

CITIZEN'S OVERSIGHT COMMITTEE

~ COC Minutes~

December 10, 2019

At approximately 5:11 p.m., Jose Macias, the Citizen's Oversight Committee Chair greeted those present, the meeting was called to order.

Roll Call:

Present:

- Jose Macias
- Luis Aguilar
- Cathi Eredia
- Heidi Carrillo
- Joanna Haro
- Andres Gonzalez
- Erica Mondragon (Left at 6:09)

Absent

- Cynthia Arredondo
- Jennifer Cobian
- Julia Ruedas

Approval of Agenda:

Moved: Cathi Eredia Seconded: Jose Macias Action: 7-0

Approval of Minutes:

Moved: Cathi Eredia Seconded: Andres Gonzalez/Erica Mondragon Action: 7-0

Public Comments-No public comments.

Presentation:

Norma Macias, the Director of Facilities, Maintenance, Operations & Transportation gave the committee a bond update for Measure D and HS.

Board Member, Mr. Ricardo Padilla stopped by at about 5:20 p.m. to thank the committee for their commitment and serving their time and wish them a happy holiday.

The remaining unspent budget balance for the South El Monte Field House Project will go back to Measure D. DSA certification and final DSA fees are still pending.

Mountain View's Gym Modernization Project was completed last year. We do not anticipate having additional expenses besides the closeout for the final DSA and Architect fees.

The cafetorium at Mountain View will begin soon. The project will consist of transforming it to a cafetorium similar to South El Monte High School's. Mountain View is the only high school that does not have a cafetorium or auditorium.

The remaining unspent budget balance from El Monte's Bleachers project will go back to Measure D.

South El Monte High School's fire alarm upgrade has been DSA certified and the remaining unspent budget balance will go back to Measure D. This project first started in 2008 and for whatever reasons was not DSA certified. The project was finally closed out with DSA last year. Mr. Elatar explained that additional money was spent to do additional work required by DSA.

Joanna Haro asked why the Rosemead High School track and field was a priority. Mr. Elatar explained this project began with Measure D and all the fields were assessed. At the time, Rosemead was in the worst shape by far and needed to be fixed. The track was built with the City of Rosemead nine years ago. The average track must be resurfaced every eight to ten years. This time around, we will be replacing the field with artificial turf. The snack bar will also be replaced using Measure HS. After approval of Measure HS, the Board combined Measure D and Measure HS under the Citizen's Oversight Committee. Tonight we will go over the bylaws again. Mr. Elatar noted that the district is tracking the expenditure separately. The total amount for Measure D was \$148 Million. We have to monitor how much is charged to the owners. If the property value goes up we can sell more but not able to exceed \$30 for every \$100,000 of the assessed value.

Ms. Macias stated the cafeteria at Mountain View is in use but there are a few issues under warranty that are being addressed and we are currently waiting on DSA closeout.

Mr. Elatar stated that we are currently in the last HVAC phase, Phase C at Mountain View High School. This last phase is complicated, the other phases were replacements with the same capacity. Phase C will need interim housing; eight classrooms at a time will be worked on until all units are complete. This will allow the work to get done quicker instead of working after school hours and weekends which are limited. If they find asbestos they will have to remove or demolish if needed. The project will begin sometime in February. We are currently bidding the project and have extended the due date due to the amount of questions from the contractors. The project will go to board in January and anticipate to complete in the summer.

Heidi Carrillo asked who oversees the bids. Ms. Macias informed her our Director of Purchasing oversees the bid process and conducts it in a public setting. The lowest bid received is evaluated to determine if it is responsive. After due diligence, a recommendation is taken to the Board for approval to award to the lowest bidder. The District has the right to reject all bids if deemed necessary and must be approved by the Board. All information regarding bids is available for the public to view on the Purchasing Department's website.

