

Colton Joint Unified School District

Student Services Center, Board Room, 851 South Mt. Vernon Ave., Colton, CA 92324



Minutes December 16, 2010

The Board of Education of the Colton Joint Unified School District met for a Special Meeting on Thursday, December 16, 2010 at 5:30 p.m. in the Board Room at the CJUSD Student Services Center, 851 So. Mt. Vernon Avenue, Colton, California.

Trustees Present

Mrs. Patt Haro, President
Mr. Robert D. Armenta Jr., Vice President
Mr. Frank A. Ibarra, Clerk
Mr. Kent Taylor
Mr. Randall Cenicerros
Mr. Roger Kowalski
Mr. Pilar Tabera

Staff Members Present (*excused)

Mr. Jerry Almendarez	Mr. Brian Butler
Mr. Jaime R. Ayala	Mrs. Jennifer Jaime
Mr. James A. Downs	Mrs. Helen Rodriguez
Mrs. Mollie Gainey-Stanley	Ms. Sosan Schaller
Mrs. Ingrid Munsterman	Mr. Darryl Taylor
Mr. Mike Snellings	Ms. Katie Orloff
Mrs. Bertha Arreguín	Ms. Jennifer Rodriguez
Mr. Todd Beal	

Strategic Plan -- Mission Statement

The Mission of the Colton Joint Unified School District, a team of caring employees dedicated to the education of children, is to ensure each student learns the academic knowledge and skills necessary to thrive in college or in the workforce and be responsible, productive citizens by providing engaging, challenging, and enriching opportunities and specialized programs in a safe environment in partnership with students, families and our diverse communities

1.0 OPENING Call to Order/Renewal of the Pledge of Allegiance

Board President Haro called the meeting to order at 5:30 p.m. Board Member Kowalski led in the renewal of the Pledge of Allegiance.

2.0 SPECIAL PRESENTATIONS

Board President Haro announced that on Tuesday, December 14th, Mr. Ray Abril Jr. passed away. Mr. Abril was a lifelong resident of Colton and served on the Colton Joint Unified School District Board of Education from 1973 until 2001. Since his retirement in 2001 he has remained an active part of the school district and community.

In honor of Mr. Abril's dedication and commitment to the students, staff and community of the CJUSD, Board President Haro presented a resolution for adoption.

#319 On motion of Board Member Armenta and Board Member Taylor, and carried on a 7-0 vote, the Board agreed to consider adopting Resolution No. 11-28, In Memory of Ray Abril Jr.

#320 On motion of Board Member Ibarra and Board Member Cenicerros, and carried on a 7-0 vote, the Board adopted Resolution No. 11-28, In Memory of Ray Abril Jr. as presented.

3.0 SCHOOL SHOWCASE ~None~

4.0 ADMINISTRATIVE PRESENTATIONS

4.1 Facility Update (EXHIBIT A)

Assistant Superintendent Ayala and Facilities Director, Darryl Taylor stated that the district is scheduled to receive \$35 million in matching funds from the state. The funds will help the district move forward with current construction projects and cannot be used as part of the general fund. Receipt of state matching funds will free up money that was originally allocated for projects such as the Bloomington and Colton High School Math and Science Projects and Joe Baca Middle School. The funds can also be used to complete construction at Grand Terrace High School.

Mr. Ayala announced that on November 10, 2011, the district received a letter from Vanir Construction that the August 2011 deadline for Grand Terrace High School would not be met. Since receiving the letter, the district notified the board and community stakeholders. They have worked diligently on public outreach to communicate the set back to the community, which includes scheduling tonight's special board meeting.

John Kuprenas, David Anderson and Michal De Vries, Vanir Construction Management and Robert Hensley, WLC Architects, Inc. presented a project update on the construction of Grand Terrace High School. The update addressed four main topics: 1) Project Description/Program 2) Historical Challenges & Mitigation Measures 3) Current Project Status / Ongoing Challenges 4) The Plan Moving Forward (2 Options + Additional Considerations).

Following the presentation and a series of questions and answers between the board and representatives of Vanir Construction Management and WLC Architects, Inc., the board, by consensus, directed the district to research the total cost associated with building GTHS to full capacity. Building GTHS to capacity would include a swimming pool, athletic fields and stadium.

The board further requested Vanir Construction Management to present at the next Facility Subcommittee Meeting.

