

CVUHSD Measure CV: Citizens' Oversight Committee

REVISED

Meeting No. 11

Date: December 09, 2013

Time: 4:57 PM

Location: Centinela Valley Union High School District- Lawndale High School TELACU Construction Management Job Site Conference Room Trailer.

ATTENDEES

COC Members:

John Vargas	11963 Ramona Ave, Unit C, Hawthorne, CA 90250
Janina Velasquez	12543 York Ave, Hawthorne, CA 90250
Luis Alfaro	4225 West 120 th Street, Hawthorne, CA 90250
Gary L. Cook	1111 W. James M. Wood Blvd, Los Angeles, CA 90015
Otis Ginoza	14717 Burin Avenue, Lawndale, CA 90260
Jan Vogel	11539 Hawthorne Blvd #500, Hawthorne, CA 90250
Rusty Roten	8333 Airport Blvd. Los Angeles, CA 90045

Support Staff:

Jose A. Fernandez	Centinela Valley Union High School District
Eric Mirabal	Centinela Valley Union High School District
Eloy Morales	Pacific Resources
Phil Henderson	Orbach, Huff & Suarez LLP
Sarine Abrahamian	Orbach, Huff & Suarez LLP
John Clem	TELACU Construction Management
Louis Gallegos	TELACU Construction Management
Don Speedie	TELACU Construction Management
Preeti D'Souza	TELACU Construction Management
Adam Gonzalez	TELACU Construction Management
Michael Clem	TELACU Construction Management
Adam Grandorff	TELACU Construction Management

Minutes prepared by: Adam Gonzalez, TELACU Construction Management

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 4:57 pm in the conference room of the Centinela Valley Union High School Districts, Lawndale High School, TELACU Construction Management Job Site Conference Room Trailer.

1. Call to Order:

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

2. Roll Call:

Gary Cook: Present

Luis Alfaro: Present

Otis Ginoza: ~~Present~~—**ABSENT**

Jan Vogel: Present

John Vargas: Absent

Rusty Roten: Present
Janina Velasquez: Absent — **PRESENT**

3. Approval of Agenda:

Committee approved the agenda as presented. Rusty Roten motioned to approve the agenda and Gary Cook seconded the motion, the motion was approved. Copies of the agenda were available to the public.

4. Approval of COC Meeting Minutes – September 16th, 2013

Committee approved the meeting minutes from the COC meeting on September 16, 2013. Ruston Roten motioned to approve the minutes and Gary Cook seconded the motion, the motion was approved.

5. Statements:

Gary L. Cook opened the floor to public comments not related to agenda items and there were none.

6. Introduction and Welcome

Superintendent Jose A. Fernandez of CVUHSD welcomed the attendees. Jose Fernandez explained: Potential ERP funding maybe coming to the CVUHSD through the State at approximately 20.3 million dollars and also will be applying for additional bond in March for approximately 25 million dollars. Jan Vogel (JV) then responded: If the money isn't released from the State, will potential new bond measures be requested? Jose Fernandez responded: No, CVUHSD current bonding measure compactly has been met because of the SES evaluation will be approximately in the mid 90 million dollar range per information provided; but, if the 20 million dollar funding is received as mentioned earlier, it will allow CVUHSD to build the cafeteria at Lawndale High School, If the funding does not become available, then the cafeteria building will have to be built in a future phase, if approved by voters.

