

**Lompoc Unified School District
Measure N Citizens' Oversight Committee Meeting Minutes
July 17, 2008**

II. Call to order

The meeting was called to order at 4:00 p.m. by Helen Free. The following people were in attendance:

Helen Free
Jesslyn Deleissegues
Ron Fink
Bob Manning

Gary Black – Asst. Superintendent, Business Services
Ron Glenn – LUSD Construction Manager
Shirley Pillus – Construction Secretary

II. Approval of Minutes

A motion was made by Bob Manning, seconded by Jesslyn Deleissegues, and carried 3 to 0 to approve the Aprils 24, 2008 meeting minutes as presented. Ron Fink abstained, as he was not part of the Committee nor attended the April 24th meeting.

III. Courtesy to Visitors

There were no visitors present.

IV. Old Business

Discussion regarding the Year End Report to the Board of Education:

- A. Ron Fink commented that a lot of work has been done at the schools.
- B. Gary Black gave a brief history for the benefit of new Committee member, Ron Fink.
 - 1. Construction costs went way up shortly after the decision to modernize the schools was finalized.
 - 2. When Gary arrived 3 years ago, 5 of the projects had been bid and were in progress. These projects went way over budget.
 - 3. The next round of schools had been bid. Those bids were rejected due to budget. That's when Gary came to LUSD.
 - 4. We proceeded to de-scope the remaining projects in order to meet our matching funds for all of the schools.

5. Gary commented we're getting very high value for the work we're doing.
- C. The Buena Vista Lift project has been delayed. It will probably begin in another week, but the entire entry should be dropped from the Year End Report.

A motion was made by Ron Fink, seconded by Bob Manning, and carried 4 to 0 to approve the Year End Report to the Board of Education with the modifications mentioned above.

V. Finance Report

- A. LUSD Finance Report 7/1/2007 to 6/30/2008
 1. The Committee reviewed the Finance Report. There were no questions.
 2. The Committee agreed to include the entire Finance Report with the Year End Report to the Board of Education.
- B. Working Budget/Actual Expenditures to Date
 1. The Subtitle "Non-Construction Costs" was used to describe soft costs, as opposed to hard construction costs.
 2. The Subtitle "Supporting Construction Costs" are really miscellaneous construction costs. Those construction costs other than the main modernization bids.
 3. Interim Housing:
 - a. The original plan was to move the relocatable classrooms to each site.
 - b. Ultimately, it was decided that it was less expensive to move the student's to the relocatable site classrooms
 - c. The Interim Housing sites created have resulted in a group of relocatables behind the District Office that we can use for many other things when modernization is done.
 - d. New buildings are 2 or 3 times the cost of a relocatable classroom, and take 3 to 4 times the maintenance.
 4. The District's modernization plan as been to do infrastructure first with the bond money: water, sewer, gas, ADA compliance, communications and fire alarm.
 5. With the Bond Re-funding money, we were able to put the Cabrillo High School Electrical back into the contract and populate the conduits that were put in.
 6. In-House Labor:
 - a. Ron Fink asked why the in-house labor didn't designate which site. Gary explained that we have plenty of expenses to allocate for each site, so we don't need to designate which site. We just have to make sure the work done is for Modernization.
 - b. Gary commented that we have some of the most talented in-house laborers that he's ever seen. This allows us to do some of

- the work in-house at a much lower labor rate, rather than bidding the work at prevailing wage.
- c. The Crestview relocatable restroom renovation is being done with in-house labor, and is probably saving at least 50% of the cost of hiring an outside contractor.
 - d. There will be more in-house labor charged to the Modernization as we near the end of the projects. The District's General Fund absorbed all of these expenses for the past 3 years (because the Committee requested it). Due to the State budgeting issues, the Modernization Fund will need to take on those expenses.

