



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, January 19, 2022

Tour: 6:00 p.m.

Meeting: 6:30 p.m.

Evergreen Valley High School (Room A148)

3300 Quimby Road

San Jose, CA 95148

The following were in attendance:

CBOC

Got-Lopez, Melissa

Hermange, Debbie

Meadows, Abigail (Zoom)

Mueller, Raymond (Zoom)

Roberts, Christopher

Traynor, Patrick

CBOC Member(s) Not Present

Schimmel, Barry

ESUHSD

Kwong, Kelly

Lucas, Julio

Mayhew, Brandie

Nguyen, Cathy

Nguyen, Nhu

Nguyen, Sandy

Soto, Moises

Tran, Shelby

Vander Zee, Glenn

Wheelehan, Ron

Board of Trustees

Do, Bryan

Guest(s)/Community Member(s)

Morrison, Alex (Gilbane)

Larsen, Kevin (Community/Zoom)

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Vice Chair Melissa Got-Lopez called the meeting to order at 6:27 p.m. Melissa Got-Lopez addressed the matter of how the CBOC meeting will be conducted moving forward. Since the ESUHSD Board of Trustees has approved a monthly standing resolution on how meetings are handled, which includes all its sub-committees, the CBOC committee will follow this resolution in accordance with AB 361 during the pandemic and allow quarterly meetings to be held virtually/hybrid.

2. PUBLIC COMMENT

2.01 Public Comment

Community member Kevin Larsen suggested the Committee members look into joining the CalBOC organization as it has helpful information and resources. Vice Chair Melissa Got-Lopez thanked Mr. Larsen and noted that the CBOC is aware of this organization. Kevin Larsen also requested a point of contact to reach the CBOC members (i.e. an email address).



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3. REVIEW AND APPROVE MINUTES FOR PRIOR MEETING

3.01 October 20, 2021 Meeting

A motion to approve the October 20, 2021, Meeting Minutes was made by member Patrick Traynor and seconded by member Christopher Roberts. Motion was carried (6 – 0). Aye.

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Recruitment Announcement and Planning

Vice Chair Melissa Got-Lopez announced the three (3) vacancies coming up in June 2022 and noted that the categories need to be identified in order to figure out which categories are still needed for recruitment. Vice Chair briefly mentioned the names of the three (3) committee members whose term are expiring in June 2022 (Christopher Roberts, Patrick Traynor, and Raymond Mueller). Nhu Nguyen will reach out to each of those members to check if they would like to renew their membership and continue to serve on the committee.

Melissa noted that this is volunteer work and that part of the role of a member is to promote the CBOC and the work that ESUHSD is doing for the Bond Program. Once the recruitment process opens up, committee members should help recruit within their connection and inner circle to encourage people to apply. The District will also be advertising through their sources (website, social media, Schoolloop, Canvas, ParentSquare, etc.)

4.02 Solicitation of two (2) CBOC volunteers to assist with the recruitment process, including representing the CBOC in the Selection Committee along with two Board members to review applications and interview potential candidates (if necessary)

Vice Chair Melissa Got-Lopez briefly mentioned the updated bylaws that now required the Selection Committee to consist of two CBOC members and two Board of Trustees members. The Selection Committee will review and screen the applications, conduct interviews, and make final recommendations to the Board of Trustees.

Melissa Got-Lopez again mentioned that there would be three (3) vacancies if the expiring members are not renewing their membership.

Raymond Mueller asked expiring members to advise whether or not they are going to renew their membership as that would affect the recruitment effort.



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Patrick Traynor (Bona Fide Taxpayers Association) indicated that he was planning to renew, and that he would follow up with District staff on the process. Raymond Mueller also confirmed that he would renew his membership under the Business Organization category.

Raymond Mueller asked the Committee if they can recruit two additional at-large members and one alternate member to ensure minimum member requirements are met at all times.

Vice Chair Melissa Got-Lopez agreed that they should proceed with the recruitment and noted that alternate member selection had been done in the past without success; therefore, more outreach, especially within the CBOC circle, is essential to the process.

Patrick Traynor advocated adding an at-large member instead, as it would be more enticing to the potential applicants than an alternate position with no voting power.

Vice Chair reiterated the importance of outreach as part of the committee members' responsibilities to make recruitment happen. Member Christopher Roberts noted that the recruitment notice should be reviewed by the CBOC members before it is sent out for transparency and also to ensure that it is written in layman's terms to avoid confusion.

