



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, April 16, 2025

Tour: 5:30 p.m.

Meeting: 6:00 p.m.

Yerba Buena High School (LINK Room)

1855 Lucretia Avenue

San Jose, CA 95122

The following were in attendance:

CBOC

Joglekar, Kaushik (Zoom)

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

Soto, Moises

Tran, Shelby

Board of Trustees

Do, Bryan (arrived at 7:04 p.m.)

Le, Van

Guest(s)/Community Member(s)

Morrison, Alex (Gilbane)

Rivera-Santander, Kevin

Ward, Ashlie (Parent)

CBOC Member(s) Not Present

Udasco, Aldrin II

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Roll call was taken at 6:08 p.m. by Chair Christopher Roberts.

Alternate member Kaushik Joglekar joined via Zoom. Alternate member Aldrin Udasco II was absent.

2. PUBLIC COMMENT

2.01 Public Comment

During public comment, member Barry Schimmel shared a personal experience related to the District's technology services. He praised the support he received from a technician arranged by Randy Phelps, Chief Technology Officer, noting the technician's patience and skill during a Zoom session to resolve an



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issue on Barry's computer. Barry Schimmel emphasized the importance of such supportive service, especially for teachers in the classroom, and commended the tech team's ability to guide users through challenges. He thought it was terrific and well worth sharing with the committee.

Ashlie Ward, a parent of a Santa Teresa High School student, spoke about concerns regarding the lack of communication and outreach about the CBOC meeting and recruitment opportunities. Ms. Ward shared that she had only learned about the committee and its meetings a few hours prior and was unaware of the recruitment process. She expressed concerns over inconsistency in District's communication through current channels like email and CANVAS, noting that some families receive updates while others do not.

Chair Christopher Roberts thanked Ms. Ward for her feedback, acknowledging the importance of community outreach and transparency. The chair explained that the application window for this year had closed on March 31, but encouraged her to participate through public comment and to consider applying in the next cycle.

Staff Nhu Nguyen provided context on how meeting notices are distributed (via the district website, city contacts, and school communication platforms). The committee discussed the possibility of improving visibility through school websites or direct links. It was acknowledged that while CBOC meetings are public and agendas are posted online, additional outreach methods could be explored.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.01 Action to Approve the Meeting Minutes of January 22, 2025 Meeting

Motion to approve the January 22, 2025, Meeting Minutes was made by Rajani Nair and seconded by Debbie Hermange. Motion was carried (8-0). Aye.

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Action to Approve and Adopt the 2025-2026 Meeting Calendar

The committee agreed to maintain the current schedule on the third Wednesday of the month, with tours beginning at 5:30 p.m. and meetings at 6:00 p.m. throughout the year for consistency.

Motion to approve and adopt the calendar was made by Rajani Nair and seconded by Carol Pefley. Motion carried (8-0). Aye.

4.02 Updates on Recruitment Progress



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Chair Christopher Roberts turned the item over to Vice-Chair Patrick Traynor to provide an update on the CBOC recruitment process.

Vice-Chair Patrick Traynor reported that the subcommittee had completed interviews with all new applicants and expressed satisfaction with the quality of candidates. The subcommittee plans to put forward recommendations for new appointments, along with renewals of current members, at the upcoming board meeting.

Patrick Traynor shared that the committee will recommend reducing the number of main members from eight to seven to maintain an odd number, which helps with voting and quorum. With seven members, only four are required to reach a quorum, as opposed to five with eight members.

The vice-chair also noted that Board Member Van Le, who was present at the meeting, assisted in the process and thanked her for her support.

4.03 Updates on Annual Report Presentation at the March 6, 2025 Board Meeting

Chair Christopher Roberts provided a recap of his presentation of the CBOC Annual Report at the March 2025 Board meeting. He shared that the Board of Trustees expressed strong appreciation for the committee's work, acknowledging the CBOC as a valuable partner in ensuring transparency and accountability in the use of bond funds.

The Board highlighted that public trust in the CBOC's oversight contributed to the successful passage of the \$572 million bond in 2022 and noted that continued effective oversight strengthens community confidence and support for future bond measures.

Chair Christopher Roberts emphasized that the Board sees the CBOC's role as vital in maintaining public trust and ensuring investments benefit students. Board Member Van Le echoed this appreciation, recognizing the committee's long-standing service and oversight.

4.04 Committee Member Recognitions

Chair Christopher Roberts recognized and thanked outgoing members for their service and dedication, noting the importance of their contributions to the district and community. CBOC members may serve a maximum of three two-year terms.

The following members were recognized:

- Aldrin Udasco II concluded his one-year alternate term. (Not present at the meeting).



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- Debbie Hermange completed her full three-term limit. Chair Christopher Roberts and fellow members expressed appreciation for her active participation and thoughtful contributions to the committee.
- Cody Harkins concluded one full term and one alternate term. Committee members acknowledged his growth, insightful questions, and the valuable student perspective he brought to the group.

