



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, October 15, 2025

Tour: 5:30 p.m.

Meeting: 6:00 p.m.

Yerba Buena High School (Link Room)

1855 Lucretia Ave

San Jose, CA 95122

The following were in attendance:

CBOC

James (Jim) Knittle

Rajani Nair

Joanne Owen (Alt #1)

Carol Pefley

Khoa (Paul) Pham

Patrick Traynor

Sangeetha Vijendiran (Alt #2)

CBOC Member(s) Not Present

Kaushik Joglekar

Christopher Roberts

Barry Schimmel

ESUHSD

Tom Huynh

Kelly Kwong

Julio Lucas

Cathy Nguyen

Nhu Nguyen

Sandy Nguyen

Moises Soto

Shelby Tran

Glenn Vander Zee

Board of Trustees

Van Le

Guest(s)/Community Member(s)

Kevin Rivera-Santander (Gilbane)

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Roll call was taken at 6:10 p.m. by Vice Chair Patrick Traynor, who led the meeting in the absence of Chair Christopher Roberts.

Due to several excused absences (Kaushik Joglekar, Christopher Roberts, and Barry Schimmel), the alternate members, Joanne Owen and Sangeetha Vijendiran, were designated as voting members for this meeting.

At Vice Chair Patrick Traynor's request, Nhu Nguyen briefly introduced herself and described her role as the primary point of contact for CBOC members on bond and district matters.



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2. PUBLIC COMMENT

2.01 Public Comment

One public comment was submitted online: a community member announced they would be joining the meeting. Nhu Nguyen will notify the committee if/when this person attends. No other public comments were presented at this time.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.01 Action to Approve the Meeting Minutes of July 16, 2025 Meeting

Motion to approve the July 16, 2025, Meeting Minutes was made by Carol Pefley and seconded by Joanne Owen. Member Paul Pham was not present at the time of voting. Motion was carried (6–0). Aye.

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Approval of the Draft 2026 CBOC Annual Report (FY 2024-2025)

Vice Chair Patrick Traynor invited the Annual Report Subcommittee to present its report. The subcommittee summarized revisions to the draft, including clearer descriptions of the bond languages and minor edits to enhance transparency and readability.

A committee member requested a change to the cover photo of the report, which featured both the Santa Teresa Classroom Building and the Piedmont Hills Performing Arts Classroom Building projects. An alternate version showing only the Piedmont Hills project was presented for consideration. After discussion, the members agreed to retain the original cover design, concluding that it best represents the accomplishments of the bond program and the completed projects funded through community support. The committee reaffirmed that it has full discretion over the report's design and that the cover should highlight the program's positive impact across the District.

The discussion then shifted to transparency in reporting project performance. Rajani Nair proposed including brief explanations for project delays or change orders, such as those caused by supply chain challenges or contractor issues. In response, Julio Lucas explained that each project's total program cost includes both construction contracts and related soft costs, such as management, planning, and furnishings, and confirmed that all projects have remained within their Board-approved budget. He noted that while some schedule extensions required additional construction management support, these costs were absorbed within existing allocations. Julio Lucas also clarified that definitions of "completion" vary by stakeholder: inspectors may certify beneficial occupancy before school sites consider a facility fully student-ready. Rajani Nair then suggested adding a clear statement to the report acknowledging that the District has consistently remained within Board-approved program budgets.



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Several members preferred not to modify this year's report with new narrative elements and to revisit the idea for next year's report. A Board-authored statement inside the CBOC report was discouraged to preserve CBOC independence. Members agreed that if a statement on fiscal responsibility were added in the future, it could appear as a separate addendum or transmittal message rather than within the report itself.

The motion to publish the Annual Report as presented (retain the selected cover and make no new additions regarding delay/budget language) carried 6-0-1 (Aye) with one abstention. The committee will consider the process and timing for possible inclusion of high-level delay context and program-budget statements in future report cycles.

4.02 Election of New CBOC Chair and Vice-Chair for Calendar Year 2026

Vice Chair Patrick Traynor noted that both he and Christopher Roberts made themselves available for re-election and were willing to continue serving as Chair and Vice Chair if needed. However, he explained that their terms would conclude after the April 2026 meeting, and if re-elected, a special election would need to take place for the new officers to assume their roles before the July meeting.

Nominations were then opened for both positions. Christopher Roberts and Paul Pham were nominated for Chair, while Patrick Traynor and Barry Schimmel were nominated for Vice Chair. Barry Schimmel was contacted by phone to confirm whether he would accept the nomination, which he did.

Following a paper ballot vote, Paul Pham was elected Chair, and Patrick Traynor was elected Vice Chair. The election results take effect immediately after this meeting.

