

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

Meeting Minutes

American High School – Library
May 5, 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 (excused)

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. One of the Committee members asked if the instructors had any input into the classroom design. It was noted 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)*

The current American High School HVAC/IT replacement project (Option 1) is currently over budget by approximately \$11 million. The CBOC and staff generally agreed that there may be a better approach to addressing the current HVAC / IT issues without over investing in a campus that is functionally obsolete.

Staff presented the CBOC with an option (Option 2) to reuse the existing HVAC system and reduce the overall scope of the IT upgrade. Staff recommended using the balance of the campus 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 Staff to develop a third option to address the current HVAC needs within the current project budget. 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 31st 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 financial reports
 - 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.