

OFFICIAL MINUTES

**Long-Range Facilities Master Plan
Oversight Committee**
San Gabriel Unified School District
San Gabriel, CA
October 21, 2010
7:00 p.m.

The Long-Range Facilities Master Plan Oversight Committee of San Gabriel Unified School District in Los Angeles County met in a regular session at the time and on the date above with attendance as follows:

Present:	Jerry Schwartz	Chairman
	Wayne San Filippo	Vice Chair
	Cynthia Juvinall	Member
	Michael Cammarano	Member
	Hugo Correa	Member
	John Eccleston	Member
	David Smith	Member
	Eric Kirchhoff	Member
Absent:	Carolyn Richie	Member
	Carolyn Weirick	Member
	Cody DeCamp	Member
	John Wu	Member
	Matthew Najera	Member
Others Present:	Bill Gile	District Project Manager
	Lee Freeman	Community Member
	Denise Menchaca	Board President
	Colleen Doan	Board Clerk

I. GENERAL FUNCTIONS

A. Call to Order

Chairman Jerry Schwartz called the meeting to order at 7:16 p.m. Mike Cammarano led the Pledge of Allegiance. There were self introductions.

B. Approve the Minutes of the July 15, 2010 Meeting:

Minutes were continued to the next regular meeting.

C. Review of Prop 39 Requirements

Item was tabled to the next meeting.

D. Requests to Address the Committee; Public Comment:

There were none.

D. Next Meeting

The next meeting is scheduled for November 18, 2010 at 7:00 p.m. DEC – Board Room.

II. DISCUSSION ITEMS

A. Update on Current Construction Projects by Site

Bill Gile provided a written project update and reviewed it. Wayne requested that each project listed show which bond measure it is from. Bill explained that the Roosevelt Restroom work was a leftover Measure S project. It will be done in the summer.

Jefferson – Library/Media Center – completing the punch list. Track & Field are having an over the counter check at DSA. The lights and fence are add-ons. It was asked if bond funds can pay for lights if it wasn't in the bond? Bill will check with Dr. Parks.

Washington – Going to DSA in about 10 weeks. Wayne reminded all that there is a swale through the Washington field.

Architect Update – Denise and Colleen explained that there were some changes at the last Board meeting. The agreement will be brought back at the next meeting. The main issue is a fixed fee contract vs. time and materials. The architect, LPA, is okay with fixed fee at the drawings stage.

B. Schedule a New Member Orientation

The Chair discussed having a special meeting for an orientation. It is tentatively scheduled for November 30th at 7:00 p.m. He also discussed committee openings. Currently there are two openings and there could be three soon. There was discussion about requirements for meeting attendance.

C. Review Status of the Project Stabilization Agreement (PSA) Draft

Project Stabilization Agreement (PSA) – Colleen provided an update. She and Matthew Stadler are the Council subcommittee, and along with Dr. Parks, are negotiating with the Los Angeles Buildings & Trades Council, specifically Richard Slauson and Robbie Hunter. The subcommittee met last week to discuss the current draft PSA. The subcommittee believes that it is not concise and clear enough. The points of discussion are: length of the PSA (the subcommittee recommends two years, the first draft shows five years) and the potential to review at two years if it is a five year agreement; which projects under the bond would be included in the PSA since about \$35 million are either under construction or done making anything not started up for discussion, will there be a threshold dollar amount before the PSA is utilized, it won't impact day-to-day work or regular maintenance, it includes only bond projects that need DSA approval; what about health benefits if the contractor is non-union, if the benefits are equivalent then maybe they shouldn't have to pay into the union medical plan; hiring of core employees vs. union hall hiring, the idea could be to bring core employees first and then go back and forth between the union hall and other core employees, how many core employees do contractors keep; and what is local (based on zip code?). Also, the Carpenters are not part of the LA Trade Council, so what happens to them. The Board needs to represent all of San Gabriel and use the bond funds wisely. The subcommittee has requested another meeting with the LA Trade Council.

The Committee discussed the PSA and responded to the update. Among the comments: there should be no extra admin costs from bond monies for the PSA; the PSA should allow for competitive bidding from both union and non-union contractors; there should be a comparison made regarding the number of bidders before the PSA and after the PSA become effective; there should be a meeting at two years to review the PSA and negotiate to resolve any issues; if bids are too high with the PSA, can a project be rebid without it; there should be the ability to rebid on a project by project basis without the PSA; the union wants a five year PSA because of apprenticeships and vesting for pension is five years; there should be measurables with the PSA, including bids, change orders, timeliness of construction, close out process, and liquidated damages.

III. ACTION ITEMS

A. Select New Vice Chairman

Selection of a Vice Chair – With John Harrington leaving the committee, there was an opening for Vice Chair. Wayne San Filippo was nominated and accepted. Cynthia Juvinal was nominated and declined. Wayne was elected Vice Chair.

B. Recommendation on the Project Stabilization Agreement (PSA) Draft

No action taken regarding a recommendation on the Draft PSA.

IV. ADJOURNMENT

Chairman Schwartz adjourned the meeting at 10:02 p.m.