5. REPORTS

5.01 Presentation on the Five (5) Bond Audit Reports – Tom Huynh, Associate Superintendent of Business Services

Tom Huynh presented an overview of the five bond audit reports, which were accepted by the Board on January 23, 2025. He noted that all audits were clean, with no financial or material findings. The only issue noted was a nonfinancial, nonmaterial finding related to time reporting. Tom Huynh also informed that the District did not renew the previous firm's contract and has selected a new audit firm.

Vice-Chair Patrick Traynor emphasized the value of speaking directly with the auditor, stating that he found it very enlightening talking to the auditor. Since the committee is not approving the audit and rather just being informed, Patrick Traynor recommended that the auditor be invited to a meeting three months earlier in future years to ensure the committee can ask questions and better understand the findings before the final report is published. He clarified that under Proposition 13, the audit report must be shared with the CBOC at the same time they are sent to the Board, ensuring the committee has immediate access upon release. However, he added that interacting with the audit firms gives the committee more confidence in its oversight role and supports timely communication to taxpayers, which is a key responsibility of the CBOC.

The committee agreed that although the audits were thorough and positive, having the auditor present at future meetings would enhance understanding and transparency, particularly with the transition to a new audit firm.

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

- **Foothill - Modernization of Building G**

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

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

Funding Sources: Measures E, I, and Z



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Julio Lucas reminded the committee that the project at Foothill High School includes the construction of a new kitchen and wellness center. Previously, Foothill relied on another campus's production kitchen, so this addition will greatly enhance the school's food service capabilities. The project is currently 90% complete and expected to be ready for the start of the school year. The kitchen will go through a county health inspection for final approval in about a month.

Barry Schimmel asked whether the District received any of the specialized state or COVID-era funding for food service equipment, separate from bond funds. Julio Lucas confirmed that the district did receive FIT funding, which helped offset the high cost of food service equipment. This funding helped modernize outdated facilities and reduced the reliance solely on bond dollars.

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

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

Area: 11,550 square feet – Construction Team: VPCS (CM), Rodan Builders/SVA Architects (DBE)

Funding Sources: Measures E and Z

Mt. Pleasant is receiving a brand-new, full-production kitchen, including a dining area and a servery. The design is similar to the facility at Yerba Buena High School. The project is expected to be completed in time for August. In response to a question by Carol Pefley, Julio Lucas confirmed that this is entirely new construction, not a renovation.

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

Schedule: **Winter 2025** – Total Budget: \$17,910,478 (Contractor Cost: \$12,425,797)

Area: 10,898 square feet – Construction Team: VPCS (CM), Gilbane Building Company/Perkins Eastman (DBE)

Fund Sources: Measures G, E, I, and Z

The new Performing Arts Building at Piedmont Hills High School is now complete. It features a modern, fully constructed facility that includes classrooms for drama, piano, choir, and a large band performance space. The structure is entirely new construction. The building also includes a lawn-facing, windowed wall that can be opened for live outdoor performances.

Tom Huynh mentioned that the ribbon-cutting ceremony is in the works. Julio Lucas noted that efforts are underway to coordinate a date that works for the site, district leaders, and invited guests. While the goal is to host the event this school year, scheduling challenges may push it out further.

Rajani Nair raised a question about the difference between the contractor cost and the total project budget. Julio Lucas explained that the contractor cost reflects the design-builder's fee, while the total



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budget includes soft costs, furniture, fixtures & equipment (FF&E), and additional funds set aside to renovate Building G, the former home of the music program. Julio Lucas emphasized the District's approach of addressing adjacent or impacted spaces to ensure no areas are left outdated or unused. Julio Lucas also noted that construction cost vary depending on the function of the building; specialized spaces like theaters or kitchens are significantly more expensive than standard classrooms.

Patrick Traynor asked whether any projects are currently behind schedule. Julio Lucas acknowledged that project at Santa Teresa High School is behind, and the one at Foothill High School is slightly delayed. Despite this, both projects are progressing and are expected to be ready soon.

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

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

Area: Approximately 12,000 square feet – Construction Team: VPCS (CM), Alten Construction/SVA Architects (DBE)

Funding Sources: Measures E, I, and Z

Oak Grove High School Building K project, which includes a new dining hall, full-service kitchen, and servery, is on track to be completed this summer.

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

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

Area: 21,668 square feet – Construction Team: Gilbane (CM), BHM Construction, Inc./HED (DBE)

Funding Sources: Measures G, E, and Z

The committee just toured this building and the progress was informed during the tour.

- **Santa Teresa - New Building**

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

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

Funding Sources: Measures E, I, and Z

The building is ready for occupancy and Construction Manager Alex Morrison confirmed move-in already happened on Monday (two days ago).



