



# CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

## MEETING MINUTES

**Wednesday, October 20, 2021**

*Tour: 6:00 p.m.*

*Meeting: 6:30 p.m.*

**W.C. Overfelt High School, Library**

*1835 Cunningham Avenue*

*San Jose, CA 95122*

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*The following were in attendance:*

### **CBOC**

Got-Lopez, Melissa

Hermange, Debbie

Meadows, Abigail

Mueller, Raymond

Roberts, Christopher (phone)

Schimmel, Barry

Traynor, Patrick

### **ESUHSD**

Chiala, Vito

Kwong, Kelly

Lucas, Julio

Nguyen, Nhu

Nguyen, Sandy

Nguyen, Tuyen

Soto, Moises

Tran, Shelby

Vander Zee, Glenn

### **Guest(s)/Community Member(s)**

Lim, Alexson (Van Pelt Construction Services)

**CBOC Member(s) Not Present**

### **Board of Trustees**

Do, Bryan

## **1. CALL TO ORDER/ROLL CALL**

### **1.01 Call to Order/Roll Call**

Chair Raymond Mueller called the meeting to order at 6:49 p.m.

## **2. PUBLIC COMMENT**

### **2.01 Public Comment**

No comment.

## **3. REVIEW AND APPROVE MINUTES FOR PRIOR MEETING**

### **3.01 July 21, 2021 Meeting**

A motion to approve July 21, 2021, Meeting Minutes was made by member Barry Schimmel and seconded by member Patrick Traynor. Motion was carried (6 – 0). Aye.



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### 4. UPDATED ITEM(S) FROM CBOC CHAIR

**4.01** Additional Updates to the Bylaws Presented by the Bylaws Subcommittee (Members Debbie Hermange and Christopher Roberts)

Member Debbie Hermange presented additional updates to the Bylaws. A motion to approve the Bylaws as presented was made by member Debbie Hermange and seconded by Abigail Meadows. Motion was carried (6 – 0). Aye.

**4.02** Election of new CBOC Chair and Vice-Chair for School Year 2021-2022

A paper ballot was used for the election process of the new CBOC Chair. The result was four (4) votes for Barry Schimmel and two (2) votes for Raymond Muller. Barry Schimmel won the election.

Voting by hand was used for the election of the new Vice Chair. The result was four (4) votes for the current Vice Chair, Melissa Got-Lopez.

The new Chair, Barry Schimmel, agreed to let the former Chair, Raymond Mueller, continue leading the meeting.

### 5. REPORTS

**5.01** Presentation on the Capital Construction Project Updates – Julio Lucas, Senior Manager of the Bond Program

- **Andrew Hill - New Student Union**

Schedule: December 2022 – Total Cost: \$23,666,525.00

Area: 23,0000 square feet – Construction Team: VPCS, XL Construction DBE

- **Foothill - Modernization of Building G**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$4,935,054.00

Area: 6,690 square feet – Construction Team: TBD

The Board has approved 4.9 million for the improvements of building G including food service, improvements to the restrooms, and other parts of the building.

- **Mt. Pleasant - Modernization of Building 500**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$18,444,202.00

Area: 7,056 square feet – Construction Team: TBD



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We plan to take down the current classrooms and bring in a food service place and a space similar to James Lick and Yerba Buena called the Learning Center. It has the library surrounded by student support services and counseling offices. It will also be a place where food is served and enjoyed indoors.

- **Oak Grove - Modernization of Building K**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$19,356,870.00

Area: 7,824 square feet – Construction Team: TBD

This project is at the early planning stage. The idea is similar to the Mt. Pleasant - Modernization of Building 500 project. It will become a place where food is served and enjoyed indoors.

- **Piedmont Hills - Performing Arts Building with Classrooms**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$17,871,012.00

Area: \_\_\_\_ square feet – Construction Team: TBD

This is a building that was meant to support the Music program at Piedmont Hills in the Performing Arts program.

- **Independence - New Student Union**

Schedule: June 2023 – Total Cost: \$27,076,792.00

Area: 35,000 square feet – Construction Team: Gilbane CM, DLR Group, Alten Construction DBE

We are currently working with Alten Construction, a design build contractor. Budget and schedule are on track.

- **Silver Creek - New Building**

Schedule: December 2022 – Total Cost: \$23,200,000.00

Area: 17,810 square feet – Construction Team: Gilbane CM, JK Architecture, Rodan Builders, Inc. DBE

We took down building K this week and we are bringing in a two-story general classroom building.

- **Santa Teresa - New Building**

Schedule: December 2022 – Total Cost: \$12,477,277.00

Area: 9,450 and 9,654 square feet – Construction Team: Gilbane CM, BCA Architects, (Pending) Contractor



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This building is a new classroom building. The current plan is to use it as a maker space/classroom for their science department. This project had some complications going through the regulatory agency but the budget is on track.

- **Evergreen Valley - New Student Union**

Schedule: November 2022 – Total Cost: \$22,898,923

Area: 33,000 square feet – Construction Team: Gilbane CM, JK Architecture, Rodan Builders DBE

This project is currently under construction. We made it through our heavy noise activities. We created a temporary fence between the theater and the gym, and the space is now being used as a secondary quad.