5.0 PUBLIC HEARING ~None

6.0 PUBLIC COMMENT

6.1 White card—Items/Topics Not on the Agenda:

- Elsa Aguilar, Agua Mansa PTA, spoke of the statewide education coalition. She also asked the board to consider a balanced approach to solve the deficit, keeping student needs a priority.
- Isaiah Pacheco, community member, expressed appreciation for the board's consideration of building GTHS to capacity. He also addressed concern for marijuana dispensaries near and around schools in the west end of the district.
- Tobin Brinker, community member, thanked the board for holding the special meeting. He encouraged the board to include performance measures and standards in the written construction contracts.

Blue card—Specific Consent, Action, Study & Information or Closed Session Item

- Walt Stanckicwitz, Grand Terrace Mayor, urged the board to check into performance milestones in the contract language and encouraged severe sanctions for contract violations if the contract with Vanir Construction Management is extended.
- Earl Fraser, community member, commented on the construction delays of Grand Terrace High School.
- Bernardo Sandoval, community member, extended his appreciation for the transparency of the board and expressed his confidence and trust in them. He asked the board to hold Vanir Construction Management accountable for construction delays.
- Dan Flores, member of the Measure B Oversight Committee, community member, urged prudence as the district moves forward with the construction plans for Grand Terrace High School. He requested the district provide updates as decisions are made for the next phase of building.

8.0 ADMINISTRATIVE REPORTS ~None

9.0 SUPERINTENDENT'S COMMUNICATION ~None

10.0 BOARD MEMBER COMMENTS

Board Member Tabera ensured the community of the board's dedication to complete Grand Terrace High School.

Board Member Cenicerros thanked the Grand Terrace community for their support for the district. He congratulated the Colton High School football team on their CIF victory and commended their positive behavior and good sportsmanship. Mr. Cenicerros thanked students and staff for participating in goodwill giving and helping those in need. Lastly, he expressed sympathy for the late Ray Abril Jr.

Board Member Ibarra expressed the importance of moving the Grand Terrace High School project forward. He thanked Vanir Construction Management for the presentation and the board for scheduling an additional Facility Subcommittee meeting. Mr. Ibarra praised the Colton High School football team and commented on his son's excitement over their victory. He thanked El Rancho restaurant, City of Colton Chamber of Commerce, Ashley Furniture and Stater Brothers for supporting the football team. Mr. Ibarra expressed his condolences to the family of Ray Abril Jr. for their loss. In closing, he wished all a Merry Christmas and Happy New Year.

Board Member Kowalski thanked Vanir Construction Management for their presentation and stated although he was not pleased with the news of the delay he appreciates the updates. Mr. Kowalski also thanked the mayor and expressed interest in mending their relationship and moving forward.

Board Member Taylor thanked the community for their support and emphasized the importance of communication and community input. Mr. Taylor shared a few words about the late Ray Abril Jr. and expressed deep sympathy for the Abril family. He congratulated the Colton High School football team on a successful season and victorious finale. Lastly, he wished all a Merry Christmas and Happy New Year.

Board Member Armenta commented on reconvening the Bridge Committee meetings between the cities of Colton and Grand Terrace to strengthen relationships. Mr. Armenta thanked the anonymous community member who generously agreed to pay for championship rings for the Colton High School football team.

Board Member Haro thanked the community of Grand Terrace, mayor and city council, for their support, understanding and patience. The Grand Terrace High School project has been promised for many years and she assured the board is dedicated to completing the project as promised. Mrs. Haro thanks Vanir Construction Management for providing an update on the status of the Grand Terrace High School project and informed them that a decision will be made in January as to how the district wishes to proceed. She congratulated Colton High School on their CIF victory and reminded the public of the victory parade on Saturday. In closing, Mrs. Haro shared a few memories of the late Ray Abril Jr. and asked for a moment of silence in his memory.

11.0 CLOSED SESSION

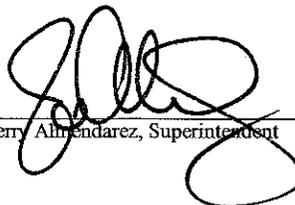
14.1 ADJOURNMENT

At 8:28 p.m., the meeting was adjourned in memory of Ray Abril Jr. The next Board of Education Meeting is scheduled for Thursday, January 13, 2011, at the Colton JUSD Student Services Center, 851 South Mt. Vernon Avenue, Colton, California.