Ms. Macias informed the committee the grounding breaking for Fernando Ledesma is tomorrow at 4:00 p.m. The hard cost for the project is 10.4 million dollars and the soft cost is 20 percent more for architects, DSA Etc. This amount does not include furniture or equipment and is not provided by the contractors. The estimated final cost is between 13 to 14 million dollars. The use of Developer Fees, Fund 25 and Measures D will help pay for the project. Developers must come to us to pay fees for new construction that are part of our boundaries. Developments 500 square feet and under are waived, even industrial developments. We can only use Developer Fees for new constructions and cannot use it for current project. If we do not use the money by a certain time period, we will have to return the money to the developers. We have one to two million dollars in Developer Fees. Last year we collected about one million, \$400,000 pertain to us and the remaining amount was for the feeder districts.

Ms. Haro asked what was happening with the empty space at the District Office. Mr. Elatar mentioned that this space was left over space from the initial design. The space is small and is only a shell which means it is not complete and does not have any electrical outlets or an AC unit. It has been difficult to rent out due to the awkward space. This space is going to be used to house our online teachers. More and more online schools are popping up. This program will allow students to work independently online, help with students who have social reasons and keep them from attending school. Cathi Eredia said this would help students who struggle with mental health and have various accommodations.

Ms. Haro mentioned that a student at Arroyo fell due to a hole and broke an expensive instrument and this could have been avoided if the field was upgraded. She wants to know who determined which fields were a priority. Mr. Elatar explained that the Advisory Committee for Measure HS helped. The meetings consisted of what you think you need, top projects and wants vs. needs. The feedback was used to make a recommendation to the Board. There is not enough money for all the schools, once we sell another series bond, we will be able to complete the remaining schools. Recommendations will be sent to the board soon. Plumbing is a priority; we have 50 to 60-year-old systems.

Luis Aguilar brought up the fact that none of the schools have pools and we are behind in competitions. He believes we are behind on a lot of necessities. He is concerned for all the investments at South El Monte. He would like to know if the swapmeet would endanger the solar panels. Mr. Elatar informed him if the swapmeet follows the rules there should be minimal impact. Video cameras need to be installed on the solar panels to protect the property and to ensure everyone using the facility is in compliance.

Ms. Carrillo stated she is in charge of the swapmeet and they will take responsibility for any damages made. They do not let people park by the bumps near the poles to prevent damages and food is not allowed under the panels.

A conversation took place regarding the Granada center. The current lease expires in 2023 and we have the option to extend the lease 10 to 15 years. Mr. Elatar explained we have the right to not to extend the lease but will have to take a look at the contract.

The committee discussed the El Monte Rosemead Adult School. Adult Education could eventually be ran by colleges, which would end our adult education programs. Ms. Eredia brought up the problem with parking there and suggested building a multi-leveled parking structure. She stated the Valley Mall and residential parking is always packed.

Ms. Carrillo voiced her concern with quality work the contractors are producing, in particular the snack bar at South El Monte. She said they cannot plug in multiple item at once. She gave an example on how the breaker goes off if the crockpot and ice machine are both plugged in at the same time. This should not be happening, especially with the amount of money we spent. The contractor's may have made the lowest bid but the amendments probably resulted in a higher bid than other contractors.

Mr. Elatar explained that contractors have the right to request change orders based on errors or DSA requests. If we request changes in the middle of construction, a change order will be needed. He provided an example from El Monte High School's bleachers. There was limited space for the bleachers and they could not be centered and were too far from the home side. The contractors had to stop construction and work with architect to get closer to the center about 10-15 feet. This cost money, required a new design and a change order was needed. This delayed the construction for about six months.

Ms. Macias informed Heidi the snack bar at South El Monte happened before she began with the district and we does not plan on spending that amount on one snack bar again. She mentioned we will set aside one million dollars per site for two snack bars at each school. Heidi was not blaming anyone and just wanted people to be aware of what is going on. Ms. Macias will look into the power issue.

The next COC meeting will be on February 12th at the District Office Board room at 5:00 p.m. Jose Macias moved to end the meeting, Cathi Eredia seconded the motion. The COC meeting ended at approximately 6:55 p.m.