- **Yerba Buena - Performing/Fine Arts Classrooms and Theater Building**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$20,039,126.00

Area: 18,261 square feet – Construction Team: TBD

We are currently working on a project to take down the current building and put in a performing arts building with classrooms and a theater that covers the dance and art program.

- **Yerba Buena - Ball Field Improvements**

Schedule: TBD (Board Approved 5/6/2021) – Estimated Total Cost: \$9,500,000.00

Area: \_\_\_\_\_ square feet – Construction Team: TBD

For the first time at East Side, the baseball and softball field will be synthetic turf. This project is in the RFQ (request for qualifications) process. We have a couple of construction teams that have shown interest in participating in both the field and the performing arts building (even though the processes are going through separately).

#### **5.02 Presentation and Action to Receive and Approve the Budgets and Expenditures Report – Brandie Mayhew, Director of Bond Purchasing and Contracts**

Sandy Nguyen presented the report in the absence of Brandie Mayhew. She provided an update of the Board Approved Budgets and Expenditures on all bond measures (Measure G, E, I, I-Technology, and Z) through August 31, 2021. A summary of the overall budget, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance, was presented.

Motion to accept the Budgets and Expenditures Report was made by Raymond Mueller and seconded by Barry Schimmel. Motion was carried (6 – 0). Aye. The motion passed unanimously.



# CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

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**5.03** Information on the Capital Program Budget Adjustment Report – Sandy Nguyen, Construction Bond Program Controls Manager

Sandy Nguyen provided the Board approved Capital Program Budget Adjustment Report for the month of August 2021. This report goes to the Board for approval of adjustments to a project budget on a monthly basis if needed.

### 6. CONFIRMATION OF NEXT MEETING LOCATION

**6.01** Confirmation of Meeting Location for Next Meeting: Wednesday, January 19, 2022 @ 6:30 p.m.

The next meeting will be on Wednesday, January 19, 2022 at the Evergreen Valley High School at 6:30 p.m. The tour of the current construction site will begin at 6:00 p.m.

Raymond Mueller and Patrick Traynor requested that a hybrid meeting (in-person and Zoom) be available for the public.

### 7. ADJOURNMENT

**7.01** Chair Adjourns the Meeting

Former Chair Raymond Mueller adjourned the meeting at 7:58 p.m.

Minutes approved by: Melissa Got-Lopez *Melissa Got-Lopez*  
Print Name Signature  
Melissa Got-Lopez (Jan 20, 2022 11:12 PST)

Jan 20, 2022  
Date



## CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

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#### Questions/Answers/Comments (Q/A/C)

#### **5.01 Presentation on the Capital Construction Project Updates – Julio Lucas, Senior Manager of the Bond Program**

- **Q:** *What issues did you have that were regulatory issues (re Santa Teresa - New Building project) ?*  
**A:** *Specifically, it's the calculations on the curtain wall, the method that the engineer went about in calculating how that structure will work with the amount of window spaces. So anytime you have a storefront or curtain wall system that's over 10 feet in one direction, it requires calculations for structural, usually earthquake strength. (Julio Lucas)*
- **Q:** *For synthetic turf, the cost is more than grass, how about the long term maintenance cost (re Yerba Buena - Ball Field Improvements project)? (Barry Schimmel)*  
**A:** *Every year, we will have a machine that tests how much cushion there is left on this field and every year, it tests out positive, meaning it's a playable usable field. They are not aged the same, heavier in some sites than others.*
- **Q:** *When you replace, do you replace a whole field or just part of the field (re Yerba Buena - Ball Field Improvements project)? (Bryan Do)*  
**A:** *The entire field is replaced. We don't patch it. (Julio Lucas).*
- **Q:** *How hot (temperature) is it before it becomes an issue for the synthetic field? (Bryan Do)*  
**A:** *We don't have the exact number (temperature). (Julio Lucas)*

#### **5.02 Presentation and Action to Receive and Approve the Budgets and Expenditures Report – Brandie Mayhew, Director of Bond Purchasing and Contracts**

- **Q:** *How long is the bonds' life? (to repay the bond) (Patrick Traynor)*  
**A:** *We have the information, just not with us at the moment. (Sandy Nguyen)*  
**C:** *About 20-25 years (Barry Schimmel)*

#### **5.03 Information on the Capital Program Budget Adjustment Report – Sandy Nguyen, Construction Bond Program Controls Manager**

- **Q:** *The upgrades that had to be done for the district mechanical, are the unit replacements related to the current COVID situation? (Melissa Got-Lopez)*  
**A:** *There are some that are related to the timing of COVID. The District has replaced the filters in these units with the ones that are better than those we used prior to COVID. (Julio Lucas)*
- **Q:** *For the report for the next meeting, under item 5.01, can you give us a timeline of the project list? For example, what can we expect to see in 2025 or what projects are upcoming or what can we see in Spring of 2022. (Melissa Got-Lopez)*  
**A:** *We will share different milestones of regulatory approval and then construction and close out at the next meeting. (Julio Lucas)*




# 2021 1020 CBOC Meeting Minutes

Final Audit Report

2022-01-20

Created:	2022-01-20
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