Date Approved: January 13, 2010



Frank Ibarra, Clerk



Jerry Almodarez, Superintendent

Grand Terrace High School Overall Project Status

Presented by
Vanir Construction Management, Inc.

1

Grand Terrace High School Overall Project Status

1. Project Description / Program
2. Historical Challenges & Mitigation Measures
3. Current Project Status / Ongoing Challenges
4. The Plan Moving Forward (2 Options + Additional Considerations)

2

Grand Terrace High School Location

3

Grand Terrace High School Site Plan

4

Grand Terrace High School Program

- ✓ Grades 9-12
- ✓ 2,500 student capacity
- ✓ 250,000 SF building area
- ✓ 58-acre site
- ✓ 96 classrooms
- ✓ Administration center
- ✓ Library/technology center
- ✓ Lecture hall
- ✓ 500-seat performing arts theatre
- ✓ Cafeteria/kitchen
- ✓ 2,500-student gym w/ 3 full courts
- ✓ Outdoor amphitheatre
- ✓ Football field
- ✓ Baseball & softball fields

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Grand Terrace High School Organizational Chart:

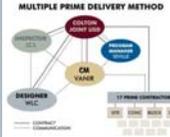
MULTIPLE PRIME DELIVERY METHOD

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Multiple Prime Delivery Method

CONSTRUCTION MANAGER'S ROLE / RESPONSIBILITIES:

- Function as agent of the District
- Serve as extension of District's staff
- Act as District's eyes and ears on the jobsite
- Responsible for coordination and scheduling of prime contractors
- Responsible for administration & documentation for the 17 prime contracts
 - Review / Recommend change orders and contractor payments

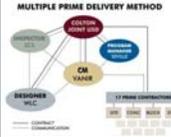


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Multiple Prime Delivery Method

CJUSD'S ROLE / RESPONSIBILITIES:

- District is the owner/builder
- District awarded the bids and holds the contracts with the 17 prime contractors
- District approves contractor change orders and monthly payments
- District holds separate professional services contracts with the program manager, construction manager, designer, and inspector



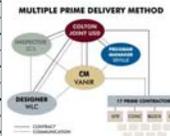
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Multiple Prime Delivery Method

GRAND TERRACE HIGH SCHOOL – Colton Joint Unified School District
AWARDED CONTRACTS

Bid #	Bid Package Title	Contractor (CA Location)	Contract Amounts
01	Demolition and Abatement	Ampro Contracting, Inc. (Santa Ana, CA)	\$443,388.00
02	Earthwork	Lee & Stern, Inc. (Chico, CA)	\$1,243,000.00
03	Concrete, Forming and Reinforcing	David Morero Construction, Inc. (Irvine, CA)	\$7,480,000.00
04	Masonry	Nicoletti Masonry (Irvine, CA)	\$5,414,400.00
05	Structural Steel	Advanced Specialty Structural Steel, Inc. (Bakersfield, CA)	\$5,280,076.00
06	Finish Carpentry	Don Construction, Inc. (Casta Mesa, CA)	\$1,595,231.00
07	Roofing	West Contracting Services, Inc. (Gardena, CA)	\$1,946,272.00
08	Sheet Metal	Adrian Sheet Metal, Inc. (San Angelo, CA)	\$3,027,000.00
09	Walls and Ceiling Systems	Harold Group, Inc. (Irvine, CA)	\$4,037,000.00
10	General Construction	Harold Construction Co., Inc. (Bishop, CA)	\$5,780,000.00
11	Painting	Behr Inc. (Corona, CA)	\$469,000.00
12	Cladding	Green City Glass Co. (Palo Alto, CA)	\$366,940.00
13	Mechanical (HVAC)	West Air Mechanical, Inc. (Menlo Park, CA)	\$4,000,000.00
14	Flooring	Donald W. Hoover Company (Folsom, CA)	\$798,700.00
15	Site Utilities (Plumbing)	J.P.P. Development Group, Inc. (Murietta, CA)	\$4,871,000.00
16	Electrical	Daniel's Electrical Construction Co., Inc. (Folsom, CA)	\$7,876,000.00
17	Landscaping	Perini's Irrigation & Landscaping (Baldwin Park, CA)	\$1,240,888.00
TOTAL:			\$60,964,228.00