VI. Status of Projects

- A. Helen Free asked how the doors and locks are coming along. Bids have been awarded to complete part of that work and we are using in-house labor to complete the balance of the doors and hardware.
- B. The Architects have had major discussion with DSA (Division of State Architect) over the massive amount of ADA compliance work required.
 - 1. The concrete work at Cabrillo High School alone was about \$500,000. We have negotiated with DSA and are in the process of getting a "pass". Many other Districts have had the same issue, so DSA is relenting.
- C. None of the modernization projects have been officially completed yet.
 - 1. Ron Glenn reviewed the Status of Projects section of the Year End Report.
 - 2. Substantially complete means that we have not yet obtained DSA final approvals.
 - a. DSA has had copies of Change Orders in their office for 2 years, in some cases, and they haven't approved them.
 - b. Our Architects (KBZ) are working on this issue.
 - 3. Lompoc Valley Middle School has 1 deviation notice from the DSA Inspector preventing closure of the project.
 - a. There was a piece of steel used in modernization, and the proper certifications didn't come with the steel. We're working this problem.
 - 4. Lompoc High School has a couple of non-compliance notices that have been cleaned up, but not yet approved by DSA.
 - 5. Buena Vista Elementary is 99% complete.
 - 6. La Honda Elementary is 99% complete – we're just waiting for the final paperwork to process.
 - 7. Crestview Elementary still has some punch list items to complete.
 - 8. Hapgood Elementary is 99% complete.
 - 9. Los Berros Elementary final paperwork is processing right now to close out the site.
- D. Modernization In Progress:
 - 1. Cabrillo High School – due to complete December 2008.
 - 2. Miguelito Elementary

- a. School started at that site on 7/16/08.
- b. There are still some signage and punch list items to do.
- 3. 6th Grade Relocatable Projects:
 - a. Crestview is getting 12 relocatables and Buena Vista is getting 3.
 - b. Crews are working, and the classrooms will be useable by 8/20/08 to start school.
 - c. We're having daily discussion with PG&E regarding their equipment supporting the relocatables. We're confident their work will be completed in time for the start of school.
- 4. Vandenberg Middle School just started modernization about 6 weeks ago. That work is expected to be completed in August 2009.
- 5. El Camino Middle School
 - a. Worked started about 2 weeks ago.
 - b. A couple of the older buildings were removed from the modernization work due to ADA compliance work required for the sidewalks. This would have been an additional \$200,000 just for concrete.
 - c. We are modernizing the newer buildings.
 - d. At the end of the project, DSA will probably not approve the project due to the removal of the buildings. This is an intentional decision, designed to accomplish as much work as possible on useable classrooms.
 - e. When we remove a building from the contract, we can only do Fire Alarm work in those buildings (otherwise, you must do all of the work required). The removed buildings can still be used.

VII. New Business

A. Set Quarterly Meetings for 2008/2009

Wednesday	October 22, 2008	4:00 pm	in the Board Room
Wednesday	January 21, 2009	4:00 pm	in the Board Room
Wednesday	April 22, 2009	4:00 pm	in the Board Room
Wednesday	July 22, 2009	4:00 pm	in the Board Room

- B. Ron Fink suggested that we consider beginning a series of press releases to explain things ahead of time to the public
- 1. Discussed the possibility of obtaining the information used from the meeting minutes or doing a Frequently Asked Questions format.
 - 2. Agreed to do a 600 – 800 word article leading people to the Bond Oversight website to see FAQ's, pictures, etc.
 - 3. Gary would like to see it explained in the article that the modernization state money and local bond money only brought our sites back to where they once were. This will allow us to take the money previously used for repairs and do the pretty stuff like carpet, trees, paint, etc. It is imperative that we get across the concept that we're not done; we've only started doing the base/basic items. There is still work do be done.

VIII. Other Items from the Committee

There were no other items from the Committee.

IX. Adjournment

The meeting was adjourned at 4:55 p.m.

Helen Free – Chairperson

ATTEST: Tim Harrington – Vice-Chairperson

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