Jason answered that we are only adding the colored accent blocks, not repainting the entire exterior, unless there are areas with significant discoloration.

Pete Watson asked how close the total of these action items compare to our estimated budget. Jason explained that originally, the budget was much lower before we assessed the facility condition. Our current facilities improvement budget is $500,000. The projected cost for today's presented items is around $400,000. We hope to remain under budget by deferring some non-essential work, such as electrical lighting changes.
The board **VOTED** unanimously to approve the motion.

**Roll Call**

| | |
|---|---|
| B. George | Aye |
| C. Friedrichs | Aye |
| J. Ing | Absent |
| P. Watson | Aye |
| M. Toan | Aye |

**C. Approve the Scholarship Prep - San Bernardino County Contract with Bay Alarm.**

C. Friedrichs made a motion to approve.
B. George seconded the motion.
The Board discussed entering into a contract with Bay Alarm to provide enhanced security services at the new campus site. Bay Alarm was the existing vendor through the previous property owner, and the organization has ongoing familiarity with them through other sites. The previous owner removed all existing security cameras (interior and exterior), requiring a full reassessment of camera placement and installation.

Security Enhancements include:

- Installation of interior and exterior turret cameras.
- Implementation of monitored dome cameras which include an AI-generated audio warning followed by a live verbal intervention and police notification if necessary.
- Four speaker-equipped cameras, two monitored domes, and two monitored dual sensors.
- Coverage will include the full play area and exterior grounds, allowing visibility from the front desk across the entire campus.

Additional Infrastructure:

- The facility currently lacks a functioning PA/intercom system.
- It is unknown whether existing wiring can support intercom functionality; further analysis will be required.
- Integration of PA and security systems may be pursued but would likely involve separate vendors.

Charles asked if the campus already have a PA system that these cameras could tie into, and Jason said that the PA system infrastructure was removed and a separate company would be required to install the necessary wiring and system.
The board **VOTED** unanimously to approve the motion.

| **Roll Call** | |
|---|---|
| C. Friedrichs | Aye |
| J. Ing | Absent |
| M. Toan | Aye |
| P. Watson | Aye |
| B. George | Aye |

**D. Approve the Scholarship Prep - San Bernardino County Contract with Hererra Landscaping not to exceed $100,000.00.**

C. Friedrichs made a motion to approve.
P. Watson seconded the motion.
The proposed contract is with Herrera Landscaping, who have maintained the site for years and originally installed the irrigation system. Due to neglect from a previous tenant, significant landscape issues arose. Herrera has proposed a comprehensive, 3-phase restoration plan. The scope includes irrigation repair, beautification, removal of debris, brush clearing, and re-establishing access paths.
A future fencing project was also discussed, with padding added to the quote to account for this potential addition, targeting unhoused access deterrence.

Pete Watson asked if there is a timeline through Phase 3 and if it is tied to the August 1st timeline? Jason said that completion is anticipated by August 11th, before school starts. Pete also asked if the fence should be included as a formal Phase 4 to hit the $100,000 total? Jason said that if the fence quote is substantial, it may become a separate project and return to the board as a distinct item (if exceeding $50K threshold).

Charles asked if we are obligated to back pay Herrera for work done during the prior tenant's time to which Jason said no.

Budget & Financial Impact:

- Total cost is estimated under $100,000 padded to include a potential fencing solution.
- The overall landscaping and site improvement costs are part of a $500,000 capital project.
- Costs will be depreciated across 20–30 years, with examples including Site improvements and Electrical/plumbing
- This approach allows the budget impact to be spread out, easing annual budget pressure, although cashflow remains a separate challenge.

The board **VOTED** unanimously to approve the motion.

**Roll Call**

| | |
|---|---|
| M. Toan | Aye |
| P. Watson | Aye |
| B. George | Aye |
| C. Friedrichs | Aye |
| J. Ing | Absent |

## III. Closing Items

### A. Board Comments and Future Agenda Items

### B. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 9:38 AM.

Respectfully Submitted,
C. Friedrichs

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**THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE**
Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.

**REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY**
The Governing Board's presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.

**SPECIAL PRESENTATION MAY BE MADE**
Notice is hereby given that, consistent with the requirements of the Brown Act, special presentations not mentioned in the agenda may be made at this meeting.
However, any such presentation will be for information only.

**REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH DISABILITY**
Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of any individual with a disability who requires reasonable accommodation to attend or participate in this meeting of the Governing Board may request assistance by contacting Jason Watts.
Email: jwatts@scholarshipschools.org

**BOARD DOCUMENTS**
Agenda documents that have been distributed to members of the Board and are available for inspection online by requesting from Jason Watts at jwatts@scholarshipschools.org "during normal school business hours Mon- Friday" or at any of the Scholarship Prep School Offices during regular business hours.

Scholarship Prep Orange County (17th Street) - 1010 West 17th Street, Santa Ana, CA 92706
7:30 a.m. to 4:00 p.m. Monday through Friday

Scholarship Prep Orange County (Grand Ave) - 1821 N Grand Ave, Santa Ana, CA 92705
7:30 a.m. to 4:00 p.m. Monday through Friday

Scholarship Prep  Oceanside - 4070 Mission Avenue, Oceanside, CA 92057
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Scholarship Prep  South Bay- 24910 S. Avalon Blvd., Wilmington, CA 90744
7:30 a.m. to 4:00 p.m. Monday through Friday

**FOR MORE INFORMATION**

For more information concerning this agenda, please contact Jason Watts at:
**jwatts@scholarshipschools.org**