Phase I Demo/Abatement Completed Summer 2007 \$115,223



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Historical Challenges & Mitigation Measures

10

Historical Challenges & Mitigation Measures

1. Site Access / Site Investigations
2. Demolition and Abatement
3. Unforeseen Site Conditions
4. Weather

11

Historical Challenges & Mitigation Measures

1. Site Access / Site Investigations
 - Phase I Environmental (historical)
 - ✓ Haley & Aldrich, completed January 2004 = 91 borings
 - Geotechnical Investigation (soils borings)
 - ✓ Byerly, completed September 2005 = 61 borings
 - Utility locate service done prior to Phase I Demo/Abatement project (2007)
 - Restricted access to occupied sites (businesses) not owned by District



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Site Access / Site Investigations

Geotechnical Investigation (soils borings)

13

2. Demolition and Abatement

2009

April	May	June	July	August	September	October
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14

2. Demolition and Abatement

2009

April	May	June	July	August	September	October
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15

3. Unforeseen Site Conditions

2009

April	May	June	July	August	September	October
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16

3. Unforeseen Site Conditions

2009

June	July
------	------

Asbestos Transite Pipe

17

3. Unforeseen Site Conditions

2009

June	July
------	------

Asbestos Transite Pipe

18

3. Unforeseen Site Conditions
2009

June July

Asbestos Transit Pipe



06/23/2009 07:19
19
Transite pipe removal @ N. end of site

3. Unforeseen Site Conditions
2009

June July

Asbestos Transit Pipe



20

3. Unforeseen Site Conditions
2009

July August

Cement Treated Base Ripping & Crushing



21

3. Unforeseen Site Conditions
2009

July August

Cement Treated Base Ripping



Location of Buildings A and G

22

3. Unforeseen Site Conditions
2009

July August

Cement Treated Base Crushing



23

3. Unforeseen Site Conditions
2009

July

Septic Tanks & Leach Lines



24

3. Unforeseen Site Conditions
2009
July
Septic Tanks & Leach Lines

08/17/2009 11:30
Approximately 4' dia by 4' deep. Located in area 50' from building B between the two 24" diameter utility leach lines.

25

3. Unforeseen Site Conditions
2009
July
Septic Tanks & Leach Lines

26

3. Unforeseen Site Conditions
2009
July
Septic Tanks & Leach Lines

27

3. Unforeseen Site Conditions
2009
August
Cesspool

28

3. Unforeseen Site Conditions
2009
August
Cesspool

08/04/2009 15:56
Approximately 4' dia by 24' deep. Cesspool estimated to be 10' below existing grade @ South-West corner of Block A.

29

3. Unforeseen Site Conditions
2009
August
Water Wells

30

3. Unforeseen Site Conditions

2009
August

Water Wells

2009 14:52

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Mitigation Measures to Minimize Cost & Schedule Impact

- We crushed 30,000 cubic yards of cement treated base material on site versus hauling it off site and importing new suitable fill.
 - Avoided \$1.2 M additional costs to District
 - Avoided impact to project schedule of 2 months additional delay.
- Pro-actively re-sequenced logic for site / grading work.

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4. Weather

2009 2010
November December January February March April

"Friday the 13"
11/13/2009

33

Weather

2009
November

Building F Classrooms

Building N

11/13/2009

34

Weather

2009
December

Building G Admin & Classrooms

Project Site (North Ball Field)

