



Alameda Corridor-East Construction Authority

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ACE Construction Authority Board of Directors Meeting November 27, 2017 Minutes

Chairperson Costanzo called the meeting of the Board of Directors of the Alameda Corridor-East Construction Authority to order at 12:08pm at the San Gabriel City Hall Council Chambers.

1. **Pledge of Allegiance** – Member Hadjinian led the pledge of allegiance.

2. **Roll Call:** Mr. Christoffels called the roll.

In attendance was:

Juli Costanzo, San Gabriel, Chair

Victoria Martinez, El Monte, Vice Chair

Barbara Messina, SGVCOG

Jack Hadjinian, Montebello

Tim Sandoval, Pomona

Hilda Solis, Los Angeles County

Staff:

Mark Christoffels, CEO

Gregory Murphy, Burke, Williams & Sorensen, legal counsel

Deanna Stanley

Amy Hanson

Phil Balmeo

Victoria Butler

Paul Hubler

Nathan Bocanegra

Fred Leung

Guests:

Chris Moore, CPUC

Charlie Nakamoto

John Burton, LACDPW

Waqas Rehman, First District LA County

3. **Public Comments** – Christopher Moore, CA Public Utilities Commission introduced himself as a point of contact for ACE.

4. **Approval of October 23, 2017 Board meeting minutes** – A motion was made by Member Sandoval and seconded by Vice Chair Martinez to approve the October 23, 2017 regular Board meeting minutes.

M/S/C/Sandoval/Martinez/Unanimous

5. **Chairman Remarks** – Chairperson Costanzo congratulated Vice Chair Martinez for the successful groundbreaking ceremony for El Monte’s future Veteran Family Housing facility.

6. **Board Member Comments** – Vice Chair Martinez thanked ACE for the making excess land available from completed projects for use by the City of El Monte for community needs. She explained the Baldwin Rose Family Veteran’s Housing was a public/private partnership with Mercy Housing, Los Angeles County and El Monte to provide housing and on-site supportive services for Veterans and their families. She explained the affordable housing mix was greatly needed in communities and she was proud to be a part of the project, representing both ACE and the City of El Monte.

7. **Chief Executive Officer’s Report** – Mr. Christoffels reminded the Board that the legislative meetings were being arranged in Washington DC for March 18 through March 21 and any board members planning on attending should contact Deanna Stanley. He reminded the Board that the meetings were to thank legislators and staff for their continued support and provide project updates.

8. **Construction Progress Reports** – Mr. Christoffels reviewed the progress photos of the Lemon Avenue on/off ramps which are expected to be complete by February, 2018. Victoria Butler reviewed the pump station construction photos for the Fullerton Road project. Phil Balmeo reviewed bridge foundation and excavation at the Puente Avenue project. He also reviewed pavement reconstruction photos at the San Gabriel Trench project.

9. **Approval of Local Hire Policy** – Mr. Christoffels reminded the Board that ACE does not currently utilize local hire goals on its projects though staff tracks workers who reside in the San Gabriel Valley which are provided to the Board during the project close out process. He indicated staff worked with Metro, the County and City of Los Angeles to develop the program which staff proposed a two tier process. He reviewed the process and its restrictions. The policy will be two tiered with an 8% goal for San Gabriel Valley residents and 30% Los Angeles County residents. Member Solis thanked staff for their efforts.

A motion was made to approve a local hire policy for the Authority’s construction projects with a minimum contract value of \$2.5 million and not prohibited by funding source.

M/S/C/Solis/Hadjinian/Unanimous

10. **Approval of Declaration of Surplus Property at 921 Fairway Drive, Walnut, CA** – Mr. Christoffels reminded the Board that typically at the end of a project with excess property the Board is asked to declare it surplus. He indicated in accordance with right of way guidelines this then allows the agency to begin the process for

sale. The property must first be made available to a public entity for certain uses and if no interest shown, only then to the general public. He reminded the board that the property at 921 Fairway Drive was acquired through court order and consists of a 60 unit self-storage facility and strip mall of mostly auto repair businesses. He indicated staff has been approached by interested parties. He indicated if the Board approves declaration of the property surplus this will allow staff to begin the process of selling it if staff determines it is in the best financial interest of the agency. He reminded the board that the property was purchased for \$16 million and the current occupancy rate at the self-storage is at 90% which makes the property an attractive investment opportunity.

A motion was made to declare the parcel located at 921 Fairway Drive, Walnut CA as surplus and direct the Chief Executive Officer to determine the public/market interest of potential sale at this time.

M/S/C/Sandoval/Solis/Unanimous

11. **Approval of Closeout of Construction Contract with GMZ Engineering and Acceptance of Temple Avenue 4th Track Diversion Project** – Mr. Christoffels reviewed the Temple Avenue Culvert project and indicated the work, performed by GMZ Engineering began in June and is now complete. There were no questions.

A motion was made to accept the Temple Avenue 4th Track Culvert Replacement project construction contract with GMZ Engineering as being completed in conformance with the project plans and specifications; approve the final closeout of the construction contract; and authorize the Contracts Manager to release the labor and materials bond and the faithful performance bond upon expiration of the required lien period, if no claims or objections have been filed, upon concurrence of the Chief Executive Officer.

M/S/C/Solis/Martinez/Unanimous

12. **Approval of Closeout of Construction Contract with Horizons Company International and Acceptance of the Property Modifications at Fairway Storage for the Fairway Drive Grade Separation Project as Complete** – Mr. Christoffels reviewed the scope of the property modifications required as a result of the Fairway Drive grade separation project. He indicated a relocation of driveway required a building to be removed. He reported that the property was also cited for inadequate ADA compliance and the contractor was asked to perform site grading and reconstruction including restriping in order to meet the current ADA requirements. There were no questions.

A motion was made to accept the construction contract with Horizons Company International as being completed in conformance with the project plans and

specifications; approve final closeout of the contract and authorize the Contracts Manager to release the labor and materials bond and the faithful performance bond upon expiration of the required lien period and if no claims or objections have been filed, upon concurrence of the Chief Executive Officer.


M/S/C/Solis/Sandoval/Unanimous

13. **Adoption of 2018 State and Federal Legislative Program** – Paul Hubler reviewed staff efforts to secure additional state and federal funding. He reviewed the highlights of the 2018 state and federal legislative program. He indicated the federal goals included securing support for ACE applications such as INFRA and TIGER, work with the Coalition for America’s Gateways and Trade Corridors and other stakeholders for supporting the ACE program. State goals included submission of applications for funding under Senate Bill 1, monitor and advocate for initiatives or legislation that would provide additional funding sources and continue regional collaborative efforts that would benefit ACE.

A motion was made to adopt the 2018 State and Federal Legislative Program.

M/S/C/Solis/Martinez/Unanimous

14. **Adjournment** –The Board meeting was adjourned at 1:06PM. The next meeting will be held December 18, 2017.

X 

Deanna Stanley
Clerk of the Board