

**CVUHSD Measure CV: Citizens' Oversight Committee
Meeting Minutes**

Meeting No. 17

Date: August 3, 2015

Time: 12:05pm

Location: Centinela Valley Union High School District- Service Center Conference Room 1

COC Members:

| | |
|------------------|---|
| John Vargas | 11963 Ramona Ave, Unit C, Hawthorne, CA 90250 |
| Janina Velasquez | 12543 York Ave, Hawthorne, CA 90250 |
| Gary L. Cook | 1111 W. James M. Wood Blvd, Los Angeles, CA 90015 |
| Jan Vogel | 11539 Hawthorne Blvd #500, Hawthorne, CA 90250 |
| Rusty Roten | 8333 Airport Blvd. Los Angeles, CA 90045 |

Support Staff:

| | |
|---------------------------------|---|
| Gregory O'Brien, Ph.D. -present | Centinela Valley Union High School District |
| Ron Hacker-present | Centinela Valley Union High School District |
| Eric Mirabal-present | Centinela Valley Union High School District |
| Ben Ocasio-present | Pacific Resources Services |
| Phil Henderson | Orbach, Huff & Suarez LLP |
| Sarine Abrahamian | Orbach, Huff & Suarez LLP |
| John Clem | TELACU Construction Management |
| Louis Gallegos-present | TELACU Construction Management |
| Preeti D'Souza-present | TELACU Construction Management |
| Celen Rosales | TELACU Construction Management |
| Andrea Torres-present | TELACU Construction Management |
| Patricia Myers | TELACU Construction Management |

Minutes prepared by: Andrea Torres, 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 12:05pm in Conference Room 1 of the Centinela Valley Union High School District Service Center at 4900 W. 147th Street, Hawthorne, CA 90250.

1.0 Call to Order:

The meeting was called to order by Gary Cook (GC) at 12:05pm.

2.0 Roll Call:

2.1 Citizen's Oversight Committee Members

| | |
|-------------------|---------|
| Gary Cook: | Present |
| Janina Velasquez: | Present |
| Rusty Roten: | Present |
| Jan Vogel: | Present |
| John Vargas: | Absent |

3.0 Approval(s)

3.1 Approval of Agenda:

Committee approved the agenda as presented. Rusty Roten (RR) motioned to approve the agenda and Jan Vogel (JVogel) seconded the motion, the motion was approved. Copies of the agenda were made available to the public.

3.2 Approval of COC Meeting Minutes – May 4, 2015

Committee approved the meeting minutes from the COC meeting on May 4, 2015. Janina Velasquez (JVelasquez) motioned to approve the agenda and JVogel seconded the motion, the motion was approved.

4.0 Statements:

4.1 Public Statements

GC opened the floor to public comments not related to agenda items. Public members were not present.

5.0 Introduction and Welcome – Superintendent

Gregory O'Brien, Ph.D., Superintendent (GO) welcomed the attendees. GO looks forward to the new facility that will consist of a student union, kitchen, 9 additional classrooms, and a computer lab. He is certain this facility will be a great asset to the students for the 2016-17 school year.

6.0 New Business

6.1 Bond Program and Budget Overview - Louis Gallegos, TELACU Construction Management, Project Director

Louis Gallegos (LG) gave an update on Lawndale High School Phase 2. This is the only project currently under construction. GC requested the closeout status on Phase 1. LG explained that TELACU Construction Management (TCM) is currently in negotiations with Swinerton Builders regarding pending change orders and will have an update on Phase 1 the following meeting. JVelasquez requested an estimate of additional funds that will be required to complete the remainder of projects the District would like to accomplish. LG explained: TCM is in the process of updating GO on the master plan. The District and TCM have met with two out of the three architects, therefore will be able to provide an estimate the following meeting. JVelasquez requested clarification on the multi-prime selection process. LG explained the lowest bidders for each bid package are selected and contingency is built in for possible change orders. LG clarified for JVelasquez that a contractor that potentially underbid after being selected is given the opportunity to discontinue at the post bid interviews. Local Hire is below the 30% as in previous projects with this project not under PLA. Ben Ocasio (BO) explained Pacific Resources Services (PRS) has worked with community groups, apprentices, and training programs at job fairs for local participation. There have been those who have worked and others who have yet to follow through despite the advertising. The ironworkers in the area have been competing for LAX work. Overall there is a variety of participation levels within the different fields of work. GO noted the goal is to reach PLA numbers.

6.2 Bond Program and Construction Update – Preeti D'Souza, TELACU Construction Management, Project Manager

A Presentation booklet was handed out to all COC members showing pictures and updates at Lawndale High School for the Phase 2 project.

Preeti D'Souza (PD) presented the construction update for Lawndale HS Phase 2. PD explained construction began on the Lawndale High School Phase 2 Student Center building in May 2015 and is to be completed for the 2016-17 school year. The project will house a student union, kitchen, 9 classrooms and a computer lab. Grading and certification of the building pad was completed in June 2015. Layout and excavation of footings began shortly after. The footings and elevator walls have been poured and formwork removed. The underground electrical conduits have been installed. The plumbers are currently onsite installing the sewer and grease waste pipes. Steel erection is set to begin.

7.0 Future Items

RR requested that working towards PLA implementation on future projects be initiated. LG will follow up with John Clem.

JVelasquez requested an indication of how much additional money would be needed to finish all of the projects that the District would like to accomplish.

The next meeting will be in three months on Monday, November 16, 2015 at 12:00pm at the CVUHSD Service Center, 4900 147th St, 2nd Floor, Hawthorne, CA 90250.

The meeting was adjourned at 12:51 pm.