Pico Street

35

Weather

2010
January

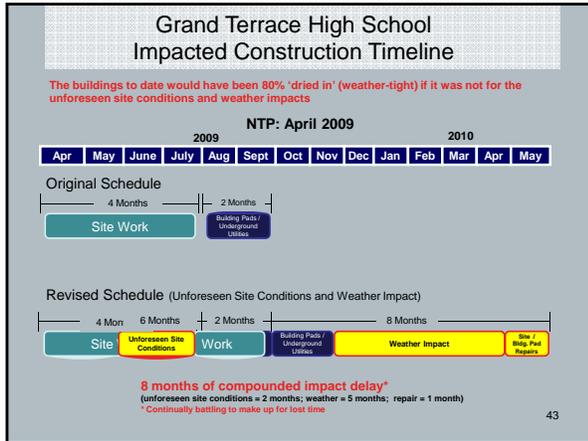
Building A Auditorium

Building B Gymnasium

Building G Admin & Classrooms

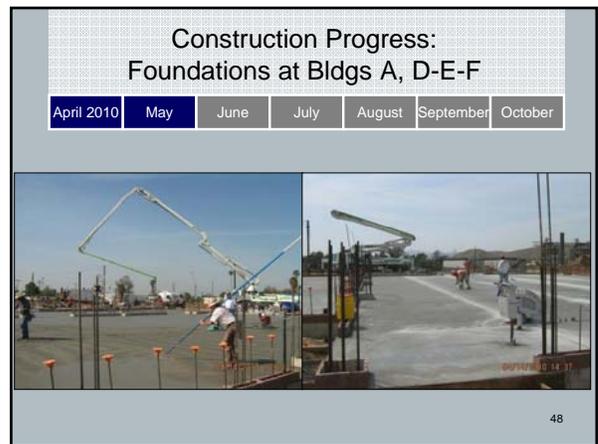
Building A Auditorium

36



Construction Progress & Current Project Status

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Construction Progress: Foundations at Bldgs A, D-E-F

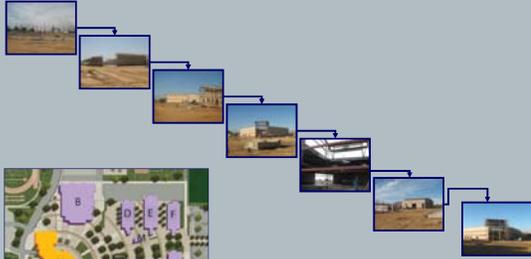
April 2010 | May | June | July | August | September | October



49

Construction Progress for Building A (Cafeteria, Auditorium and Library)

June 2010 | July | August | September | October | November | Present



Site Plan

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Construction Progress for Building A

June 2010



06/01/2010 18:14

51

Construction Progress for Building A

July



06/30/2010 15:10

52

Construction Progress for Building A

August



07/30/2010 07:45

53

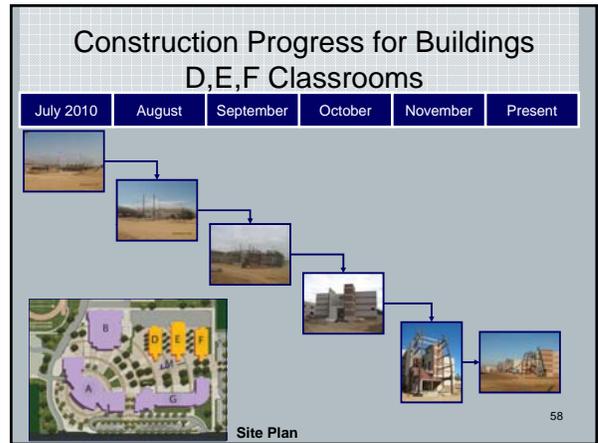
Construction Progress for Building A

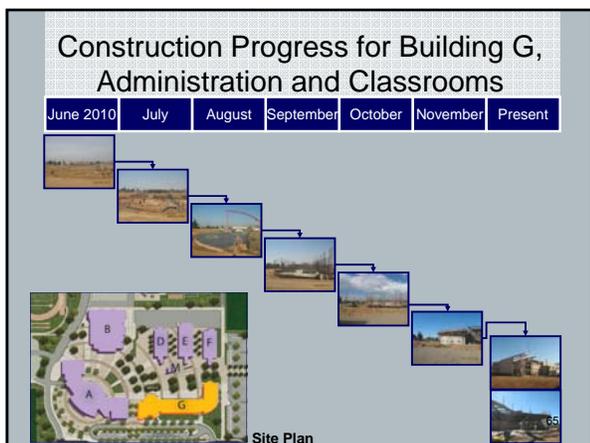
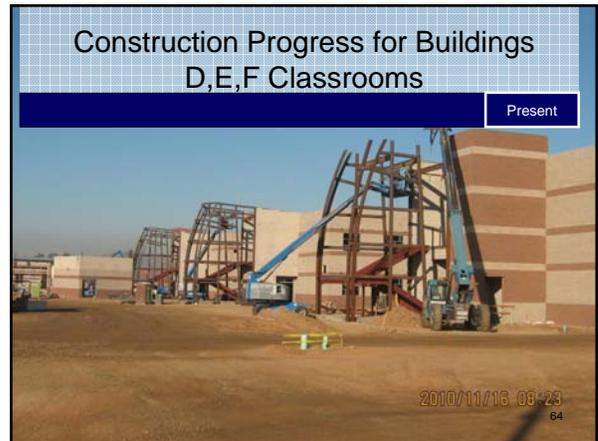
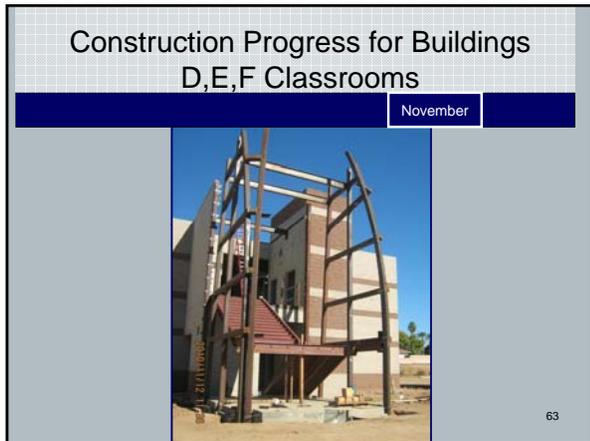
September



