



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, January 22, 2025

Tour: 5:30 p.m.

Meeting: 6:00 p.m.

Santa Teresa High School (Room 216)

6150 Snell Avenue

San Jose, CA 95123

The following were in attendance:

CBOC

Harkins, Cody

Hermange, Debbie

Nair, Rajani

Pefley, Carol

Pham, Paul (Khoa)

Roberts, Christopher

Schimmel, Barry

Traynor, Patrick

ESUHSD

Huynh, Tom

Lucas, Julio

Nguyen, Cathy

Nguyen, Nhu

Nguyen, Sandy

Payne-Alex, Michael

Soto, Moises

Tran, Shelby

Ulloa, Amy

Board of Trustees

Do, Bryan

Guest(s)/Community Member(s)

Morrison, Alex (Gilbane)

CBOC Member(s) Not Present

Joglekar, Kaushik

Udasco, Aldrin II

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Roll call was taken at 6:04 p.m. by Chair Christopher Roberts.

2. PUBLIC COMMENT

2.01 Public Comment

No general public comments at this time.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.01 Action to Approve the Meeting Minutes of October 16, 2024 Meeting



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Motion to approve the October 16, 2024, Meeting Minutes was made by Barry Schimmel and seconded by Carol Pefley. Motion was carried (7–0). Aye.

Member Paul Pham was not present at the time of voting.

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Recruitment Announcement and Planning

Chair Christopher Roberts announced the members due for membership renewal and asked about their plans. Cody Harkins will not be renewing, while Rajani Nair, Carol Pefley, and Barry Schimmel confirmed they will renew. Alternate members Kaushik Joglekar and Aldrin Udasco II were absent. Staff will follow up to confirm their renewal decisions.

4.02 Solicitation of two (2) CBOC volunteers to represent the CBOC in the Selection Committee and assist with the recruitment process

Members Carol Pefley and Rajani Nair provided a brief overview of the selection process and shared their experiences serving on the selection subcommittee last year. Carol Pefley noted that the most challenging aspect was coordinating everyone's schedules to set up meetings. She also expressed interest in gaining a better understanding of the current public outreach methods and suggested using additional platforms to expand recruitment efforts, such as the City of San Jose, Santa Clara County, and the Registrar of Voters.

Chair Christopher Roberts recommended sharing the recruitment notice through CANVAS and other school-related apps, noting that some users receive notifications via text messages when principals post updates. Member Barry Schimmel suggested advertising in the *Evergreen Times*, while Patrick Traynor mentioned using Nextdoor. However, Julio Lucas clarified that the District does not have a Nextdoor profile and currently uses its Facebook page for posting recruitment notices.

Carol Pefley and Patrick Traynor volunteered to be on the CBOC selection subcommittee to assist with this year's recruitment. Nhu Nguyen will be reaching out to the subcommittee regarding the recruitment process.

4.03 Review/Approval of 2023-2024 CBOC Annual Report Draft

Once approved by the committee, the 2023-2024 CBOC Annual Report will be presented to the Board by CBOC Chair Christopher Roberts at the March 6, 2025, Board meeting. The Chair asked the editorial



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subcommittee to share the changes they made to the report, and members Cody Harkins and Rajani Nair explained the rationale behind those adjustments.

Barry Schimmel pointed out that the red notes on pages 18-21, under "Building a Better Community," could be misleading and confusing regarding how many projects were completed within a given year. He suggested grouping completed projects by year rather than by site. Rajani Nair expressed her preference for the current site-based listing, as it allows parents to see how much bond money was allocated to each school. Debbie Hermange proposed keeping the current format but adding the year of project completion next to each project name. Tom Huynh further suggested including the time frame from project approval to completion (e.g., 1998-2000). The committee agreed on these changes.

Chair Christopher Roberts thanked the committee for their input and efforts in improving the annual report. He also emphasized the importance of ensuring that all financial figures are updated before the March 6, 2025, Board meeting. Nhu Nguyen confirmed that the numbers will be updated once the audit reports are accepted by the Board.

Motion to approve the 2023-2024 CBOC Annual Report Draft was made by Cody Harkins and seconded by Rajani Nair. Motion was carried (7-0). Aye.

Member Paul Pham was not present at the time of voting.

