

CVUHSD Measure CV: Citizens' Oversight Committee

Meeting No. 4

Date: January 11, 2011

Time: 6:00 PM

Location: Centinela Valley Union High School District Board Room

COC Members:

Roger Bañuelos	13613 Heather Way, Hawthorne, CA 90250
Chris Beamer	4720 152 nd Street, Lawndale, CA 90260
Lenore Bemis	4312 W 166 th Street, Lawndale, CA 90260
Gary L. Cook	1111 W. James M. Wood Blvd, Los Angeles, CA 90015
Otis Ginoza	1557 19 th Street, Manhattan Beach, CA 90266
Janice Givens	4221 W 153 rd St, Lawndale, CA 90260
Gaylord (Rusty) Roten	8333 Airport Blvd, Los Angeles, CA 90045
Alex Vargas	11974 York Ave #A, Hawthorne, CA 90250
Jan Vogel	11539 Hawthorne Blvd #500, Hawthorne, CA 90250

Support Staff:

Jose Fernandez	Superintendent, Centinela Valley Union High School District
John Clem	TELACU Construction Management
Phil Henderson	Orbach, Huff & Suarez LLP
John Barker	The Solís Group
Eloy Morales	The Solís Group
Nareshimah Osei	The Solís Group
Sahar Kamali	The Solís Group

Minutes prepared by: Sahar Kamali, The Solís Group

Note: If there are important errors or omissions, please note them so they can be corrected in subsequent reports and documents.

The meeting was opened at 6:07 pm in the Board Room of the Centinela Valley Union High School District.

1. Call to Order:

The meeting was called to order by Gary Cook (GC).

2. Roll Call:

Citizens' Oversight Committee members:

Roger Bañuelos: Present-Local Community Member, advisor of School Board Trustee

Chris Beamer: Present-Local Community Member

Lenore Bemis: Present-Local Community Member

Gary L. Cook: Present-Los Angeles and Orange County Building Trades

Otis Ginoza: Present-Deputy City Manager, City of Lawndale

Janice Givens: Present-Local Community Member, Volunteer at City Finance Department

Gaylord (Rusty) Roten: Present- Business Representative for the IBEW

Alex Vargas: Present- Local Community Member and City Council Member of Hawthorne

Jan Vogel: Present-Local Community Member, South Bay Workforce Investment Board

3. Approval of Agenda:

It is recommended that the Committee approve the Agenda as presented. Jan Vogel (JV) motioned to approve the agenda and Alex Vargas (AV) seconded the motion, the motion was approved.

4. Statements:

GC opened the floor to public comments not related to agenda items and there were none.

5. Introduction and Welcome-Chairman

Chairman GC welcomed the attendees.

6. Old Business

6.1 Note: The Vice Chairman of the Committee was elected at the October 11 meeting of the COC when Chairman GC was absent.

6.2 Discussion of future meeting dates and future agenda items: This discussion was moved to 8.1 along with setting the time for the tour of the Leuzinger new classroom building.

7. New Business

7.1 Construction Update – John Clem

John Clem (JC) of TELACU provided the construction updates. A presentation was handed out to all COC members that showed pictures of each of the updates. JC discussed the two ongoing projects at the campus, the Performing Arts Center (PAC) and the Leuzinger classroom building. The PAC is scheduled to be completed in March 2011. They have found many items in the survey of their work, including \$400,000 of electrical work that needs to be completed, and they plan to claim this back to the original contractor. GC asked whether these additional items are positive change orders. JC responded that they are, and it goes to the Board for approval. JC discussed changes to the PAC, new palm trees and pavers outside, repainting interior and exterior of the building. There are new instructional spaces and a television studio in the building. The canopy for the gymnasium is now being completed. Buildings 3 and 4 have painted to match the gym and PAC, to create a unified look for the campus. At Leuzinger, the new classroom building has all of its exterior walls up. There is work being done to the interior with framers, plumbers and electricians already working. At Hawthorne, JC mentioned that there are a lot of portables on this campus. The Phase 1 building on this campus will be at the corner of Inglewood and El Segundo. A pedestrian bridge is also planned for Phase 1. At Lawndale, Buildings 5 and 6 are planned for demolition this summer.

JC stated that they are currently about \$20 million short for Phases 1 and 2.

7.2 Budget Update – John Clem

JC stated that he will provide a master budget at the next meeting. He will also bring the bond consultant to a future meeting. GC asked if the budget will show which bond funds are used for each project. JC stated it does not. GC asked if the budget will show comingled funding. JC stated yes. JV asked if JC will present which projects might be cut to meet the \$20 million shortfall. JC stated that this is typically more of a Board decision. Janice Givens (JG) asked whether the bond was earmarked for anything. JC stated that both bonds have similar language regarding bond funds to be used for construction and repair of school-owned property. JG stated she is getting frustrated with the bonds. Charles Beamer (CB) stated he would like to see a bond outlay and how it works- 2008 versus 2010. AV asked how many times the 2010 bond was presented to the board? JC stated it went before the board multiple times and the meetings were well-attended. JC stated the District uses money from the ERP to build infrastructure and funds from the bond to build/renovate new buildings. The 2008 bond was intended to create permanent buildings and transition from portable buildings. The 2010 bond is to implement the master plan.

JC requested that item 7.5 be moved ahead of 7.3.

7.5 Prop 39 Citizens Oversight Committee

Phil Henderson (PH) was introduced by JC as the District's legal counsel. PH stated that the current COC was a voluntary one created by the District as a measure for additional transparency. The 2010 bond is a Prop. 39 bond and requires a COC. A new COC needs to be established which includes members of bona-fide taxpayers organization, as well as other members like a parent of a current District student. JC encourages all current members of the COC to apply for the new COC. It will be a similar type of committee and will have oversight of both bonds once it is established and this COC is dissolved.

7.3 Project Labor Coordinator

Eloy Morales gave an overview presentation of Project Labor Coordinator activities. Nareshimah Osei (NO) also talked about local hire results and strategies moving forward.

7.4 Preparation of COC annual report to the Board of Trustees

GC asked about the preparation of the COC's annual report. JC stated that TELACU can assist in the preparation. It will include an analysis of financial and performance audits. A 3rd party auditor will prepare the financials before April.

8. Future Items

The next meeting of the COC was set for April 11, 2011. JC requested that the meeting be held earlier to include a tour of the Leuzinger classroom building which will be 50% complete at that time. The meeting will be held at 4:30 pm at Leuzinger High School. GC requested that any safety requirements be emailed to the COC members along with the agenda.

10. Adjournment

GC adjourned the meeting at 7:08 pm.