

**Fremont Unified School District**  
**2014 Measure E**  
**Citizens' Bond Oversight Committee**

**MINUTES April 1, 2015**

Irvington High School – Norse Hall  
41800 Blacow Rd.

**Call to Order**

Committee Vice Chair, Bryan Gebhardt, called the meeting to order at 7:15 PM

**Attendance**

(Quorum)

Members Present: Nancy Beardsley, Jeff Bowen, Dax Choksi, Bryan Gebhardt, Kathryn McDonald, Sheng-Ming Shan, Sally Morgan

Members Absent: Anu Natarajan

FUSD Staff Present: Therese Gain, Director Facilities; Carol Lemos, CBOC Recording Secretary

Guests Present: Hiu Ng; Karen Goldman-Giammona-Rodan Builders; Nikki Lowy and Amy Garrison-Project Frog; Chris Bradley-SVA Architects

Consultants Present: Serafin Fernandez, Gene Directo and Robin Michel, Harris Assoc.

**Welcome, Introductions & Presentations**

Bryan Gebhardt lead us in a moment of silence for CBOC Secretary, Bob Creveling, who passed away suddenly. Sally Morgan will be the interim Senior member until the Board of Trustees appoints another Senior member which should happen within 60 days.

Serafin Fernandez introduced the Irvington High School Classroom Addition design team to us: Karen Goldman-Giammona of Rodan Builders, Nikki Lowy and Amy Garrison of Project Frog, and Chris Bradley of SVA Architects.

Chris Bradley provided a presentation on the IHS classroom addition project that will take 12 months to complete. He explained the DSA submission process and that the DSA will be expediting the process within their parameters. Assigned DSA reviewers have previously approved these type of buildings from Project Frog before which will expedite review. There are contingency plans in place in case DSA doesn't come through in a timely manner. Project Frog buildings area generally lower cost and better quality than typical site built types due to factory efficiencies.

The classroom addition itself will be 2 stories with 8 classrooms and 4 science labs. It is a design-build delivery method using pre-fabricated building components. In the science labs there will be moveable tables on locking casters for flexibility. The first floor labs will not require a hood, whereas the 2<sup>nd</sup> floor will be used for Chemistry and will have hoods. There will be a VRF system in space which will afford savings when not occupied. There has been research on the impact of acoustics and lighting. Amy Garrison reviewed with us features of the building system and how there will be fresh air in every learning space. There were several questions regarding what furniture & equipment are included in the Measure E program – 21<sup>st</sup> century classroom. Furnishings are included along with white boards, tack boards, etc. Some equipment will be included, and some will not. For example: computers/projectors are NOT included in the bond language.

Roof maintenance was discussed: single ply has 20-30 year life expectancy, metal standing seam at sloped roof, single CR HVAC unit, 50 year life expectancy for building, roof is engineered to accommodate solar panels that can be added.

Construction safety issues were discussed: there is a safety plan required from the contractor. Deliveries are required to be before 6AM. It was said that IHS has a zero period, and 6 AM swim practice, plus Saturday and Sunday schools. The program manager will follow up with the principal.

There was concern mentioned regarding the driveways, paving problems, potholes, and future re-paving and that the delivery trucks add to deterioration. These issues will be addressed as needed during the construction phase.

### **Approval of Agenda**

The meeting agenda was approved as submitted.

### **Approval of Previous Month's Minutes**

Kathryn McDonald would like the meeting minutes to include more detail. CBOC members were encouraged to email comments to Therese Gain. The committee would like to have these minutes sooner after the meeting.

There was a motion to amend the minutes from March 4, 2015 regarding discussion of the AHS HVAC project budget changes and the potential of other projects also needing budget supplements. Motion was approved with 1 abstaining.

### **Oral & Written Communications/ Voicemail & Email Reports**

No voicemail or email messages had been received.

Sally Morgan wanted to know how questions get answered. All questions should be forwarded to the CBOC phone line/email, and then brought before the committee. There will be an FAQ posted on the district website that will list several common questions with the answers for the public to view. The posting will occur hopefully within the week. The public should be directed to the website. If committee members have questions they should be emailed to Therese Gain and the answer can be emailed to the committee. We need to be careful not to violate the Brown Act.

Hui Ng wanted to bring a district website error to our attention. On the district calendar page is noted this CBOC being held in the Magnolia Rm at the District office, not Irvington High School, and noted the time as 7-11PM. The CBOC page had the meeting place and time listed correctly.

### **Community Outreach**

Danna Bergstrom again asked for Bio's from committee members who have yet to provide them to her. She is asking for those who haven't turned them in yet to email them to Robin Michel so they can be included on the district website CBOC page.

### **Presentation on Financial Tracking**

Due to time constraints, this presentation was postponed until the next meeting in May.

### **Monthly Status Report**

Serafin Fernandez and Therese Gain updated us on current projects. The IT projects at Ardenwood, Brookvale, Vallejo Mill and Kennedy HS are almost 100% complete. During Spring break, the old system will be removed at the school sites. All will be completed before the projected completion date and under budget!

The other classroom addition projects: Mattos & Azevada are in the design phase and will go to DSA for approval. Project Frog will provide the buildings. Warm Springs is scheduled to go to DSA by the end of this month.

There was discussion regarding the Mission HS pool and the LRFP.

### **Review of Future Meeting Dates and Topics**

May 13<sup>th</sup> will be our next meeting date and will be held in the Magnolia room at the District office. The topic will be financial tracking and audit requirements. June 10<sup>th</sup> we will go back to Kennedy and see first-hand the results of the IT upgrades.

Other suggested topics: The committee would like a better understanding of the middle school conversions. Architect has not been selected yet. Will be scheduled as a topic when process is further along.

Ground breaking ceremonies are coming up for Azevada- May 19, HIS- May 13, Mattos- May 27, and Warm Springs- June 3.

**Adjournment**

The meeting was adjourned at 9:13 PM

Respectfully submitted,  
Carol Lemos, CBOC Secretary