

MEASURE A - STRONG SCHOOLS BOND  
CITIZEN'S OVERSIGHT COMMITTEE  
PALO ALTO UNIFIED SCHOOL DISTRICT

MINUTES FOR MEETING OF July 13, 2011

Opening

The Citizens' Oversight Committee held a meeting in the Library of Ohlone Elementary School, 950 Amarillo Avenue, Palo Alto, California.

\*All handouts can be viewed at the District office, Business Services 25 Churchill Avenue

Members present:

Mr. Ray Bacchetti, Senior Citizen

Mr. Scott Darling, At Large Member

Mr. Gary Hornbeek, Parent, PTA Member

Ms. Catharine Garber, Business Organization Member

Dr. Mary Marth, Parent

Mr. Todd Collins, Taxpayer Organization

Others present:

Mr. Tom Hodges, O'Connor Construction Management

Mr. Patrick Downey, Gilbane Building Company

Mr. Lori Alvarez, O'Connor Construction Management

District Staff Present:

Dr. Robert Golton, Facilities and Bond Program Manager

Mr. Ron Smith, Facility Project Manager

Ms. Betty Munoz, Administrative Assistant

Call to Order

The meeting was called to order at 5:15 p.m.

Public Comment

There was no request for public comment.

Review of Agenda

Approval of Minutes

MOTION: Collins moved to approve the minutes of April 20, 2011. Motion carried 6-0.

Program Status Update

Hodges presented the program status update to the Committee.

Ohlone: They are targeting moving into the new classroom building in mid-September and move kinder to the G wing; 4<sup>th</sup> and 5<sup>th</sup> to the new building. Downey said they are well within the 10% change order contingency and the plan was always to finish after school started.

Gunn A/C: Awarded contract April 8<sup>th</sup>. Project is going well and they will finish by August 8. It had already been designed for A/C and the only one not done was the old library building, the gym and Spangenberg because it is are part of the next group projects.

Paly Classroom Building: They bid last Tuesday, June 30. On July 12 they awarded the contract to Taisei. The bids came in at about \$24.1 million for base bid scope of work. They had an audio and visual alternate which they as well. They will hopefully have a notice to proceed by August 1. It is a 2-year project so they will finish June 2013. The second project is to remove all the portables, but not until they know whether they need those for the next project.

Committee member asked how much capacity does this adds. Hodges said about 22 classrooms.

Gunn Gym: This bid today at \$8.3 million and the target was \$9.5 million. They will withhold some money because DSA required that they take the existing Gym improvements out of this contract so they set aside \$500,000. They will go to the Board next Tuesday. Notice to proceed will be in early August. The project will be completed October of next year.

Gunn New Classroom Bldgs.: Will bid tomorrow. They swept about \$587,000 and have a \$16.8 million budget so they could easily award something to about \$17.3 million. They also have the savings from the Gym they can sweep over to the Classroom Bldg. project. Construction should start in August. World Languages-small one-story project should be completed in summer 2012 and should be ready for classes in fall 2012. The two-story wing will be ready in the next fall.

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Terman: At DSA since December and should bid in October.

Jordan: This is tracking just a little behind with a late August date for DSA approval. The soils report returned that there is a potential liquefaction and so they directed the architect to go with a drill pier and grey beam system which puts them about \$500,000 over budget. They will do some basic drainage and some alternates in other drainage work. Scope of work is a new classroom Bldg. with 6 new classrooms. 3 small science wing classrooms into 2 large science labs. The old cafetorium becomes the music room; old music room becomes an art lab, some drainage work, and new drop off area.

Fairmeadow: At DSA and they are looking at approval by October which will put them at opening bids at end of the year and will start construction August 2012. New two-story 8 classroom building, they are reconfiguring classrooms, modernization work, and an addition to the library. This should be done by fall 2013.

JLS: Submitted to DSA last May and will be out January 27. They will start construction in May 2013. New two-story classroom wing replacing the existing portables and a lot of site work.

Fairmeadow Portables: They are moving the far back portable from the corner so they can locate the New Classroom Bldg. as far on that property line as possible. It should be moved and back up and running in early August.

Duveneck Portables: They received schematic design approval at the last Board meeting. It is at an \$11 million dollar budget. This will be a two-story 8 classroom wing and two new single story wings for kindergarten and first grade. The project also involves renovating the classroom wing at the front of the school and converted into the new library. The old library becomes a flex room. They will submit design to DSA by the end of year.

Committee member asked if all elementary school projects besides Duveneck on hold. Hodges said there are not any active projects right now and don't plan on anything becoming active. Garland will be done, but is available in 2014 and so they will need to stage that. They do need to figure out if it will be a three strand or a four strand.

Committee member asked when the second set of bonds will be sold. Golton said in July 2012.

Committee member asked how much will they spend in the next 2 years. Hodges said the expenditures are just under to \$40 million and they have another \$20 million committed so basically just over \$60 million is expended and committed through last month. They are awarding another \$70 million worth of construction projects over the next 6 months to be spent in the next two years. The only significant project that might happen in that span is the Paly theatre. So, in the next 24 months they will see \$70 million in expenditures.

Committee member asked if with all this new work, will this affect the construction firms as far as more staffing or renewal of contract. Golton said as far as the projects at Paly and Gunn it adds up to more than \$50 million that's minimal additional work for Gilbane. They have already brought in more people. They awarded them a lump sum contract for certain projects which include these. O'Connor is on an annual contract renewal basis.

Committee member asked about feedback from the Board regarding hiring a new demographer. Golton said they know about the COC's concern and they are looking into that. The Board is interested in looking at other demographers.

### Annual Audit

Auditors will be here on Labor Day week. They will be interested in meeting with the Chair and any who are interested separate from Golton. They will be doing both a performance and a financial audit. Hornbeek and Collins will meet will be meeting with the auditors. Hornbeek said there could be value in one of the new members being in on this meeting.

### COC Annual Report

Collins and Hornbeek will be running the annual report. Golton said they can have a conversation about what their obligations and the District's obligations are. They will set up a meeting in the next

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	couple of weeks regarding the annual report.
<u>Site Visit</u>	The Committee attended a site visit of the Ohlone Classroom Building and reconvened at 6:41 p.m.
<u>January 25, 2012 Agenda</u>	The January COC meeting was rescheduled for January 25, 2012.
<u>Next Meeting and Future Meetings Schedule</u>	January 25, 2012 April 18, 2012 July 18, 2012
<u>Adjournment</u>	The meeting was adjourned at 6:58 p.m.