

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

**Meeting Minutes**

*Revised 6-30-17 per the CBOC meeting held on 5-31-17.*

**Meeting Minutes**

American High School – Library  
May 3, 2017

**Call to Order:** Meeting called to order at 7:05pm.

**Attendance:** (Quorum)

**Members Present:** Jeff Bowen, Ashok Desai, Carla Cox, Bryan Gebhardt, Jim Hunt, Chip Koehler, Kathryn McDonald, Sally Morgan, Kathy Lang Newman, Soraya Torres, Eric Tsai

**Members Absent:** Dave Peper

**FUSD Staff Present:** John Chwastyk, Director of Facilities and Construction; Steven Musto, Principal, American High School

**Others Present:** Robin Michel; Robert Sands, Aaron Kael, Paul Cristilli and Lisa Santillan, Vanir Construction Management; Verna Van and Julio Hernandez, Roebbelen Construction Management

**Welcome and Introduction**

The Committee welcomed new member Carla Cox as a parent alternate. Carla grew up in Fremont and has two children attending Mattos Elementary ES. She is active in the Mattos PTA.

**Approval of Agenda**

The meeting agenda was approved as submitted.

**Approval of Previous Month's Minutes**

The previous month's minutes were approved as submitted.

**Construction Tour**

The Committee started their tour in the existing science wing. The school was built in 1972 using the open campus model. The open concept model can be noisy and distracting to students. In addition, many of the classrooms are inadequately sized and lack natural light. Today the model is to have larger classrooms and have a flexible space that can be used to accommodate labs, lectures and a prep space. The committee then moved to the new classrooms being built. The standard 960 square feet

will provide 32 students with labs, lecture space and prep room as well as natural light in each classroom. One of the Committee members asked if the instructors had any input into the classroom design. We were told that there were meetings held with the staff to get their input for the new classrooms over a period of months.

**Discussion of American's HVAC/IT Renovation Project** – (J. Chwastyk/Vanir)

This meeting item has been amended (as italicized) per Kathryn McDonald's email on May 30, 2017.

The current American High School HVAC/IT replacement project (Option 1) is currently over *its \$15 million* largely budget by approximately \$11 *million because the open nature of the campus design requires significant structural reinforcement to support new HVAC installations on the roof*. The CBOC and staff generally agreed that there may be a better approach to addressing the current HVAC / IT issues without over investing in *this campus*.

Staff presented the CBOC with an option (Option 2) to reuse the existing HVAC system and reduce the overall scope of the IT upgrade. *The support of this plan would entail a cost of \$9 million, and continued use for 5-10 years*. Staff recommended using the balance of the newly proposed HVAC budget to construct a new classroom building to address growth. Staff also reviewed a potential long term campus master plan with the CBOC.

After reviewing the information provided, the CBOC asked *numerous questions including the cause for exceeding the budget, the rationale of spending \$9 million on a temporary AND limited solution, committing to another \$11 million of the dwindling contingency fund, and unexplored alternatives that could possibly resolve the HVAC concerns within the existing budget*. CBOC also expressed concerns about *redirecting funds for more new construction at this campus without resolving the original HVAC issue, or any assurances of attaining the funds to carry out the new campus plan*.

CBOC asked Staff to develop a third option to address the current HVAC needs within the current project budget *(a minimal budget) with considerations to Staff's opinion of the long-term viability of the campus*. After the third option is presented, the CBOC will review it and the two options presented and provide their opinion to the Board of Education.

Asked his opinion on the two options presented, Mr. Steven Musto, Principal, expressed concern over the number of students that are expected to be attending in the next few years and how American High School will accommodate them. Providing seats for students is a critical need.

**Community Outreach** – Information/Plan Update/Discussion (10 minutes)

Committee member Kathryn McDonald, who is on the Planning Commission, attended a community meeting where Patterson parents expressed concern regarding the number of new students that may be enrolling in their school. They were also concerned with potential impact from the nearby development.

**Oral and Written Communications** – *Public Comment* (5 minutes)

**Voicemail and Email Report** – *Information*

There were no oral or written communications received.

**Update on Board Actions** – *Information/Discussion* (J. Chwastyk – 10 minutes)

On April 12, the Board approved the following seven items:

- Authorized staff to enter into three (3) agreements for construction phase consulting services for the Priority 4, Package 3 - IT upgrades at Gomes, Leitch, Mission San Jose, Mission Valley, and Warm Springs Elementary Schools: 1. Construction Services of Jerome R. Zalinski for project inspector services, 2. HazMat Doc for industrial hygienist consulting services, and 3. CTS, for materials testing and special inspection services.
- Ratified the agreement with DSA School Inspectors for project inspector services for the Brookvale Elementary School classroom addition project.
- Authorized staff to enter into three (3) agreements for construction phase consulting services for the Priority 4, Package 1 - information technology (IT) upgrades at Azevada, Brier, Glenmoor, and Mattos Elementary Schools, and Fremont Adult School: 1. Construction services of Jerome R. Zalinski for project inspector services, 2. HazMat Doc for industrial hygienist consulting services, and 3. Construction Testing Services (CTS), for materials testing and special inspection service
- Authorized staff to amend the agreement with ATI Architects & Engineers to perform additional design services for the Walters Middle School conversion project and modernization
- Authorized staff to amend the agreement with ATI Architects for the IT upgrade projects (Priority 2, Package 2) at Grimmer and Weibel Elementary Schools and Irvington High School, and the IT upgrade projects (Priority 2, Package 4) at Oliveira, Parkmont, and Patterson Elementary Schools and Washington High School.
- Authorized staff to enter into an agreement with Vila Construction, Inc. for the construction of the Walters Middle School conversion – modernization project.
- Received application(s) and selected an alternate member for Citizens' Bond Oversight Committee (Carla Cox).

On April 26, the Board approved the following three items:

- Authorized staff to enter into an agreement with Moving Solutions, Inc. for moving services during the Walters Middle School conversion – modernization project, phase I.
- Ratified the agreement with Underwood and Rosenblum for the Horner Middle School Conversion Project.
- Authorized staff to amend the agreement with BSK Associates for material testing and special inspection services for the Brookvale Elementary School classroom addition project.

**Monthly Status Report**– *Information (Aaron Kael-Vanir – 20 minutes)*

Everything is the same as last month.

**Review of Future Meeting CBOC Dates, Topics and Board Calendar** –

*Information/Discussion (J. Chwastyk – 10 minutes)*

The next CBOC meeting conflicts with both a Board of Education meeting and graduation ceremonies. It was decided to have the next CBOC meeting at the District office on Wednesday, May 31<sup>st</sup> which will allow the CBOC a chance to view the American High School presentation prior to the June 7th board meeting.

- Brian Gebhardt may be late that evening.
- Future potential meeting topics include:
  - Discuss the financials
  - Discuss the CBOC charter and bylaws to affirm what the specific duties and responsibilities are for the new members
  - Discussion of the Project Stabilization Agreement – what it is and how it impacts bids
  - A presentation on the strategic view of the Implementation Plan at the next meeting
  - What monies are in the contingency fund and how it is being spent

Adjournment was at 9:26pm.

Respectfully submitted by: Lisa Santillan  
Project Coordinator, Vanir Construction Mgmt.