08/31/2010 08:08

54







Ongoing Challenges

73

Challenges

1. Bid savings and contractor performance issues
 - 17 low bid prime contractors = "luck of the draw" on bid day.
 - Contractors not selected by Vanir.
 - Public Contract Code = lowest bidders.
 - Contractors may have "bought the job" in bad economy just to stay afloat.
 - "Price" versus "Actual Cost".

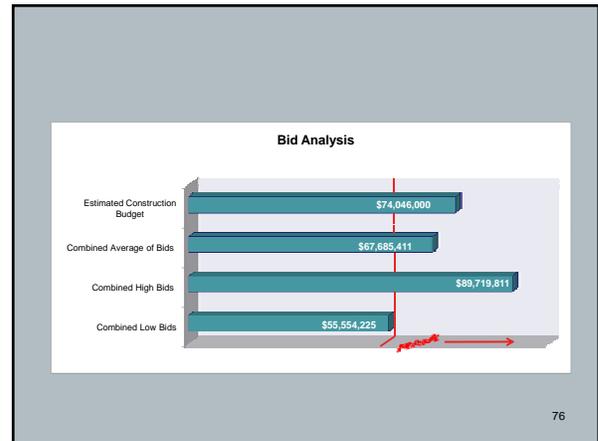
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Colton Joint Unified School District - High School No. 3
Bid Analysis

BID PACKAGE	LOW BID	HIGH BID	AVERAGE OF ALL BIDS	NO. OF BIDDERS
No. 01 - Demolition and Abatement	\$ 448,288.00	\$ 1,976,000.00	\$ 693,973.25	12
No. 02 - Earthwork	\$ 1,043,000.00	\$ 6,947,000.00	\$ 2,289,850.07	21
No. 03 - Concrete, Paving and Elevators	\$ 7,480,000.00	\$ 10,894,000.00	\$ 8,843,110.15	13
No. 04 - Masonry	\$ 5,414,400.00	\$ 7,824,000.00	\$ 6,386,607.42	12
No. 05 - Structural Steel	\$ 5,260,976.00	\$ 7,364,147.00	\$ 6,303,853.56	9
No. 06 - Finish Carpentry	\$ 1,565,231.00	\$ 1,833,000.00	\$ 1,534,442.20	5
No. 07 - Roofing	\$ 1,648,272.00	\$ 2,581,899.00	\$ 1,873,538.33	12
No. 08 - Sheet Metal	\$ 2,037,000.00	\$ 3,258,326.00	\$ 2,651,392.33	8
No. 09 - Walls and Ceiling Systems	\$ 4,837,855.00	\$ 7,712,859.00	\$ 6,377,789.00	11
No. 10 - General Construction	\$ 5,750,000.00	\$ 7,042,000.00	\$ 6,265,702.53	15
No. 11 - Painting	\$ 469,500.00	\$ 931,000.00	\$ 649,324.20	14
No. 12 - Glazing	\$ 368,946.00	\$ 891,000.00	\$ 541,324.57	7
No. 13 - Mechanic (HVAC)	\$ 4,685,800.00	\$ 8,848,000.00	\$ 6,119,790.38	11
No. 14 - Flooring	\$ 708,790.00	\$ 812,910.00	\$ 762,225.67	6
No. 15 - Site Utilities	\$ 4,671,000.00	\$ 9,066,970.00	\$ 6,704,284.29	18
No. 16 - Electrical	\$ 7,879,000.00	\$ 13,417,700.00	\$ 9,280,291.40	10
No. 17 - Landscaping	\$ 1,240,888.00	\$ 1,800,000.00	\$ 1,507,721.86	14