Carol Pefley left the meeting following the election; however, a quorum was still maintained.

5. REPORTS

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

Vice Chair Patrick Traynor invited Julio Lucas, Senior Manager of the Bond Program, to introduce himself for the benefit of the new members before presenting his report. Julio Lucas shared that he has been with East Side Union High School District for several years, managing multiple bond initiatives.

Julio Lucas explained that the projects being presented are primarily funded through Measure Z, but several also include funds from Measure E and Measure I. These additional funds were applied in cases



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where there were residual savings from previous projects at the same school sites, allowing the District to maximize available resources.

- **Foothill - Modernization of Building G**

Schedule: **Spring 2025** (Originally Fall 2024) – 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

Julio Lucas reported that the Foothill High School project is now Health Department-approved and fully operational as the campus's first food service facility, along with new amenities to support unhoused students, including showers, laundry access, and a wellness center with counseling services.

He noted that as a continuation high school, Foothill serves a distinct student population, and these upgrades greatly enhance available resources and student support.

When asked about schedule delays, Julio Lucas explained that they were caused by contractor staffing changes but resulted in no additional cost to the District. Though contracts allow for penalties, enforcing them would have required significant documentation and legal effort, and the District chose not to pursue them.

In response to questions from Sangeetha Vijendiran and Rajani Nair, Julio Lucas said that while construction can cause temporary disruptions, the District works to minimize impact and ensure the outcome is worth the inconvenience. He added that cost estimates are developed early using architectural standards and cost models, and that design-build projects generally offer more predictable costs than traditional design-bid-build methods.

Julio Lucas concluded that despite minor delays, the project delivers lasting value and meaningful improvements for Foothill students and staff.

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

Schedule: **Summer 2025** (originally Spring 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



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Building 500, which serves as the new dining hall at Mt. Pleasant High School, is now fully operational and in active use. The District continues to make post-occupancy adjustments, such as adding furniture and responding to user feedback.

When asked about the schedule delay, Julio Lucas explained that it was primarily due to staffing and management turnover within the contractor's team. Experienced personnel who began the project were reassigned mid-construction, causing temporary setbacks as replacements were onboarded. He noted that such transitions are common across industries but can disrupt project continuity and efficiency.

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

Schedule: **Summer 2025** (Originally Spring 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

Julio Lucas reported that the Oak Grove High School Building K project experienced minor delays due to frequent contractor management turnover, again, a common issue in the current construction market.

Rajani Nair asked about the \$5 million difference between the total budget and contractor cost. Julio Lucas explained that the total budget includes additional expenses, such as management, inspections, furnishings, and moving costs, beyond the construction contract. Any unused funds remain with the site.

Jim Knittle inquired about cost variations per square foot. Julio Lucas noted that expenses vary depending on the scope of work, as site preparation, demolition, and infrastructure upgrades add to total costs, and project photos do not capture all related work.

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

Schedule: **Summer 2025** (Originally Spring 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.



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- **Evergreen Valley, W.C. Overfelt, Independence, Mt. Pleasant, Silver Creek - Synthetic Turf Fields (EV, WCO, IH, MP, SC)**

Schedule: **Fall 2025** – Total Budget: \$15,900,000 (Contractor Cost: NTE \$11,717,989)

Area: 5 fields – Construction Team: Gilbane (CM), Lloyd Sports Engineering/Bothman Construction (DBE)

Funding Sources: Measure Z

Julio Lucas reported the completion of five synthetic football fields across district sites. He explained that project scheduling required some trade-offs: certain campuses began construction early, affecting graduation ceremonies, while others started later, temporarily impacting football season openers. Despite these timing challenges, all five fields are now fully completed and operational, providing durable, long-term athletic facilities for students.

- **Andrew Hill, Evergreen Valley, Oak Grove - Swimming Pool Modernization (AH, EV, OG)**

Schedule: **Summer 2028** – Total Budget: \$24,200,000 (Contractor Cost: TBD)

Area: 3 pools – Construction Team: TBD (CM), TBD (DBE)

Funding Sources: Measure Z

Julio Lucas reported that the pool modernization projects are in the early planning and design stages, with no contractor assigned yet. Each site will undergo a complete reconstruction, replacing pool decks and basins and consolidating multiple pools into a single body of water to meet updated County Health Department standards and improve efficiency and maintenance.

He shared that feedback from school sites emphasized the need for space for beginner swimmers, larger deck areas for instruction, and water polo-compatible depths, along with updated lane-swimming depths from four to six feet.

