

Citizens Oversight Committee Meeting Minutes-December 8, 2016

Call to Order/Roll Call

- Meeting called to order at 6:10 by D. Matuszak
- Present- (Members) Dave Matuszak, Jay Menchaca, Paul Nadeau, Dave Silva, Clint Zollinger (Staff) James Bombaci, Mariana Solomon
- Absent-(Members) Melanie Corona (Staff) Alvaro Meza

Review Minutes from last meeting 9/15/16

- Minutes from the previous meeting were reviewed, no changes necessary found.
- D. Silva moved to accept, P. Nadeau second

Measure P COC Project Update

- GHS student center just completed, had a walk through Wednesday night with IOR (inspector of records)
- Have been working on closeout for 3 years, applied for closeout last year
- Ran a test on sprinklers- no test valve would not sign off. Will go back and look at prints. There was no bell call either
- D. Silva, asked if that was the only hold up?
- J. Bombaci responded- as of right now, the only thing was the test valve because he could not open it up.
- Began ordering parts for that 10 week lead time, closeout in next 10 weeks
- Ordering acoustical panels that will on the board agenda for the 12/15 meeting
- Rod Kelley -authorization to resolicit bids
- If we had tried to rebid it was too late, we would have gotten a ridiculous number
- Will be bidding in January to get a good price
- Did not get bids last year
- DSA project closeout went from 75 to 30
- Difficult to close out because contracts, IOR, architects are retired
- C Zollinger-asked what do you do if you cannot get it?
- J Bombaci replied that there are little things to get around
- We are working without an IOR, we have to bring our own IOR
- D Matuszak-who is he a mechanical engineer?
- J Bombaci, they are not engineers, they are certified by DSA
- D. Matuzsak-is this area short on people?
- J Bombaci, it is hard to get; we've had one for 6 years
- New school-working on getting CDE acceptance
- Did DTC, came back as being positive natural occurring asbestos
- 3 samples, you can have 3 out of 4 one had to be below .01, one came in at .012
- We said let us retest, came back way worse, we have NOA, means we are in with DTSC, have to do RAW we have to go in and cap site with 6 inches of clean fill, every time we dig a hole trench, we have to do reporting
- D. Matuzsak-where does this come from?
- J. Bombaci-usually from natural occurring (steam)
- D. Silva-do they have to take 6 inches out and put in 6 inches?
- J. Bombaci-way below grade, adding 6 inches
- C. Zollinger-you just have to put in layers?

- J. Bombaci-yes 6 inches, we would have made it, we are already at 12 inches
- D. Matuzsak-not required to put in more dirt just cover with anything? Where do you get the clean dirt?
- J. Bombaci-With anything, clean engineer filled
- D. Silva-they didn't find any chlorodyne?
- J. Bombaci-no, because there was only orchards etc.
- D. Silva-it leached into the soil whatever it was?
- P. Nadeau-is this a new ordinance when they have to clear a property?
- J. Bombaci- CEQA document we did a mitigated negative debt for purchase or property then we have to go back in and do a full one, we should be in good shape
- Also on the other side getting ready for the buildout, we sat down and talked to architect and she will be helping us prepare the bridging document, we will be doing design build for the new school. We can use lease leaseback but will not be doing that.
- Design build certainty have the highest quality in everything.
- Instead of going up 5% annually or 3% going up 15% that is why I did not get a bid last year.
- Bridging document says exactly what we expect to get from the design build of this school and how we are going to bid, going with best value, they give us GMP
- The only thing that drives it is unforeseen, Indian burial ground, giant pipe, etc.
- The only thing that drives up the price is district directed, which happens all the time, 3 change orders are architect emission etc.
- Hopefully in January we get our bridging document team and then design build and they go through the design process, and DSA
- 4 years out expected 2020 -2021
- D. Matuzsak- and if things slow down what happens?
- J. Bombaci- once you get guaranteed max price you get guaranteed max price, the problem is we have different from residential, there is a fortune in school business
- D. Matuzsak-too expensive to bring people in from out of state?
- J. Bombaci-during recession we were getting people from Reno, South Dakota, etc.

Measure P Budget Update:

- Is 3.887 Mill the total budget left?
- Should be closer to 4K
- Rod Kelley is still the same and GHS is still the same
- Whatever is left of process of going to DSA, etc.
- D. Matuzsak in theory whatever is left over from P at this time will be pushed over to the new school?
- M. Solomon -on a project level nothing has moved over to the project until everything is closed.
- D. Matuzsak-when can we get more money through measure P?
- J. Bombaci-2025, we should finish up next year
- C. Zollinger and there is no meetings in Measure P until 2025?
- Correct then we start measure E

Public Comments:

- None

Old Business:

- None

New Business:

- D. Matuzsak-should hear more about P, what is going on, can we add that on?
- J. Bombaci-this is measure P committee once we switch over then we can meet regarding Measure E
- D. Matuzsak-is there anyone else?
- J. Bombaci-we have people on stand by
- D. Matuzsak-so we are meeting all the required category?
- J. Bombaci-yes, we are in perfect shape.
- D. Silva-this is the last meeting for P?
- J. Bombaci-no, we will continue to meet, we cannot combine meetings, we will adjourn and then go into another one
- D. Matuzsak-Anything else for Measure P?
- M. Solomon-all that is left is fund balance (salary portion)
- D. Matuzsak-will pay your salary for next year?
- M. Solomon-yes
- Next meeting set for March 9th at 6pm, will send out an invite
- Send an email with options after we know what the BOE meetings are
- Send out a doodle poll to the committee

Adjournment

- Meeting was adjourned at 6:40