

## CVUHSD Measure CV: Citizens' Oversight Committee

### Meeting No. 14

**Date:** September 22, 2014

**Time:** 5:44 PM

**Location:** Centinela Valley Union High School District- Lawndale High School Media Center

### 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 <sup>th</sup> 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:

Bob Cox	Centinela Valley Union High School District
Ron Hacker	Centinela Valley Union High School District
Eric Mirabal	Centinela Valley Union High School District
Ben Ocasio	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 Grandorff	TELACU Construction Management

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**Minutes prepared by:** Celen Rosales, TELACU Construction Management

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

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The meeting was opened at 5:44pm in the Media Center of the Centinela Valley Union High School District, Lawndale High School.

### 1. Call to Order:

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

### 2. Roll Call:

#### 2.1 Citizen's Oversight Committee Members

Gary Cook:	Present
Luis Alfaro:	Absent
Otis Ginoza:	Present
Jan Vogel:	Present
John Vargas:	Absent
Rusty Roten:	Present
Janina Velasquez:	Absent

### **3. Approval(s)**

#### **3.1 Approval of Agenda:**

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

#### **3.2 Approval of COC Meeting Minutes – June 9<sup>th</sup>, 2014**

Committee approved the meeting minutes from the COC meeting on June 9, 2014. Gary Cook motioned to approve the minutes, the motion was approved.

#### **4. Statements:**

Gary L. Cook opened the floor to public comments not related to agenda items. Public members were not present.

#### **5. Introduction and Welcome**

Bob Cox welcomed everyone to the COC meeting.

### **6. New Business**

#### **6.1 Bond Program and Budget Overview- District Construction Director Louis Gallegos**

Louis Gallegos (LG) presented the Bond program and budget overview. LG explained: The goal is to complete all three projects with a combined contingency of no more than 4%. All three sites are in negotiations with their respective contractors to complete all change orders. Lawndale has had the most challenges in completing the change orders. Overall change orders are 75% complete. The majority of change orders will be submitted to the October Board meeting for review and approval, and the remaining to be submitted in November. The completion of the change orders is critical for Phase 2 of Lawndale High School.

#### **6.2 Bond Program and Construction Update- District Construction Director Louis Gallegos**

A presentation booklet was handed out to all COC members showing pictures and updates at each campus. Gary Cook asked that all project managers provide a status on change orders.

Don Speedie (DS) presented the construction update of work completed since June. DS reviewed Hawthorne High School's aerial photo and phasing of all current and completed projects. DS: Engineering Academies were occupied on August 11<sup>th</sup> for the 2014/15 school year. The Courtyard is coming together; site lighting, landscape, and hardscape were completed. Exterior painting, glazing, concrete and hardscape were completed. Interior finishes were completed, which includes but is not limited to stained concrete, installation of smart board systems, and furniture. The modernization of Hawthorne High School added engineering classrooms, robotics, professional development room, galleria, metal shop, and aviation classroom. The base contract is 99.99% complete and 5% retention is being held. Approved change orders total 1.9% of the contract amount.

Preeti D'Souza (PDS) presented the construction update for Lawndale High School. PDS explained Lawndale High School's aerial photo and phasing of all current and completed projects. The aerial is comprised of four main components: Costco Strip, Sommerville, outdoor quad, and Student Services Building. 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. Construction began October 2012 and the building was occupied August 11<sup>th</sup> in preparation for the 2014/15 school year. Landscaping, site lighting, and hardscape were completed. All exterior finishes were completed, including plaster and installation of metal panels. Painting of stairs was completed and the LHS etched glazing is visible from Inglewood Ave. All light fixtures were installed and the building was furnished for classroom and administration use. Outdoor quad was completed and is currently closed off. Lunch shelter caissons are to be poured this week and construction is to be completed in mid December. The base contract is 100% complete with exception of the punch

list. Currently, approved change orders total 4.3% of the contract amount and it is anticipated that the total will be 5.5% once all change orders have been reviewed. Retention amount held is 10%.

Jan Vogel inquired if maintenance costs had increased at Lawndale High School. Eric Mirabal stated 40 portables were removed over the summer and staff was moved to the new Student Services Building. Eric Mirabal added there has been no increase in staff members but a position requiring a higher skill set will be opened up to for the maintenance the new building equipment and technological features. Louis Gallegos added: the new building did not increase enrollment but the 2<sup>nd</sup> phase will. Bob Cox stated each school has approximately 2,400 students and not all portable classrooms have been removed.

Adam Grandorff (AG) presented the construction update for Leuzinger High School; (AG) explained: The punch list is down to less than 100 items. All classrooms are currently occupied and in use, including the culinary lab. Electrical stations were installed and are fully operational. The middle building houses a 2 story cafeteria and dining room area; both the kitchen and dining area were completed. The lunch shelter was also completed. The southern-most building houses classrooms and computer labs. Louis Gallegos noted that the campus has a junior campus layout. Adam stated change orders totaling 4% of the contract amount have been submitted; those approved total 2% of the contract amount. Base contract is complete with exception of the fence around the gas meter.

Louis Gallegos noted that FF&E (Fixtures, Furniture and Equipment) could only be purchased through the 2010 bond and not the 2008 bond.

Louis Gallegos stated that the Grand Opening for all three schools will be on Saturday.

### **6.3 PLA Update**

Ben Ocasio reported that the current PLA local hire rate is at 30.54%, which is a slight decrease from last month. All projects are participating and many local hires have been re-hired by contractors. Ben Ocasio noted that there were some challenges along the way: some agencies were difficult to work with, local hires were assigned to jobs and would not show up, and others were terminated. Gary Cook noted that as all projects are coming to an end, District exposure will be minimized and asked Ben to provide a status on his review of certified payroll. Ben Ocasio stated he has reviewed certified payroll up to the end of August and will complete all certified payroll review.

### **7. Future Items**

Otis Ginoza announced that he is retiring from the COC. Bob Cox noted that an advertisement for the position has been placed on the District website and in the local newspaper.

Next meeting will be in three months on Monday, December 15, 2014 at 5:30pm. Location is to be determined.

The meeting was adjourned at 6:18 pm.