

City of Leon Valley 2012 Bond Program Oversight Committee Meeting, April 24, 2014

Chairman Pedro Esquivel called the meeting of the 2012 Bond Program Oversight Committee to order at 5:30 p.m.

In addition to the Chairman, Committee Members Al Uvietta, Mike Davis Jr., Frank Zavala and Kathy Hill were present. John Cerventes and Vice Chairman Yarnell were absent.

A quorum was present.

Councilman Jack Dean, City Manager Manuel Longoria Jr., Police Chief Randall Wallace, and Fire Chief Valdez were also present.

Approval of Minutes

Chairman Esquivel asked for approval of the minutes from the February 27, 2014 meeting. Committee Member Zavala advised that on page 1 near the bottom of the page the word should be assistant. These changes were made.

Financial Report

Chairman Esquivel introduced the City Manager who gave the board members a briefing on the budget for the project. The City Manager gave a handout to the Committee listing the expenditures and revenues for the project. The City Manager pointed out that the expenditures listed under legal were for the contracts for the purchase of the lots, working on the geo-technical contracts, and also for working on the guaranteed maximum pricing documents.

The expenditures for the design fees were for the work done by OCO Architects. With the design completed, the only work OCO is doing is changes and meetings.

The Manager advised that the expenditures listed FD lots were for the purchase and all items associated with this. There were surveys that had to be completed, appraisals, and also closing costs along with the cost of the lots.

Chairman Esquivel asked what is geo-tech and the Manager advised that this was the testing completed on the project. This testing included soil testing, testing for asbestos, and also testing of the foundation of the current building. Chairman Esquivel asked if what was put into any of the Fire Department rooms cause any special testing to which the Manager replied no.

Committee Member Zavala then asked that since the project has been designed what are they testing? Mr. Zavala further stated that for example with concrete you have a ticket and perform a slump test. The City Manager advised that a portion of the foundation would be poured next week and some of the testing is on the compaction of the base material.

Committee Member Zavala stated that when they design a foundation, there is a 33% safety factor put in by the engineers.

The Committee had a discussion about past experiences Committee Members have had dealing with testing.

After this discussion, the City Manager stated that we are working with engineers on our project and are performing any and all test that they recommend along with following the recommendation of

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OCO Architects and Arias and Associates, the engineering firm hired by the City to oversee the work.

The City Manager advised the Committee that he received reports on the testing that has been completed and would share these reports with the Committee to help answer their questions.

Committee Member Zavala asked if the expense report provided was up to date as of April 24, 2014 and also asked when the contractor is submitting their bills. The City Manager advised we have only received one bill from Bartlett Cocke but this will change. The City Manager advised that the rough in for the plumbing and electrical have been completed along with the delivery of some steel for the Fire Station. The Manager advised these items have not been paid for by the City of Leon Valley so the bills will start coming in on a more regular basis.

The City Manager advised the Committee that on the 7.3 million dollar project, we have expended approximately 10%.

Committee Member Zavala asked if anything was coming in higher than expected, to which the Manager advised that no, in fact they were actually lower by approximately \$25,000 so far.

Committee Member Zavala asked about the re-plat of the lots. He asked if the lots were purchased using the legal description and if that was the case you would only need to survey for building or side setbacks to insure these are correct.

The City Manager advised that the City had to perform two surveys; the second was due to the County shifting us over one lot from the original lots discussed. Committee Member Zavala stated that the re-plat is an additional expense over just what is necessary. The City Manager stated that we needed to re-plat and perform a more intense survey so that OCO would have all the boundaries set out.

The City Manager again briefed the Committee on the guaranteed maximum pricing structure. He stated that any savings from the project are returned to the City and any overages are charged to Bartlett Cocke.

Project Update

The City Manager advised the Committee that they are meeting every two weeks and during this time the project is discussed, any issues are addressed, and any changes that need to be approved by the City. The meeting is attended by Bartlett Cocke, OCO, and any other firms that have a need.

The City Manager advised the Committee that with all the talk about stone, Bartlett Cocke gave the City two options, a tumbled and an un-tumbled version. The City Manager checked with OCO and asked for their preference to which they had none. By choosing the un-tumbled version, this saved \$10,000.

Committee Member Hill asked how the timeline was going. The City Manager advised that Bartlett Cocke scheduled 5 rain days for the project and they were already at 7. The Manager stated Bartlett Cocke is trying to make up these days and gave an example of the concrete pour scheduled for May 2nd had been moved to April 30th. The City Manager advised that with a project like this, the contractor will pour the concrete and then have to wait for steel to be delivered, thereby

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loosing days. With our project, the steel has been delivered so once the pour is complete, they can start with the next phase.

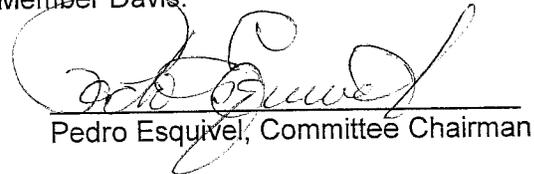
The City Manager advised the Committee that the foundation would be poured in three phases and all El Verde residents have been notified of the first pour, which should start at 3 am.

Committee Member Hill asked how El Verde road was holding up. The City Manager stated that the City is looking into this and once the construction project is complete the road would be replaced with City resources, and this was a project talked about during the push for the street maintenance tax. The City Manager told the Committee that Public Works has a new motor grader and the "zipper" and the only expenses would be for materials and labor.

Committee Member Zavala asked if there would be curbs on both sides to which the Manager advised probably not.

Adjourn

Hearing no further business a motion was made by Committee Member Zavala to adjourn at 6:03p.m. and this was seconded by Committee Member Davis.


Pedro Esquivel, Committee Chairman