Chair and Vice Chair will represent the CBOC in the Selection Committee.

5. REPORTS

5.01 Information on the Prospect of Future Bond Authorizations - Ron Wheelehan, Interim Associated Superintendent of Business Services

Ron Wheelehan provided a brief introduction of himself and his experience with school business. He then went over Dale Scott's presentation that was presented at the previous Board of Trustees meeting in December 2021, which talked about the assessed value of property within the District boundaries. As the assessed value increases, the District will be able to borrow money generated from the future property taxes to do long term projects.

In his presentation, Ron Wheelehan provided the timeline of the proposed draw down of the remaining Measure I Ed-Tech Bonds and Measure Z flex bonds. He briefly talked about the differences between a bond and a parcel tax, mentioned the opportunities to refinance the old bonds, similar to a home mortgage refinancing, and potential savings to the interest.

With the tax rate extension proposal, Ron Wheelehan noted that Dale Scott mentioned the potential generation of 537 million in bonds without raising the taxes on the homeowners' property tax bill. It only extends the time/length of the property taxes that are being collected. Ron Wheelehan also



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expressed that Dale Scott has already presented the options to the Board, and that the Board will discuss it.

Questions & Answers (Q&A)

Q: *Does that mean there is another Bond? (Melissa Got-Lopez)*

A: *There is no legal term such as tax rate extension. This is running a bond and borrowing more money. Voters will have to approve. Homeowners pay the same amount but for a longer period of time (extension).*

Q: *Does the refinancing option need to be approved by the voters? (Patrick Traynor)*

A: *The Board approves the refinancing of the bonds. (Ron Wheelehan)*

Q: *Does the refinancing extend the life of the bond? (Patrick Traynor)*

A: *I will have to get back to you later. (Ron Wheelehan)*

Q: *Who (Dale Scott or the staff at ESUHSD) makes the recommendation/determination for the refinancing? (Bryan Do)*

A: *Dale Scott makes the recommendation to the Board. The Board makes the decision. (Ron Wheelehan)*

Q: *Can the Capital Planning team confirm that the District has been using shorter term bonds (5 years) instead of the longer term bonds (20 years) to save money? (Raymond Mueller)*

A: *Yes. (Ron Wheelehan)*

5.02 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

This project is at the same level of completion as the Evergreen Valley Student Union project. This project will combine part of the multipurpose and the administration buildings to make one whole unit similar to the ones at the other sites.

- **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



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We are in the process of hiring a team to help manage the project. A construction management firm will be selected and presented to the Board for approval.

This project consists of the improvements to building G, which includes incorporating the future needs of the career tech program and food services. The intent is to expand what food service can provide.

(Q&A)

Q: *Is Foothill an adult transition school? (Melissa Got-Lopez)*

A: *No. It is the continuation high school in the District. (Julio Lucas)*

- **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

We are in the process of hiring a team to help manage the project. A construction management firm will be selected and presented to the Board for approval.

The improvements to building 500 includes the kitchen, servery area, and a dining facility. It will be a place where food is served and enjoyed indoors, a place where students can eat, hangout, collaborate, and be students.

(Q&A)

Q: *What is the blue circle on the aerial map being presented? (Raymond Mueller)*

A: *The blue circle is where on campus the next activity will be, identifying the location of the project and where the project will happen. (Julio Lucas)*

- **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

We are in the process of hiring a team to help manage the project. A construction management firm will be selected and presented to the Board for approval.

Julio Lucas pointed out on the map the area of the serving window and athletics. He mentioned that the athletics component will be moved to building R. The new building K will be a place to make food, serve food, and enjoy food.



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(Q&A)

Q: *Do you mean we are moving the gymnasium? What do you mean by "athletics" (Mellissa Got-Lopez)*

A: *No, we are not moving the gymnasium. The "athletics" refers to the dedicated space for wrestling and cheers. (Julio Lucas)*

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

Schedule: September 2024 – Estimated Total Cost: \$17,871,012.00

Area: ____ square feet ____ Construction Team: VPCS

This project is in the design-build process. We are going through interviews, which are called confidential meetings, to select the design-build team.

