

Mountain View Whisman School District
Independent Citizens' Oversight Committee
("Measure G Oversight Committee")

December 17, 2013

Members Present: Juan Aranda, Greg Coladonato, Charlie Durand, Jeremy Burns, Dana Doctorow, Christi Opitz, Jessica Gandhi, Fiona Walter, Peter Pirnejad

Staff Present: Terese McNamee, CFO

Absent: Phil Palmer (Ex Officio)

No members of the public were present.

Meeting was called to order at 6:36 pm by Greg Coladonato, Chair.

I. Call to Order as noted above.

- a. Roll Call as above. Note that Aranda, Durand, and Doctorow are not - voting at this evening's meeting as they are not currently approved for their next three-year term (to be approved by the MVSWSO January 23, 2014 board meeting). Quorum is present: Coladonato, Burns, Gandhi, Opitz, Walter, Pirnejad.
- b. Agenda approved as presented.
- c. No community comments.

II. Review and Discussion

- a. Bond Audit – Page 13 has been broken down into various categories to make it easier for us to read. This format aligns with Board approved project list and budget. Page 18 is performance related. Audit ends June 30, 2013. This is an "unqualified audit" (meaning no findings). Page 13 describes monies spent at Bubb for the shade structure. There were no objections to the audit.
- b. YTD Financials and 13-14 1st Interim Budget – The additional \$55K at Bubb is the rest of the shade structure (approx. \$132K total). Approximately \$6M planned for the year. Phase I just submitted to DSA (hoping to get these back by April and then go out to bid). The next two schools are Castro and Stevenson. (Bubb shade structure was already in progress; completed as an example shade structure for the other elementary schools). District wide "facility expenses" are district wide studies (surveys, etc.) that apply to all sites. "Admin Mgmt" is largely architects and program manager costs (also a small percent of support role). DO is bond eligible. No plans at this moment to move the DO, although a space at Crittenden has been slotted as an option.
- c. Alternative Construction Delivery Methods – Hand-out provided (Delivery Methods Fact Sheet) by Terese. Typically, public entities use

the bid method where RFPs are posted, accepted on a certain date, and low bid is selected. Problems can arise with unclear RFPs or bids which lead to extremely expensive change orders down the road. Other options include: Multi-Prime (hire for every major component of the project (not a GC and lots of subs)), Design-Build and Design-Bid-Build (more typically used here), and Lease-Lease-Back (LLB). The LLB is a familiar method to PM and worth highlighting as it may be used for this bond. LLB has been around for a long time. It is spelled out in the ed code and only works for contractors, they lease the site from the district during construction, district makes lease payments to contractor. At the end the district leases it back and final payment closes the contract (District holds title; until all payments/docs/etc. are completed). Prequalifying is still in place, but now we can review intended subs, financials, etc.

- i. Using Graham as example (pretend numbers): Say 12 month lease; contractor effectively becomes land owner who builds a building that we then pay to occupy at the end of the project
- ii. Recommend bringing in Project Manager for March meeting for more thorough explanation and update re progress on contracts.

III. Consent Agenda

- a. Minutes from Sept meeting - MSC (Pirnejad/Gandhi) to approve the September 24, 2013 minutes as presented.

IV. Items for Future Agendas – none

V. Future COC Meeting Dates

- a. 2013-14 Quarterly Meetings
 1. March 25, 2014 – Status of Projects
 2. June 24, 2014 – Budget

VI. Adjourned 7:29 pm.