

Measure Y Citizens Oversight Committee
MINUTES
November 28, 2018
Eisenhower High School
4:00 p.m. – 5:00 p.m.

Present: Brenda Asta, Member; Paula Bailey, Chairperson; Connie Buge, Member; Sara Garcia, Member; Russel Silva, Member; Mohammad Z. Islam, Associate Superintendent, Business Services; Iris Chu, Director, Facilities Planning, and Karen Smith, Administrative Secretary II, Business Services.

Guests Present: Doug Worrel, Neff Construction; Frank Camacho, Principal, Eisenhower High School; Daniel Distrola, Agent: Purchasing Services

Absent: Leroy Parker, Member

The meeting was called to order by Paula Bailey at 4:06 p.m.

Minutes of August 29, 2018 were reviewed, and motion was made by Brenda Asta and seconded by Sara Garcia to approve the August 29, 2018 Minutes

Measure Y Series C Expenditure Report:

The Committee received a report of Income and Expenses as of September 30, 2018 for the Measure Y, Series C projects. The current balance shows \$8.4 Million. Iris explained that we still need to account for pending payments for the Eisenhower High School Performing Arts Theatre Project, furniture & equipment, and the girls' softball project.

Mohammad explained that the Measure Y fund received \$300,000.00 from a PMI law suit and settlement due to mismanagement of the program and non-performance. It was suggested and approved by the Board of Education to use the funds for Milor High School's cafeteria project.

The report also detailed the following:

Interest earnings	\$ 250,704.24
Available Balance	\$ 19,949,099.59
Expenses	\$ 11,493,535.53
Current Balance	\$ 8,455,564.06

The schedule does not show encumbered funds. The next Income and Expense chart will have a column for Obligations – bills yet to be paid. Mr. Islam commented that we may have some Change Orders, but they should be small and very few. We will not earmark any project yet. We will present a clean report next time and review available funds and priority projects. The General Fund is not able to carry the cost of improvements that are needed for the District, such as the bleachers at Eisenhower High School that are 59 years old and present a safety concern which would cost approximately \$1 Million to repair.

Ms. Bailey asked about painting for school sites. It was explained that District-wide painting for all school sites is part of the deferred maintenance program; the cost to paint Rialto High School cost over \$500,000. Mr. Islam explained that bonds should be for expenses such as stadiums, gyms, swimming pools, building construction, etc. The General fund can only maintain day-to-day operations, but not projects. State bonds have certain requirements such as eligibility with student growth. Right now, Rialto is not eligible for state funding. Measure Y funds are to be used per the guidelines and specific priority listing of projects.

Mr. Islam reminded the Committee that this body is the governance of the Measure Y funds, and members are appointed to oversee the projects and funds. The District cannot proceed without the Citizens' Oversight Committee's (COC) support, and only matters for Measure Y must go from the COC to the Board of Education. It is the Committee's responsibility to make sure that every dollar is used for the purpose of the Bond and the specific listed categories.

Eisenhower High School – Performing Arts Theatre:

It was suggested at the last meeting to invite Dan Distrola from Purchasing to answer any questions regarding the furniture for the Eisenhower High School Performing Arts Theater. Mr. Distrola explained that the Theater does not require much furniture, and he is expecting a quote from the vendor next week. Purchasing Services is working with the Performing Arts Instructor and also with Facilities Planning and Maintenance and Operations regarding the types of items to be ordered, timing of the order, and handling of the equipment. Many items are expensive and large so equipment needs to be delivered to warehouse and carefully scheduled for delivery as we do not want to have items stored in an empty building. Mr. Distrola noted that Eisenhower staff has been great to work with, and it appears we are in line with the budget. He also stated that this is a work in progress. There are some things that we may need to order after the fact, but we will have the large items in time. Equipment is state of the art, high tech, and sophisticated; the software is theatre grade quality. Dan will also verify with delivery with vendors as holidays may interrupt schedules.