(Q&A)

Q: *Is that the starting point (of the PH Performing Arts building), 2024? (Bryan Do)*

A: *No, it is estimated to be occupied in September 2024. (Julio Lucas)*

- **Independence - New Student Union (including Music Building E)**

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

Area: 35,000 square feet – Construction Team: Gilbane CM, Alten Construction, Inc.

This project has a dining hall. The admin area is front and center and integrates with student culture and life. The counseling support services surround the learning center. The music program, student union, admin, and kitchen all share the same interior environment.

(Q&A)

Q: *Is the green (on the map) where the new construction is going to be? And the other colors are what is currently happening right now? (Debbie Hermange)*

A: *The colors represent the different programs. (Julio Lucas)*

- **Silver Creek - New Building**

Schedule: February 2023 – Total Cost: \$23,200,000.00

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



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This classroom building has 10 classrooms with an elevator. One of the benefits of this project is to remove the portables. While portables are functional, they are not ideal for longevity compared to a permanent building.

(Q&A)

Q: *You mentioned the elevator. Don't you have to have both stairs and an elevator? (Melissa Got-Lopez)*

A: *You have to have two (2) stairs in case of emergency. You have an elevator for accessibility and compliance. Elevators are unique but they require permitting and engaging with outside service providers. There are limited service providers for elevators. (Julio Lucas)*

- **Santa Teresa - New Building**

Schedule: April 2023 – Total Cost: \$12,477,277.00

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

The project is currently in bidding. Once the bid is open, the District will award it to the lowest bidder. Shortly after that, the contract will go to the Board for approval. Then we can move forward into construction.

- **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 is the building we just walked through. We were looking at its learning center, the Cougar Hall, and the bridge that will bring them together.

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

Schedule: August 2024 – Estimated Total Cost: \$20,039,126.00

Area: 18,261 square feet – Construction Team: Gilbane CM

The District is in the process of selecting the design-build team. The final design will be what has evolved during the design-build process.

- **Yerba Buena - Ball Field Improvements**

Schedule: March 2023 – Estimated Total Cost: \$9,500,000.00

Area: _____ square feet – Construction Team: Gilbane CM



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Due to the heavy use by the charter schools and the compactness of what was available to use, we are looking at doing a synthetic baseball and soccer overlaying field. The job walk today allowed the design-build teams to see first hand what they will be proposing.

- **Project Timeline**

Julio Lucas provided the project timeline for the current active projects.

- **BID Timeline - Design Build (DB) Projects**

This is a recap on the timing of all the current projects.

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, and Z) through November 30, 2021. A summary of the overall budget, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance, was presented.

Raymond Mueller asked for staff to go over the Budget Adjustment Report before the committee moves to approve the Budgets and Expenditures Report.

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

5.04 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 October and November 2021. This report goes to the Board for approval of adjustments to a project budget on a monthly basis if needed.

(Q&A)

Q: *What is the difference between the Learning Device project and the Technology Equipment project? Was the increase in the budget due to broken laptops? (Raymond Mueller)*

A: *The Director of Information Technology (IT) is not here at the meeting but he would have the answer to your questions. (Julio Lucas)*



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C: Staff should have the terminology for the different types of IT projects. (Melissa Got-Lopez)

A: We will provide that to the Committee. (Sandy Nguyen)

6. CONFIRMATION OF NEXT MEETING LOCATION

6.01 Confirmation of Meeting Location for Next Meeting: Wednesday, April 20, 2022 @ 6:30 p.m.

The next meeting will be on Wednesday, April 27, 2022 at the Andrew Hill High School at 6:30 p.m.
The tour of the current construction site will begin at 6:00 p.m.

Raymond Mueller moved to move the next meeting to April 27, 2022. Christopher Roberts seconded the motion.

Location: Christopher Roberts motioned to approve the location and Debbie Hermange seconded the motion.

7. ADJOURNMENT

7.01 Chair Adjourns the Meeting

Vice Chair Melissa Got-Lopez adjourned the meeting at 07:52 p.m.

Minutes approved by: Melissa Got-Lopez

Print Name

A handwritten signature in blue ink that reads "Melissa Got-Lopez".

Melissa Got-Lopez (Apr 29, 2022 12:08 PDT)

Signature

Apr 28, 2022

Date






2022 0119 CBOC Meeting Minutes

Final Audit Report

2022-04-28

Created:	2022-04-28
By:	Nhu Nguyen (nguyennq@esuhsd.org)
Status:	Signed
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