5. REPORTS

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

- **Foothill - Modernization of Building G**

Schedule: **Spring 2025** – Estimated Total Cost: \$4,935,054 (Contractor Cost: \$3,610,357)

Area: 6,690 square feet – Construction Team: Gilbane Building Company (CM), Studio Lin (Architect), Beals Martin (Contractor)

Funding Sources: Measures E, I, and Z

This project is nearing completion and is scheduled to be finished by March 2025. The room shown in the presentation is the counseling center. Final touches, including wall finishes and flooring, are underway, and furniture is being delivered. Kitchen equipment will also arrive shortly after.

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

Schedule: **Summer 2025** (moved from Spring 2025) – Estimated Total Cost: \$18,444,202 (Contractor Cost: \$14,731,439)



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Area: Approximately 11,500 square feet – Construction Team: Van Pelt Construction Services (CM), Rodan Builders/SVA Architects (DBE)
Funding Sources: Measures E and Z

The presentation includes a progress photo of the Mt. Pleasant project, which is on track for completion in 2025. Work with the contractor is going smoothly, and significant progress was made over the holiday break. The crew took only half a day off on December 24, a full day on December 25, and January 1, 2025, to secure the building and protect it from rain. Overall, the project is progressing well and remains on schedule for timely completion.

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

Schedule: **Winter 2025** (moved from Fall 2024) – Estimated Total Cost: \$17,910,478 (Contractor Cost: \$12,425,797)

Area: Approximately 10,500 square feet – Construction Team: Van Pelt Construction Services (CM), Gilbane Building Company/Perkins Eastman (DBE)
Fund Sources: Measures G, E, I, and Z

The building is now completed and occupied, with the move-in taking place over the holiday break. Daily performances are being held on the grass area. An official opening ceremony will be scheduled soon, and everyone here will be invited. Staff is currently coordinating with the school principal to finalize the date and ensure board members are properly notified and included.

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

Schedule: **Summer 2025** (moved from Spring 2025) – Estimated Total Cost: \$19,356,870 (Contractor Cost: \$14,295,191)

Area: Approximately 12,000 square feet – Construction Team: Van Pelt Construction Services (CM), Alten Construction/SVA Architects (DBE)
Funding Sources: Measures E, I, and Z

The progress shot shows the dining area. The concrete area is completely redone. This project is running well.

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

Schedule: **Summer 2025** – Estimated Total Cost: \$25,039,127 (Contractor Cost: \$19,617,387)

Area: Approximately 19,430 square feet – Construction Team: Gilbane Building Company (CM), BHM Construction, Inc/HED (DBE)
Funding Sources: Measures G, E, and Z



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This is a completely new construction/built. The project is going well. There are no issues to report as far as progress.

Member Paul (Khoa) Pham joined the meeting at 6:34 p.m.

- **Santa Teresa - New Building**

Schedule: **Winter 2025** (corrected from Winter 2024) – Total Cost: \$13,477,277 (Contractor Cost: \$10,761,330)

Area: 9,450 and 9,654 square feet – Construction Team: Gilbane Building Company (CM), BCA Architects (Architect), DL Falk Construction (Contractor)

Funding Sources: Measures E, I, and Z

The committee just toured this building before the meeting.

- **Synthetic Turf Fields (EV, WCO, IH, MP, SC)**

Multiple Sites: Evergreen Valley, W.C. Overfelt, Independence, Mt. Pleasant, Silver Creek

Schedule: **Fall 2025** – Total Cost: \$13,477,277 (Contractor Cost: \$10,761,330)

Area: XXX square feet – Construction Team: Gilbane Building Company (CM), Lloyd Sports Engineering/Bothman Construction (DBE)

Funding Sources: Measure Z

This project is in design and will soon be with the Division of State Architects (DSA). We are redoing the synthetic turfs at the five schools: Evergreen, W.C. Overfelt, Independence, Mt. Pleasant, and Silver Creek. The new turf fields have striping for flat football, which is a new feature at many high schools.

Julio Lucas presented the project timeline as requested by the committee at the last meeting and addressed the committee's questions on synthetic turf usage and life cycle. Julio Lucas said that the fields are tested every year for safety and typically refreshed every 12 years.

Barry Schimmel commented on the passing of new school bonds across Santa Clara County school districts and how it would affect the public school construction industry, i.e. bid competition, shortage of available contractors, increased cost of building materials due to potential tariffs, etc.