Doug Worrel informed the Committee that we have run into two specific challenges with the timeline that will delay the Theatre project to approximately late January 2019, and the grand opening to Spring Break. The first issue is the epoxy flooring; the moisture test was too high and this specific floor requires moisture remediation. This issue is estimated to delay the project at least one month or more. Plans are to receive all materials by the end of November and additional manpower will enable the installation to be completed by mid-December.

The second issue is with the Speaker Support System which needs to be addressed with the architect and then DSA for approval which might take four to six weeks. Mr. Worrel explained that the speaker support system must be designed by a structural engineer as this is an elaborate sound system with the installation of the speakers requiring proper anchors, calculations by engineers, and it is situated right in the middle of the opening above the stage.

Mohammad inquired about the timing of the Notice of Completion (NOC) for the Theatre. Mr. Worrel indicated that we should have unofficial occupancy by the architect in late January 2019, and at that time, the school can begin to use the Theatre and staff and students can get trained on its audio, rigging, and audio visual systems. Mr. Worrel noted that we would not typically get a Certificate of Occupancy. The NOC is what shows the completion of the project with the fire alarm and security system up and running. We will get a Certificate or Letter from the architect stating that the building is acceptable for occupancy.

Mr. Camacho stated that he has walked the facility, and it "looks fantastic." He commented that there are approximately 30 to 40 workers working on the Theatre, and they are really trying to get things done, and he is very appreciative of all their efforts.

Mr. Islam stated that the Committee will need to discuss the Grand Opening at the next meeting which will also need to be worked through the Superintendent's office regarding the date and time of the event. Spring Break begins March 14, 2019, and hopefully the Grand Opening can be planned prior to that time.

Mr. Worrel commented that the District may need to look at liquidated damages as we may have a vendor that is causing serious delays regarding the speaker issue; the contract calls for \$2,000 per Day for damages. Mr. Worrel stated that he is keeping an eye on this issue and will report to Facilities Planning and Business Services regarding this issue.

Mr. Silva praised Mr. Worrel and Neff Construction for the great job they have done, and thanked them for their efforts, especially with the weather problems we have encountered and now the unforeseen flooring issues with moisture testing.

Mr. Worrel also commented that the District did a great deal of work on lights. Mr. Camacho stated that it appears there are enough lights, and that the lighting issue has been resolved. Ms. Bailey asked about the lighting from the Theatre to the parking lot. Mr. Islam assured Ms. Bailey that there is now sufficient lighting in all of those areas, and the concern has been taken care of.

Upcoming Projects:

Iris Chu noted that Upcoming Projects are all done by the District by in-house workers and vendors; these projects are not managed by the Construction Manager.

Parking Lot Upgrade – Completed August 6, 2018

Construction: 6/1/2018 – 8/6/2018

Construction Cost: \$651,386.00

Shade Structures and Restroom Building at Girls’ Softball Field (In Construction Stage)

Estimated Construction: November 18, 2018 – April 2019

Estimated Construction Cost: \$500,000.00

There are practices with no locker rooms; school is locked up at 4:00 p.m. The community has no access to restrooms; therefore, this is a critical need for this school.

Building R Conversion (In Planning Stage)

Related to Athletic program – Choir room and drama classroom will move to the theatre, and those classrooms will be converted for Athletic use. Project will have to go through and be approved by the Department of State Architect (DSA). Project will be bid in the summer and take at least 1 ½ years

Estimated Construction: May 2019 – December 2020

Estimated Construction Cost: \$500,000.00

Gym Bleach Repair and Safety Panels (In Planning Stage)

Mr. Camacho explained to the Committee that several students were injured due to no padding around the walls of the gym which was not required when the school was built many years ago. The District insurance is covering the incident; however, we need to get new bleachers as well due to padding thickness required. The bleacher motor is broken and the school has to use manpower to get it back on the track so we have a safety issue. The bleachers are unfunded at the present time; however, we are moving forward with the padding to help prevent any future incidences.

Next Meeting Date: Thursday, January 17, 2019 at 2:00 p.m. – Tour EHS Theatre

The meeting was adjourned at 5:34 p.m.

Respectfully submitted,

Karen Smith, Administrative Secretary II