

CITIZEN'S BOND OVERSIGHT COMMITTEE
"Meeting Minutes of February 1, 2005"

- Call to order by: Dennis Umphress (CBOC Chairman)
- Time called to order 6:44 PM
- Self introductions were held
- The following were in attendance:

<u>5 VISITORS</u>	<u>6 CBOC Members</u>	<u>2 District Members</u>
Ricardo Reyes (SGI)	Dennis Umphress	Alan Garofalo
Charles Allen (SGI)	Susie Rivera	Bill Jakel
Reuben Dominguez	Bud LoMonaco	
Julie Zhao (SGI)	John Sellarole	
Debby Nohelty (SGI)	Will Johnson	
	Sara Przemielewski	
- Meeting adjourned by: Dennis Umphress (CBOC Chairman)
- Time of adjournment: 7:51 PM
- Next CBOC meeting date was scheduled for Tuesday May 3, 2005 at 6:30 PM

Public Comments

- There were no members of the public in attendance, Dennis Umphress moved on to the next item on the agenda.

Review and Approve Meeting Minutes of November 10, 2004

- No proposed changes were made for the 11/10/04 meeting minutes, with the exception of correcting the spelling on Susie Rivera's name throughout the notes. A vote was called for and the motion passed.

Old Business

- Dennis asked if there has been any interaction with CBOC members and their adopted schools.
- Susie Rivera spoke with David Delgado at Foothill High School. There are a few leaks in some restrooms that need to be fixed and other than the construction scheduled nothing is underway at this time. Alan Garofalo added that the work that has been done to date is all infrastructure, electrical upgrades, data, etc.
- Bud LoMonaco visited both James Lick High School and Piedmont Hills High School. At James Lick he met with Rick Esparza (James Lick) and Todd Walter (AEDIS). Bud stated that everything was on task and well prepared, he had a follow up meeting two weeks ago and discussed the design and layout of the front of the school, between the

parking lot area and administration building. Blach Construction and the landscape architect were also present at this meeting they both answered a lot of questions and gave a lot of good detail. Bud felt that the money is being spent wisely and that there is a lot of thought process going on in the project. They talked about the reality of work getting done through the summer, as summer school will be held at this campus. Some bollard lighting will be going in, this will help the neighborhood. Alan Garofalo suggested that if any of the committee members wanted to get a feel of what hardscape was going to look like, the same type of thing was going in at Independence High School and they would be able to see the bollard lighting, planting, the concrete work, design, retaining wall, seating area and grass area. Looking at these things will give a good idea of what James Lick is going to look like.

Bud moved on to his meeting with Piedmont Hills where he met with Richard Uribe who had some concerns. Bud was told that the Track & Field project was about 2 months behind schedule; the goal was to have it finished by November. Ricardo Reyes commented that the project was behind due to the weather and that there were also some unforeseen underground issues. Richard Uribe also told Bud that the contractor Robert A. Bothman had switched supervisors or moved some people around and he wasn't sure why. Alan Garofalo explained that the District requested that the changes be made because they weren't getting their "bang for our buck" from a couple of managers on the project. He added that with this being a public works job, the low bidder gets the job and that the best effort is being made to pre-qualify the bidders and to keep an eye on the type of management from the contractors.

Richard Uribe expressed concern to Bud that he didn't see the final plans for the palm trees and that he'd like to know more about what and how they are picked. Alan Garofalo explained that the principal of the school made the final decision with the architect. Ricardo Reyes also added that the decision is made early on when drawings are reviewed during design.

Richard Uribe also expressed concern over the whiteboards in the C building that were supposed to be installed over the Christmas break, still not being complete. Richard was told that the contractor took vacation during the break and that's why it wasn't completed. Alan Garofalo did not have the answer for that and would find out the reason. Bud also asked about the fire doors not working, he believed the voltage that holds the door open was the issue. Alan did not have the answer to this and told Bud he would find out about that.

Richard Uribe reported that other than the items mentioned things are going pretty smooth. He did comment in a very positive way about the new football field and told Bud that the CCS wants to hold the soccer finals there.

- John Sellarole hasn't had a formal visit since his last one, but did comment that there is a lot going on at Independence High School and that it was coming together nice.
- Sara Przemielewski had a visit at Overfelt High School. At this time minor things have been done at the school. A temporary marquee was put up and Sara mentioned that although minor, temporary things are what's being done at this point it still makes a difference to the staff, students and parents when they see these things being done to their school. Overall things are going well, there has been a lot of input and Sara commented that the architects have been fantastic and know what they are doing. Alan told Sara that the architect involved (Perkins & Will) only work on schools and

- universities. Sara mentioned that the staff seems happy with design and the students also have a lot of input.
- Will Johnson hasn't had a recent visit to Mount Pleasant High School and asked about any recent progress. Alan Garofalo mentioned the bleacher replacement project that's going on; plans on the Performing Arts Center will be going to the Division of State Architect for approval within the next 90 days, that's the first project. The second project is the classroom building. At the same time the Performing Arts Building goes up, a remake of the parking, pick-up and drop off area in the front of the building, a streetscape to make the school look pleasing and fit within the community.
 - Rueben Dominguez went to Yerba Buena High School and brought some photos. Cement needed to be poured at the time of his visit; it is scheduled to be poured this week. He understood that everything seems to be on schedule and the principle of the school is happy the way everything is coming together and its coming together quickly.
 - Dennis Umphress hasn't formally visited Silver Creek High School or Andrew Hill High School, he has driven by both of them on occasion, little change is happening.

