

INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE
OF THE SANTEE SCHOOL DISTRICT

Wednesday, February 6, 2008

Minutes

Members Present: Dr. Cynthia Avery, Chris Cate, Eid Fakhouri, Gina Jackson, Stacey LoMedico, Rob McNelis, Jim Montague, Kai Ramer, Beth Selbe, Rick Weeks

Alternate present: Karen Fleck

Excused: Dr. Tim Glover

Attendees Present: Christina Becker, Dianne El Hajj, Nancy Stasch

- 1) Call to Order at 6:05. Presented handouts and their placement into ICOC binders.
- 2) Established a quorum of 7 members in attendance to begin the meeting.
- 3) Reviewed Minutes of December 5, 2007. Rob McNelis motioned to approve, seconded by Jim Montague.
- 4) No public comments addressed.

Discussion on Board Workshop re: ICOC School Board Communication – On Saturday the Board members mentioned they would like the ICOC to bring updates to Board meetings occasionally. Mrs. Becker asked if she should make this a regular part of the ICOC Agenda - Community Comments. Rick Weeks stated concerns from Carlton Oaks that interior doors are being closed off. Eid Fakhouri asked if Rio Seco is only getting a five (5) classroom addition. The 10-classroom addition has been approved by the Board. Also, the 10-classroom addition has better accommodations. The modernized classrooms with permanent walls, acoustics and the cost of interior doors were discussed.

- 5) Performance Auditor: AF Consultants – Scope Discussion & Vote. Eid stated that the ICOC is going to recommend the scope of work of the performance auditor. AF Consultants did not recommend which items would be the best for the 1st two years of the program so the ICOC went through the list and picked which they thought were the areas of importance to develop priorities. What we will see the first year is to focus on five or so tasks and as it progresses, needs will change. Majority of construction begins June 15, 2008; however, Cajon Park will begin in March 2008. The Board approved AF Consultants on December 18, 2007. The ICOC weighed the items by importance.

- #1 Constructability Review and Value Engineering
- #2 Overall Program
- #3 Construction Management/Contract & Program Management fees
- #4 Financial Management Review
- #5 Operational Procedures and Controls

- #6 Design Team and other Consultant's cost and fees
- #7 Specific Project Review
- #8 Public Relations
- #9 Construction Cost Escalation
- #10 Contractor Outreach Program
- #11 Labor Compliance Program

Mr. Fakhouri said that the Board could also contribute to the scope as well. Dianne El Hajj replied that the Board has been very good about accepting recommendations from the community. Mrs. El Hajj mentioned that it is a very good idea to have brought in the consultant now to save money later. After AF Consultants is presented with scope, he will let us know his timeline. Mr. Fakhouri asked how AF Consultants makes his conclusions and what his process is. The ICOC would like AF Consultants to explain how he arrived at his conclusions at the next meeting. The ICOC would like AF Consultants to explain the procedures and processes he intends to use when performing his audit (interviews, sampling of documentation, reading contracts, etc.) at the next meeting or communicate his procedures and processes to the District staff who can present this to the ICOC.

- 6) Program Progress: Recap of the Board Workshop on February 2, 2008, with follow-up discussion on ICOC roles. Some ICOC members attended this workshop. Christina Becker said all the Board Actions are in the handouts, along with the previous Board items back to December 4, 2007. Eid Fakhouri asked how does the ICOC get questions and communication to the Board, what the ICOC's opinion of the current progress of the program is, etc.? We need to communicate back to the Board and collect public comment and our concerns and give regular reporting to the Board. Mr. Weeks said he likes the fact that he met with the Board and wants to do it regularly. Gina Jackson said that she feels the Board also wants a summary of what comes out of the ICOC meetings. Mrs. Becker said it would be nice to come to the regular Board meetings with reports back from the ICOC. They really want a regular dialog, community concerns, etc. Ms Jackson said that rotating the ICOC meetings to the different school sites was brought up. Karen Fleck said that it could go further to have the PTA invite them to their meetings to share what the ICOC is all about. We provide a lot of information with newsletters and reports. Maybe every 4 month – ICOC to get together with the Board and set a pattern and ICOC make a regular report to have some form of communication at Board meetings. Stacey LoMedico stated that based upon what the Board was looking for, a regular time to go to the Board should be made.

