



Meeting Minutes

Planning and Operations1130 Fifth Avenue
Chula Vista, CA 91911**Project # 572-8100.00**

Tel: Fax:

SUHSD Program Management\Gilbane\SGI**Bond Oversight Committee Meeting 14**

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
4/3/2010	09:00 AM	11:13 AM	5/13/2010	05:45 PM	Monica McGovern	SUHSD Program Management\Gilbane\SGI

Purpose	Location	Next Location	General Notes
---------	----------	---------------	---------------

Attended By

SUHSD Program Management\Gilbane\SGI - Jaime Ortiz
 Citizens' Bond Oversight Committee - Rudy Gonzalez
 Citizens' Bond Oversight Committee - Jane McGill
 Citizens' Bond Oversight Committee - Lourdes Valdez
 Sweetwater Union High School District - Paul Woods
 SUHSD Program Management\Gilbane\SGI - Alex Alon
 Citizens' Bond Oversight Committee - Bernardo Vasquez

Non-Attendees

Citizens' Bond Oversight Committee - Yolanda Hernandez
 Sweetwater Union High School District - Karl Bradley

Jaime Ortiz (GSGI)**Due Date Status**

- 003-007** Southwest Middle School site tour
 A. Jaime Ortiz discussed the project schedule, the timeline, and the approval process with the CBOC members. The architect chosen was BCA and the contractor is HAR Construction. The budget is \$16M. JO presented a slide show of which buildings are being built and their layout. The site committee determined instead of getting new buildings, they wanted to modernize every building on the campus. Estimated completion is 12/2010. Jaime explained to Yolanda how the site committee was chosen (by the principal) and she requested minutes of those meetings. Jaime said he would provide to her. Jaime identified some of the issues that caused the bidding of the second contract...structural issues such as dry-rot, termites, etc. For the added work we were in danger of going over the change order limit (10%) so we upgraded the drawings to full modernization and re-bid the project. 8 new classrooms will be in the new building of the west side of the campus. Jaime showed the members a slideshow rendering of the project.
- B. The CBOC Members toured the job site.
- C. The Committee Members then left to go to the Montgomery Middle School site.
- 003-008** Montgomery Middle School site tour
 A. The CBOC Members toured the job site, walked area where the new 2-story classroom building will be constructed.
- C. The Committee Members then left to go to the Montgomery High School site.
- 012-001** Montgomery High School Tour
 A. Jaime Ortiz told the CBOC about the project details: the project budget is \$21M, the architect is Ruhnau Ruhnau Clark, and the general contractor was SMC. JO went over the site plan and the scope of work (1200 building, 2 story building and Turf Field). JO presented a slide show of pictures of the new buildings, as well as time lapse rendering of the 2 story building. JO talked about terminating the contract with SMC for convenience and doing a Lease/Leaseback contract for the remainder of the project. KB spoke in detail about the issues with the current project, and explained the Lease/Leaseback benefits. Jane McGill asked how much money SMC would be receiving? JO told her that they were paid only for work performed. Karl told the CBOC that on every one of these projects we came in under budget.

We are within budget for this project. Bernardo asked if we had any concern with the quality of the work that SMC did. Karl said no, we do not, there are inspectors that inspect the work.

B. The CBOC members toured the site.

Monica McGovern (GSGL)		Due Date	Status
------------------------	--	----------	--------

003-001

Attendance:
Cynthia Melcher - Absent
Jane McGill - Present
Debra Discar-Espe - Absent
Lourdes Valdez - Present
Rudy Gonzalez - Present
Yolanda Hernandez - Present
Bernardo Vasquez - Present

Rudy Gonzalez (CBOC)		Due Date	Status
----------------------	--	----------	--------

003-006

Public comments
Eric Solvane introduced himself as a "concerned taxpayer", working in construction. He wanted to make 3 points:

- the light fixtures for Southwest Middle School have already been purchased and are on site and now the District wants to return them and the Manufacturer won't take them back at a cost of over \$100,000. Got info from supplier.
- The project at Southwest Middle School was cut out and put out to re-bid. A credit was supposed to be given back for Phase 2. He asked why was it cut out?
- He heard that all the Prop O money has to all be spent by September because of DSA requirements, so projects are just getting made up so the money is spent.

Karl Bradley offered to meet with him personally. Rudy gave Karl permission to address his questions. Karl gave him his business card to set up a meeting to discuss his concerns. Paul was tasked with getting back to the CBOC with the result of the meeting. Paul explained that the September deadline does not exist, and DSA is not having problems. Jaime clarified that the lighting fixtures comment was inaccurate.

008-010

Adjourn
The meeting was adjourned at 11:13am.

The minutes written above represent our understanding of all items discussed in the meeting. These minutes shall stand as the correct and complete record of the meeting unless corrections, discrepancies or additional items are brought to the attention of the writer within 48 hours of receiving these minutes.