Carol Pefley asked if there are any reports showing a correlation between new buildings and improvements in test scores or graduation rates. She suggested that such information should be included in the annual report to highlight the positive impact on student academic progress (e.g., higher test scores, more students attending college) in support of the bond. Julio Lucas confirmed that studies do exist showing this correlation. Barry Schimmel added that during previous visits to the Yerba Buena student union, he observed that, aside from normal wear and tear, there were no signs of graffiti or other



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damage. He noted this as evidence that when people have access to well-maintained facilities or grow up in a positive environment, they tend to show more respect for their surroundings.

Chair Christopher Roberts asked whether the planning process for the new building accounted for additional foot traffic and facility usage by charter schools. Julio Lucas confirmed that these factors were included under the Alternative Education category, which covers Adult Education, Special Education, Charter Schools, and similar programs.

Carol Pefley asked whether the District has any buildings that use gas energy and if those that do not are required to switch to gas. Julio Lucas confirmed that while we have quite a few buildings that do not use gas, we are not required to convert them.

Rajani Nair inquired whether external factors, such as rain-related construction delays, were considered in the agreement. Julio Lucas confirmed that they were, emphasizing that all parties are still required to adhere to the agreement to meet the construction timeline.

5.02 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 period of September 2024 through November 2024. These reports show board-approved changes to a project budget within the last three months. For this period, we have two reports, September and November.

5.03 Presentation and Action to Receive and Approve the Budgets and Expenditures Report – Cathy Nguyen, Capital Budget Manager

Cathy Nguyen presented and provided an update of the Board Approved Budgets and Expenditures on all bond measures (Measure G, E, I, I-Technology, Z, and N) through November 30, 2024. A summary of the overall budget was presented, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance.

Measure N was presented in a different format on the pie chart of the presentation to help distinguish the difference between board-approved project allocation and pending allocation, as suggested by the committee at the last meeting.

Motion to receive and approve the Budget and Expenditures Report was made by Carol Pefley and seconded by Paul Pham. Motion was carried (8-0). Aye

Q: Was there a timeline to spend the bond funds? (Rajani Nair)

A: There is no timeline. (Tom Huynh)



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Q: When do you expect the allocation for measure N to be completed? (Patrick Traynor)

A: We are unsure at the moment. The Master Plan is still in the work to determine the allocation. (Tom Huynh)

Q: Do you need to spend the remaining measures G, E, I, Tech I by a certain time? (Rajani Nair)

A: No. (Tom Huynh)

C: There is no mathematical time that they need to be spent by. We do not want to get money before it is needed. Otherwise, we will be paying the interest. We do need to look ahead as we have all high schools, and they are more expensive. (Barry Schimmel)

Cathy Nguyen also presented the revised report from the last meeting October 16, 2024, reflecting the project name correction.

6. COMMITTEE COMMUNICATIONS / COMMENTS

6.01 Opportunity for Committee Members to Share Additional Comments

Barry Schimmel noted that the district is responsive and cooperative with the committee's requests, a sentiment Chair Christopher Roberts echoed with gratitude.

Rajani Nair asked about attendance requirements for committee members, and Patrick Traynor responded that missing three meetings results in removal from the committee (*). Cody Harkins specified this applies to unexcused absences.

(*) Patrick Traynor corrected his answer: Per **Section 6: Membership, Paragraph 10** of the Bylaws: *Removal or vacancy:* A Committee member may be removed by two-third ($\frac{2}{3}$) vote of the Committee, including, but not limited to, the failure to attend two consecutive committee meetings without reasonable excuse [...]

7. CONFIRMATION OF NEXT MEETING LOCATION

7.01 Confirmation of Meeting Location for Next Meeting: Wednesday, April 16, 2025 @ 6:00 p.m. (TBD)

The next meeting will be on Wednesday, April 16, 2025, at Yerba Buena High School at 6:00 p.m. The tour of the site starts at 5:30 p.m.

8. ADJOURNMENT

8.01 Adjournment

Chris Roberts adjourned the meeting at 7:12 p.m.



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Minutes approved by: Christopher Roberts  Christopher Roberts (04/17/2025 15:16 PDT)

Print Name Signature

04/17/2025

Date







2025 0122 CBOC Meeting Minutes

Final Audit Report

2025-04-17

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