Jim Knittle observed that some communities were unaware of project details. Julio Lucas explained that communication begins with school principals and flows through site leadership teams and the School Site Council, with district athletic and PE coordinators helping guide design decisions. He noted that the project is still too early in development for full site-level outreach to have occurred.

Julio Lucas confirmed that each site will include spectator seating of about five rows of bleachers, and that project budgets, already approved by the Board, were based on prior pool renovations completed in 2017, adjusted for inflation and site-specific needs. Once completed, all district pools will meet modern safety and program standards.

- **Districtwide Fencing**



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Schedule: **Summer 2026** (progressive completion) – Total Budget: \$17,500,000 (Contractor Cost: TBD)

Area: As needed – Construction Team: Gilbane (CM), Lloyd Consulting Group, Inc. (Architect),
Funding Sources: Measures E, I, Z

Julio Lucas presented an update on the Districtwide Fencing project, designed to improve security at all comprehensive high school campuses by integrating existing and new fencing to create a single point of entry and establish a secure “defensible edge”.

The project began with Independence High School as a pilot site, chosen for its complex layout with more than 50 buildings. Temporary fencing was installed to study traffic patterns and gate locations, and adjustments were made before developing plans for permanent installation, which will now guide other schools.

Julio Lucas noted that the project remains in the early design phase, with bids forthcoming, and that some permanent fencing is already in place around parking and entry areas at Independence. The final design will feature black metal picket fencing for both durability and visual appeal.

When Paul Pham asked if the fencing was meant to enforce a closed-campus policy, Tom Huynh clarified that campuses have long operated as closed campuses, and the fencing is intended to enhance safety and visitor management, not to change existing student access policies.

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

After briefly introducing her role in managing the District’s bond program budget, Sandy Nguyen provided the Board-approved Capital Program Budget Adjustment Report for the period of June 2025 through August 2025. These reports show the board-approved changes to a project budget within the last three months. We have two reports for this period: June and August.

Sangeetha Vijendiran asked why funds were being moved. Sandy Nguyen explained that at the start of each fiscal year, the District must renew software licenses, and additional funds are allocated to cover those renewals. To manage this, money is transferred into the project category under the technology funds. She clarified that this process happens annually and that the technology contingency account functions as a holding fund, a pool of resources reserved for yearly technology expenses.



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Rajani Nair asked about the \$17 million total budget, wondering whether all of it would be spent. Sandy Nguyen clarified that the \$17 million represents the cumulative technology budget since 2014, most of which has already been used for software licenses and renewals.

Paul Pham then asked whether the District is required to electrify its vehicle fleet, as some public agencies are. Tom Huynh explained that fleet electrification is voluntary and would depend on available incentive programs, which are currently not feasible for the District to pursue.

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

After a brief introduction of her role in the Bond Program responsible for accounting and bond fund expenditures, 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 August 31, 2025. A summary of the overall budget was presented, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance.

Rajani Nair asked about the timeline for completing the Facility Master Plan for Measure N. Tom Huynh explained that the plan is nearing completion. Once finalized, it will go to the Board for approval, after which the District and its consultants will develop a funding distribution model based on the plan's priorities.

Rajani Nair then asked about the timelines for Measures G, E, and I, which are expected to be fully expended by 2026 as presented, and whether additional bonds would be needed. Tom Huynh clarified that while those measures are nearing completion, Measure Z remains active through 2037 and is already being utilized for ongoing projects. All other bond funds, except for Measure N, have been fully allocated.

Paul Pham inquired whether the District still has authorization to issue additional bonds under Measures G, E, and I. Tom Huynh confirmed that those measures have been maxed out, and no further issuances are authorized.

Motion to receive and approve the Budget and Expenditures Report was made by Rajani Nair and seconded by Joanne Owen. Motion was carried (6-0). Aye.

** Note: Carol Pefley was not present for voting on this item.*

6. COMMITTEE COMMUNICATIONS / COMMENTS



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6.01 Opportunity for Committee Members to Share Additional Comments

There were no comments.

7. CONFIRMATION OF NEXT MEETING LOCATION

7.01 Confirmation of Meeting Location for Next Meeting: Wednesday, January 28, 2026 @ 6:00 p.m.
(TBD)

The next meeting will be on Wednesday, January 28, 2026, at Silver Creek High School at 6:00 p.m.
The tour of the site starts at 5:30 p.m.

8. ADJOURNMENT

8.01 Adjournment

Vice Chair Patrick Traynor adjourned the meeting at 7:52 p.m.

Minutes approved by: PAUL PHAM 
Print Name Signature
01/29/2026
Date

2025 1015 CBOC Meeting Minutes

Final Audit Report

2026-01-29

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