7. New Business

Eloy Morales (EM) Updated COC members on the PLA progress with all three sites. Eloy Morales explained: As of the last COC meeting, the overall PLA percentage was at 22%, and is now currently to date at 26%. These percentages are believed to have increased due to the weekly meetings that are held with subcontractors to help assist with their PLA requirements. (EM) also announced that in the past 6 weeks (10) local candidates have been placed in Union jobs at CVUHSD campuses and other areas in Southern California. (EM) also explained: Pacific Resources has researched why the 30% overall local hire for all three sites have been gradual. This is because of the minimal zip codes allowed for the local hire percentage, and there are roughly 857 local union workers. COC members Gary Cook asked: If a local union hire has been placed in another job somewhere else in Southern California, can this local hire be counted as part of the overall percentage? (EM) responded: I believe this would be great idea, as currently Pacific Resources is not tracking local hires working else in Southern California. This would be something that will need to be researched and discussed with COC members and Superintendent Jose Fernandez to be agreed upon and approved. Jan Vogel (JV) Responded with: Run the numbers and see what the percentages would be if local union workers hired have been working elsewhere other than CVUSD. (EM) replied: Pacific Resources will call the local halls and verify the local hires hours worked elsewhere in Southern California and run the numbers to present to the COC members at the following meeting.

7.1 Bond Program and Budget Overview- District Construction Director Louis Gallegos

Louis Gallegos (LG) presented the Bond program and budget overview and Account Ability Records of expenditures for each site. Louis Gallegos explained: As of the last meeting the District books have now been closed, and as you review the hand outs you will see the CVUHSD is now current, and the CVUHSD does have funds to complete each one of its current projects. Gary Cooked (GC) asked: What is percentage of contingency used to date at Lawndale High

School? (LG) responded: Contingency has not been used and all numbers are being managed very closely. (LG) also noted: Auditors are close to being complete, and reports will be issued to all COC members a month prior to the next COC meeting for review and comments.

7.2 Bond Program and Construction Update- District Construction Director Louis Gallegos

A presentation booklet was handed out to all COC members showing pictures of updates at each campus. Don Speedie (DS) presented the construction update of work completed since September. DS explained Hawthorne High School's aerial photo and phasing of all current and completed projects. DS explained: The new science buildings will consist of 10 Biology Classrooms, Chemistry Labs, and Physics Classroom Workrooms. Phase 1B is has been brown coated, primed and has received its finished plaster coat; grading of the courtyard is ongoing. Building C casework installation and concrete staining is ongoing. Phase 1B building D & E steel framing erection is ongoing as well.

Preeti D'Souza (PDS) presented the construction update for Lawndale HS. PDS explained Lawndale High School's aerial photo and phasing of all current and completed projects. The Student Services Building will have administration, library and campus security spaces including 43 teaching stations which include standard classrooms, science laboratories, AVID classrooms, and digital/media arts classrooms. Underground utility work is ongoing with the storm water drain installation continuing from the North East corner of the site towards the South. Electrical gear has been set in the Utility Yard and Cables have been pulled into the building Electrical Rooms and tied into the units. The yard will enclose the relocated electrical gear and gas meter. Exterior light gauge framing and DensGlass shell is complete. Mechanical, Electrical, Plumbing rough-in is near complete on all three floors with testing and inspection ongoing by an independent special inspections company. Stairs 1 thru 4 have been installed. Roof work including metal decking, mechanical equipment pads, MEP sleeving, roof drains, parapet framing, and roof membrane is complete.

Michael Clem (MC) presented the construction update for Leuzinger HS; (MC) explains: Segment A: exterior lath installation is ongoing. 1st floor and 2nd floor interior drywall and communications cabling installation is near completion. Modified built up roof system is 95% complete. Electrical and data rooms are dry walled and painted, transformers and panels are being installed. West Stair welding is complete. Guard rails have been placed. Middle building, Segment B, exterior DensGlass is 95% complete. Kitchen drywall is ongoing, kitchen equipment has been delivered. Refrigeration unit installation has begun. HVAC system ductwork has been placed; electrical connections are ongoing Communications cabling is nearing completion. Building C duct work has been completed. Electrical transformer has been placed in 1st floor electrical room. Exterior and interior framing of C is 95% complete. Site-work and fire-road are ongoing.

8. Future Items

Next meeting will be in three months and will be a site meeting at Hawthorne High School on Monday 3/10/14 at 4.30pm.

The meeting was adjourned at 5:55 pm.