Overview of Measure G Project

- Ricardo Reyes referred to the project list in the SGI handout and noted anything new or revised from the previous CBOC meeting handout is highlighted. The list has been defined a little more and more detail has been provided. Andrew Hill Track & Field Improvements, basically beneficial occupancy has been taken with the exception of a few punchlist items left to be finished. Bleacher replacement is in shop drawings at this point, the new stadium lighting & scoreboard are part of the bleacher replacement. New classroom Building C, New Art Labs and New Child Care Center are all in design. There are a series of items listed for Foothill High; they are still in the planning phase. The plan is to start to discuss the plans with the Architect & Engineers very soon. Independence High, the gym is under construction and the Villa A Modernization is listed as under construction but beneficial occupancy has been taken as of last week, those classrooms are now occupied by students. Villa C is now under modernization and Villa B will be next, within 6 months. Low voltage infrastructure is continuing in construction and is actually ahead of schedule. Upgrade Fire Alarm System is still in design. Sports Field Renovation was completed some time back, as well as C-1 Fire Damage Repair. James Lick, alterations to student services building, Building 1200 modernization and the track & field improvements are in design. Bleacher replacement is in construction, they are in shop drawing review at this point. Mount Pleasant, Bleacher Replacement shop drawings are being produced and New Performing Arts Building is in design. Oak Grove, Music Building Renovation, Track & Field improvements and the HVAC upgrade in Building U are in design. The Building D modernization is in the planning phase, Pool Renovations beneficial occupancy has been taken and Bleacher Replacement is in construction. Alan Garofalo made the comment that the reason for the Building U only HVAC upgrade is because that's all the building really needed. The building is in really good shape and doesn't need to be taken down or modernized. Otherwise it would be

included in regular modernization. Dennis Umphress asked about the pool covers that were approved in the recent board meeting and if they would be delivered in the winter months. Alan answered that he would check on the delivery. Some of the campuses already have the pool covers and he isn't sure that every campus is going to receive the covers.

Ricardo continued with the project list, Piedmont Hills C, D & E Wing Modernization parts of it have already been occupied. Track & Field Improvements are nearly completed, Landscape/Streetscape is in design, and Bleacher Replacement shop drawings are being prepared. Bud LoMonaco asked where the new bleachers are located and was told by Ricardo that they are down at the soccer field.

At Santa Teresa the Track & Field and Bleacher Replacement are the only items in construction the other items are still in design. At Silver Creek the Science & Classroom Building/Streetscape are still in design. Fire alarm system upgrade is beneficial occupancy.

W.C. Overfelt the Sports Field Renovation is beneficial occupancy. And at Yerba Buena the Track & Field Improvements are in design and the Bleacher Replacement is in construction, again shop drawings.

- Dennis Umphress asked for clarification on what beneficial occupancy means and was told by Alan Garofalo that it means it can be used; there are a few punchlist items to be finished.
- Dennis Umphress had a few general questions. He wanted to know if any of the Measure G money had been borrowed by the district and if not is it in the works to borrow something or is there a reserve fund being held at this time. Alan Garofalo answered that it more than likely will be done but that it has not been done at this time.
- Dennis Umphress asked about the security cameras, how many are in place and if any of the cameras were in place over the holidays when some vandalism occurred at multiple campuses throughout the District. Alan Garofalo answered that he can get a status report from the Telecommunications division as to how many cameras are installed, he can't answer whether or not cameras picked up the vandals because that comes out of the Telecommunications/Security division. He can find out that information and report back.
- Dennis Umphress brought up costs from page 5 of the expenditure report in the SGI handout. The first was printing costs in the amount of \$26,145 and the second was for classroom/office supplies in the amount of \$232.84, Dennis understood both of these to be for SGI. Bill Jakel replied that the printing costs are the plans for the architects. Ricardo replied that the \$232.84 is for the photo copier. Sara Przemielewski asked that future reports be more specific as to the costs incurred (i.e. printing costs – architect plans). It was decided that the descriptions on the expenditure report would be more specific in future reports.
- A request for CBOC agenda slot at the next Trustee meeting has been submitted for a 5 to 7 minute presentation.

New Business

- Bill Jakel explained the Measure G funding of portables. At the last CBOC meeting John Moore asked why Interim Housing is funded by Measure G. Bill went on to explain that basically all of the existing portables were put in by Measure A with the exception of 10 portables at Independence High. The rough estimate for installing the 10 portables at Independence High is \$450,210 to put them in and take them down. For the same amount of portables it cost \$59,000 a year it would be foolish to take them down again in 2 years and then a year later rebuild them. As a cost saving measure the District keeps them up and as they are needed for construction projects they are available and money is saved by not pulling them down and putting them up, the expense is in the construction of the portables not the monthly rental. Sara Przemielewski asked if that meant that some of the portables are not being used as classrooms. Alan Garofalo answered yes; some portables are not being used at some campuses.
- Bill Jakel responded to a question from the previous meeting regarding a transfer paid to National Hispanic University. This transfer should have come from developer fees, and the District thought that's where the transfer came from. The District will reverse it to come from the developer fee.

Additional Items

- Next meeting date is set for Tuesday, May 3, 2005 @ 6:30pm