Eid Fakhouri suggested that since the ICOC was in favor of meeting monthly, we could meet with the Board quarterly, present to the Board in a public forum so that the public can hear what has been done and what concerns will come next. Gina Jackson volunteered to attend the April 1st Board meeting. At the next ICOC meeting, agenda that we need to discuss is what the speaking points will be at the following Board meeting.

Stacey LoMedico went to the Facilities Committee meeting two weeks ago and recommended that if you want to get into the details of the program, go to the Facilities meeting. Mr. Fakhouri

mentioned that the ICOC is responsible for oversight, but the decision making process lies with the School Board and who they delegate to. The ICOC really has no ability to make any decisions. It would be a great idea to have someone at the Facilities meetings on a regular basis and come back to report to the ICOC. Stacey LoMedico said she plans on attending the Facilities meetings. Chris Cate said it is not their role to be involved in the decisions. Rick Weeks said we have no control over where the desk goes in the classroom; however, if we are paying \$50,000 for the desk, there is a problem.

Mr. Fakhouri reflected how the workshop had a great discussion about 5 vs. 10 classroom additions.

Christina Becker presented color boards and site plans for phase 1 schools, along with timelines of construction for phase 1 schools. Eid Fakhouri commented that he liked the presentations at the workshop, the color board, the timeline charts, etc. He also shared the pathway of knowledge brick fundraiser and thought it was a great idea. Dianne El Hajj said the workshop was very effective and ran smoothly and she loved the color flow charts. Christina Becker said the color boards and binder presentation material will be at each school. Phase 1 is Cajon Park, Carlton Hills, Carlton Oaks, Rio Seco and Sycamore Canyon. Phase 2 is Chet F. Harritt, Hill Creek, Pepper Drive, and Prospect Ave. Stacey LoMedico reiterated that Phase 2 is not fully funded. Cathy Dominico spoke on bridge funding at the workshop, opportunity for energy savings, and how the bond market interest rate is dropping and the plan for additional program funds becoming available. Bill Clark will expand on the program funding at the next ICOC meeting.

Chris Cate said that there was a ruling in December 2007. A judge said that the District does not have to be project specific in their Bond Program / Language. The District can use the money however they see fit. Stacey LoMedico said it is not unusual to be short funded. Jim Montague said the surplus property for sale should increase the funds available.

- 7) Budget Reports – The CIP program budget by Douglas E. Barnhart was presented. Christina Becker explained the handout, Priority 1 and Priority 2 per Bond language and the value engineering & alternates. Eid Fakhouri asked how much funding gap is in phase 1. There is no gap in phase 1; however, the gap is in phase 2. We will go out to bid soon and will have hard numbers and will fine tune the budget. Before the 15th of June, we should know the hard cost of Phase 1 modernizations. Eid also asked if the bidding at Cajon Park was only for that building. Yes, with a final guaranteed maximum price. The Construction Manager is selected and they will bid to the sub-contractors. Eid is concerned with transparency. What is the contractor disclosing to the Board? No less than 7 solicitors per bid section. District representative is present at the bid process. Things have been added to their contract to make sure that there is transparency. AF Consultants will be invited to sit in on the bidding process. Christina Becker will share the funding budget from Cathy Dominico's workshop presentation at the next ICOC meeting. Mrs. Becker went over in detail the new budget handout.

- 8) Distribution of Board Items: From December 18th, 2007 to present in addition to being posted on the ICOC web page.
- 9) Comments from Committee Members/Topics for next meeting: Stacey LoMedico said the next newsletter after this is in June so this is our last chance with regard to sharing construction information and emphasize the website. Ground breaking scheduled in March. Put schedule on the newsletter. Put next ICOC meetings on the newsletter.
- 10) **Adjourned at 8:10** to Next ICOC meeting: March 5, 2008 6-8 p.m.