

Hermosa Beach Bond Measure J  
Citizens' Oversight Committee  
Meeting Minutes  
January 16, 2007

- 1 - Call to order.  
Chair Sam Abrams called the meeting to order at 6:34PM. Meeting was held at the MPR at Valley School.
- 2 - Roll Call  
All members were present with the exception of Mr. Wayland. Also attending were Mr. Amir Birjandi of PCM3, Dr. Sharon McClain and Ms. Angela Jones from the District office, and School Board members Ms. Cathy McCurdy, Mr. Lance Widman, and Mr. Greg Breen.
- 3 – Minutes  
Minutes of the COC meeting on October 18, 2006, were unanimously approved (moved by Mr. Hausle, seconded by Ms. Arnett) as amended after adding the words “should be” before the phrase “in place” in section 5.
- 4 - Old Business
  - A. Dr. McClain informed the committee that the litigation from CRSE was completed without the possibility of further appeal.
  - B. Status of New Construction  
Amir Birjandi indicated that construction was 65-70% complete. They are focused on the roof and supporting structures. Within the next couple of weeks all roof activity will be completed. Mr. Birjandi indicated the project is a few weeks behind schedule, but that once the workers move inside they will make enough progress for the building to be substantially complete in May or June. Current delays are those associated with working with structural steel. Project continues to exhibit high levels of coordination between contractors, architects, and inspectors.
  - C. Dr McClain addressed the issue of the terms of the COC members by stating that it was her understanding that the terms of the committee members could be extended to allow members to serve until project completion based upon her receiving a letter from the State Board of Education. Mr. Abrams indicated that it was his opinion that April 30, 2007, was the mandated end date for the majority of the COC. Dr. McClain thinks that a COC is required to be in place until all of the Measure J funds are expended. Dr. McClain agreed to consult with the bond attorneys and/or contact the State Board of Education in order to clarify the rule and to request a waiver if needed in order to permit the COC as currently constituted to remain together until all Measure J funds are spent and the final audit is completed, since it makes no

logical sense to appoint all new members (other than Mr. Kinnon, who has not yet served three years) for such a short time following the expenditure of the funds.

- D. Financial Updates – Mr. Birjandi stated that as of 1/8/07, the unused allowance was approximately \$381K. Mr. Birjandi indicated that two elements of the soft costs were going to rise due to the completion date being extended to May. They were items for DSA inspection services and special testing/inspections. The total impact is likely \$55-60K, which leaves an unused allowance figure of approximately \$321K.

PCM3 is currently collecting documents to go out to bid on the painting and casework. He believes that the currently unbid work for painting and flooring can be accommodated in the final costs by the amounts currently slated for allowances, and there still may be unused allowances of \$50-100k outstanding at the end of the project—though he cautioned that by their nature allowances are there in case of unexpected expenses so there is no way to know for sure that the allowance will not be needed for other unexpected issues that may arise (while he also acknowledged that the closer they get to completion, the more likely it was that no unexpected issues would arise).

The overall estimate-at-completion for all anticipated work remains at \$19.1 million, including anticipated changes and Technology Infrastructure completion. Funding is available to cover estimated expenditures.

Mr. Birjandi addressed an issue raised by Mr. Kinnon about the tracking between the actual construction completion percentage and the percentage of funds expended. Mr. Birjandi indicated the two are close with the actual construction a few percentage points ahead of expenditures.

In the discussion of the overall funding, it was discussed that \$163K remains of the \$800K originally slated for technology upgrades. If needed, that money can be used for either construction or technology depending on the final cost of the project and the School Board's direction. At this time, there are no specific plans for additional technology for the media center or science classrooms.

- E. Mr. Abrams reported that the COC's third annual report was presented to the School Board on November 8, 2006.

## 5 – New Business

- A. - Construction Tour – Ms. Arnett, Ms. Smet, and Mr. Abrams discussed their tour of the new construction on November 28, 2006, and conveyed the DSA inspector's opinion that the project was well run.
- B. – Mr. Wayland introduced a concern, by way of a letter read by Mr. Abrams, that COC members should refrain from writing letters to the editors of local

papers to avoid the appearance of conflict of interest. After a lively debate of the merits of the proposal, Ms. Smet introduced a motion to request that members not write letters to the editor (seconded by Mr. Caldwell). It was pointed out that other than Mr. Abrams letters, which were informational, other members expressing their opinions in letters to the editors did not identify themselves as members of the COC. The motion failed by a vote of 5-0 with Mr. Hausle abstaining.

- C. Mr. Abrams made note that a letter summarizing the contents of the Third Annual COC report was sent home to parents on November 15, 2006.
- D. Mr. Abrams made note of four articles referencing the COC in the Easy Reader (10/19/06, 12/7/06, 12/31/06) and Beach Reporter (12/14/06).
- E. Ms Smet had a question about the amount of principal payments made on the Measure J bonds.

6 – Next Meeting

The COC is currently scheduled to meet on Wednesday, April 18, 2007 @ 5:30 PM at Valley School in the Tech Lab.

7 – Adjournment

Mr. Kinnon moved (seconded by Mr. Hausle) to adjourn at 7:30 PM. Passed unanimously.