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Patrick Traynor suggested that future presentation slides include the original project schedule to help track any delays. Staff Nhu Nguyen explained that staff had previously been asked to include the original schedule beneath the updated one if changes occurred. Member Rajani Nair emphasized that the note for changes should always be included, regardless of whether any changes have occurred since the last presentation. Staff agreed to incorporate this into future presentations.

Rajani Nair noted that the project is about two years behind schedule, but commended the District for keeping the costs under control. Julio Lucas attributed it to strong contract management.

Cody Harkins asked about the discrepancy between two listed square footage figures on the slide. Staff responded that the difference may be due to canopies or minor structural details and agreed to clarify at the next 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 Budget: \$15,900,000 (Contractor Cost: NTE \$11,717,989)

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

Funding Sources: Measures Z

Julio Lucas reported that the District is currently replacing synthetic turf at five high school fields, with work already underway at Independence and Silver Creek High Schools. Due to the timing of the work, some schools have had to relocate graduation ceremonies and adjust football season schedules, as it is not possible to complete the projects in the short window between graduation and the start of fall sports. The remaining schools (Evergreen Valley, W.C. Overfelt, and Mt. Pleasant) will begin later as the crews rotate.

Barry Schimmel commended the district for selecting Bothman Construction, noting they are a top-tier contractor with extensive experience in synthetic turf projects.

Rajani Nair raised a question regarding public controversy around synthetic turf versus real grass, referencing concerns expressed at the county level. Julio Lucas responded that while the issue received public attention, the county ultimately chose to continue using synthetic turf. He clarified that the concerns were tied to only two county-managed properties, and the issues were not widespread.



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Barry Schimmel also explained that modern synthetic turf is significantly improved compared to 10-15 years ago. It is softer, more durable, and no longer uses materials like crumb rubber from tires. Julio Lucas agreed, adding that the new materials are much safer and more playable.

In response to a question from Kaushik Joglekar (submitted via Zoom), Julio Lucas explained that field layouts differ slightly by campus depending on existing space and features; however, they all follow a consistent standard.

Chair Christopher Roberts noted that the District recently added girls' flag football and asked if the new fields are striped to accommodate it. Julio Lucas confirmed that the fields are marked for flag football as well.

Patrick Traynor asked whether synthetic turf is more cost-effective over time compared to real grass. Julio Lucas emphasized that the main benefit of synthetic turf is consistent playability and higher usage rates, not just long-term savings. Barry Schimmel commented that while synthetic turf has a higher upfront cost, it tends to offer about 15% savings over 12-15 years, when factoring in maintenance, irrigation, and field usability. He added that grass fields become unusable during heavy rain due to rutting, while synthetic fields remain playable immediately after rainfall, making higher utilization the primary advantage.

Rajani Nair expressed that it is encouraging to see consistency across public and private schools in adopting synthetic turf. Julio Lucas agreed, noting that synthetic fields are now very popular.

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 period of December 2024 through February 2025. These reports show board-approved changes to a project budget within the last three months. We have three reports for this period: December, January, and February.

Rajani Nair asked for clarification on the project categories and whether the community wireless project includes the District's partnership with the city for outdoor Wi-Fi. Sandy Nguyen confirmed that it does. She also noted that sufficient funding was confirmed before reallocations were made.

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



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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 February 28, 2025. A summary of the overall budget was presented, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance.

Patrick Traynor asked about the status of Measure N's allocation. Tom Huynh responded that the Facilities Master Plan is in progress, with the consulting team (a master plan architectural firm) visiting school sites through April. Once complete, a recommendation will go to district administration and the Board for approval of a distribution model.

Barry Schimmel asked when the final plan is expected to go before the Board. Tom Huynh responded that the goal is to bring it before the Board by June, but the timeline depends on the consultant team's progress.

Rajani Nair asked whether the master plan work is being done by an external firm, and Tom Huynh confirmed that it is an outside architectural firm. Rajani Nair also asked whether science labs are the primary focus of Measure N, recalling the bond language around that intent. Tom Huynh clarified that while science labs may be included, the scope of Measure N is not limited exclusively to lab upgrades.

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

6. COMMITTEE COMMUNICATIONS / COMMENTS

6.01 Opportunity for Committee Members to Share Additional Comments

7. CONFIRMATION OF NEXT MEETING LOCATION

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

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

8. ADJOURNMENT

8.01 Adjournment

Chair Christopher Roberts adjourned the meeting at 7:13 p.m.



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Minutes approved by: **Christopher Roberts** 
Print Name Signature

[Christopher Roberts \(07/17/2025 09:16 PDT\)](#)

Date






2025 0416 CBOC Meeting Minutes

Final Audit Report

2025-07-17

Created:	2025-07-17 (Pacific Daylight Time)
By:	Nhu Nguyen (nguyennq@esuhdsd.org)
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