Estimated Construction Budget \$74,046,000.00
 Combined Low Bids \$ 55,554,225.00
 Combined High Bids \$ 89,719,811.00
 Combined Average of Bids \$ 67,685,411.08

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Challenges

1. Bid savings and contractor performance issues
 - Concrete, Masonry, & Structural Steel Contractors: Scheduled milestones not being met
 - What we did to mitigate:
 - Held special meetings on site to address and optimize performance and schedule concerns
 - Met with prime contractors' owners to discuss field production concerns
 - Required additional crews and 6-10 hour days
 - Allowed bi-weekly billings to help cash flow

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Challenges

- Results:
 - Additional crews + extended hours and days worked = moderately improved performance
 - Contractors' commitment to agreed-upon schedule milestones = moderately improved performance
- ❖ *Despite these deliberate efforts and net results, it was concluded by November 10, 2010 that the original 8 months of schedule delays could not be recovered. We then notified the District by formal letter.*

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Challenges

2. Future Weather

- This winter's weather could further impact the completion of the buildings (not 'dried in' yet) and site concrete, asphalt, and landscaping
- Had the project not incurred the 8 months delay, the buildings would have been 80% 'dried in' (weatherproofed) versus the current 0% . . .
 - now subject to a second rainy season.

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Challenges

3. Current & Future Impact of Economy on the prime contractors

- Contractor cash flow (already seeing evidence)
- Contractor bankruptcies
- Contractor inability to provide needed manpower & resources
- Potential future hyper-inflation / material price escalation

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The Plan Moving Forward (2 Options + Additional Considerations)

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The Plan Moving Forward (2 Options + Additional Considerations)

- **Accelerate some trades / Authorize overtime:**
 - Increased manpower
 - Revise construction sequencing
 - Fast track trades
 - Additional Shifts
 - Longer work hours
 - Weekend / Holiday work
- **Results:**
 - Beat weather impacts
 - Increase production
 - Flexibility

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The Plan Moving Forward (2 Options + Additional Considerations)

- **Issue a Support Contract:**
 - Bid out contract for "stand-by" general contractor
 - No defined scope (based on unit prices)
 - No defined schedule (on-call)
 - Current contracts limit ability to direct work
- **Results:**
 - Provides team strategic support
 - Provides additional resources
 - Minimal costs (bonds & insurance)
 - More authority to negotiate with existing contractors

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The Plan Moving Forward (2 Options + Additional Considerations)

- **Extend Project Support Services:**
 - Inspection Services
 - A/E Construction Administration Services
 - Construction Management Services
- **Extend Site General Conditions (trailers, fencing, toilets, etc.)**
- **Extend Prime Contractors' Contracts**

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The Plan Moving Forward (2 Options + Additional Considerations)

➤ **Allocate Additional Contingency Funds for:**

- Possible acceleration of some trades / Possible overtime
- Issuance of support contract
- Extension of project support services
- Extension of site general conditions
- Extension of prime contracts

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The Plan Moving Forward (2 Options + Additional Considerations)

OPTION A

Construction Completion
December 20, 2011

1	Possible acceleration of some trades / Possible overtime
2	Issue on-call support contract
3	Extend project support services
4	Extend site general conditions
5	Extend prime contracts (8 mos.)

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The Plan Moving Forward (2 Options + Additional Considerations)

OPTION B

Construction Completion
April 30, 2012

1	Issue on-call support contract
2	Extend project support services
3	Extend site general conditions
4	Extend prime contracts (12 mos.)

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The Plan Moving Forward (2 Options + Additional Considerations)

ADDITIONAL CONSIDERATIONS

Construction Completion
April 30, 2012

1	Construct Football Stadium & Facilities
2	Upgrade Football Field/Track to Synthetic Materials
3	Construct Pool & Pool Facilities
4	Construct Tennis Courts
5	Construct Event Parking & Expand Student/Staff Parking

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Questions



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