

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

MINUTES January 6, 2016  
Patterson Elementary School – Library  
35521 Cabrillo Drive  
Fremont, CA

Call to Order

By Committee Vice Chair at 7:05 PM

Attendance (Quorum)

Members Present: Bryan Gebhardt, Nancy Beardsley, Danna Bergstrom, Dax Choksi, Sheng-Ming Shan, Dave Peper,

Members Absent: Anu Natarajan, Jeff Bowen, Ashok Desai, Sally Morgan

FUSD Staff Present: Therese Gain, Director of Facilities  
James Morris, Superintendent  
Raine Stilwell, Patricia Baca - Teachers

Guests Present: Michelle Evangel, Inez Ayerra, Garrett Robathan, Terri Montgomery, Patrice Ottavid, Tom Gray, Stephen Goltia, Nikki Lowry

Consultants Present: Serafin Fernandez, Gene Directo, Robin Michel - Harris & Associates

Welcome and Introductions

The committee vice chair recognized guests who are present and introduced Patterson Elementary Principal, Marlene Davis. Ms. Davis welcomed everyone and shared some background about Patterson Elementary. She expressed excitement for the possibilities of the new classroom addition.

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.

Oral & Written Communications

There were no oral or written communications.

Community Outreach

Robin Michel of Harris & Associated shared receipt of a few emails regarding the Series B implementation plan. She also shared there is now a video on the website from the December 1<sup>st</sup> broadcast of "Community Conversations" regarding the Measure E Bond. Another video has been posted on the website from Irvington high school physics class studying the crane, and how physics, math and engineering are related to construction.

Bryan Gebhardt shared that at the recent Board meeting, December 9, the CBOC annual presentation was well received.

### Audit Report

Terri Montgomery of Vavrinek, Trine, Day & Co, LLP (VTD), the Bond auditor, presented a DRAFT audit presentation. There are 2 audits: a Performance Audit and a Financial Audit. The purpose of a Performance Audit is to verify that the money was spent as it was meant to be spent based on the Bond language. As auditors they look for things that are unusual. She said there were no findings. The Financial audit is a more traditional audit. There were no findings on this one as well. Both audits were through June, 2015.

It was moved, seconded and approved to acknowledge receipt and review of the report. There were none opposed.

The audit report will go to the Board on January 27<sup>th</sup>.

### Monthly Status Report

Serafin Fernandez of Harris & Associates provided an update of current projects. A NOC going to the Board Jan 13 for IT projects/HVAC complete. The numbers are in the financial report distributed to members. Once the project is closed out, the project can no longer be worked on.

Classroom addition projects: Azevada and Mattos. We are working on closing out the projects, DSA, warranties, etc. Working on final change orders which have been negotiated with the contractors and will be brought to the Board on January 13. The total project overrun combined: \$285,282. The majority was due to overtime for the expedited scheduled.

Warm Springs classroom addition project is on schedule with a completion date of August 18, 2016.

Irvington High School classroom addition project has a projected completed date of March 18, 2016 due to rain delays. The roof is about 80% completed. 50% complete with construction. Savings of \$605,000 is projected as of right now.

Update on middle school conversions. January 20, 2016 will have a kick off meeting for the site committee at Horner Jr. High School. Walters Jr. High School's kick off meeting is to be decided. Design phase scheduled to be completed mid 2016. Construction phase to begin fall 2016. Instructional Services has a link on the website to information on the middle school conversions, including information on forums.

All other Series A projects are scheduled to go to DSA this month: IT at 4 high schools, and elementary schools, flooring, and lighting. Flooring assessments have been completed for all sites. Will be going to the Board next month to ask for additional 1.5 million to cover abatement that was unforeseen.

Series B classroom additions: Received 2 proposals for Brookvale, 1 proposal for Patterson, and 4 proposals for AHS. We are not required to go out to bid again with only receiving 1 proposal. Staff is still evaluating these.

### Presentation: New Classroom Buildings for 2016

Serafin provided a presentation. Trustees approved series B which included the addition of 3 new classroom buildings. These classrooms will address the need for space in the American attendance area. The hope is to solve some of the overcrowding issues. All of the schools in the AHS attendance area were looked at, with the exception of the Jr High School due to the middle school conversion project.

Brookvale and Patterson Elementary schools will receive 2 story buildings with 8 new additional classrooms. These will include elevators, bathrooms. At Brookvale, they will also have additional parking.

Concern was brought up regarding additional parking for Patterson as well. The bond team said they will look into what can be done to alleviate some of the issues.

At American High School there is a need for additional 7 classrooms to address projected enrollment. Additional classrooms will also be required in order for the HVAC project happening during the school

year. Instead of dedicating money towards the portables, it was proposed to build 18 classrooms now so that the classrooms can be used during the retrofit. The building will include: 10 science labs, and 8 general classrooms. The current science classrooms can be converted into regular classrooms to accommodate growth.

The budget for all these projects was reviewed. The Board approved 32 million dollars to fund to the projects. The furniture is part of the bond program list described as the 21<sup>st</sup> century learning environment.

The presentation showed slides of the schools, and locations where the new classrooms would be built. The Patterson vandal watch structure will be removed. The notice had been given a year ago. All of these spaces had previously been included in the long range facilities plan.

All 3 projects will be on an expedited schedule. RFP's were issued, and proposals have been received. After Board approval, contracts will be executed. Some of these buildings have already been designed, so the design phase should be shorter since they have already gone through DSA approval.

Questions were asked regarding site construction committees. The principals were asked to identify those individuals to form the committees. The committees have been formed and ready to go. They will be meeting with the design, and general contractors to discuss the needs of the site, etc.

Serafin stated that this is the third meeting so far regarding the classroom addition projects. We are collecting questions, and concerns. Questions were raised regarding safety and traffic issues, parking, bathrooms, as well as multipurpose room space for lunch time, etc.

Right now the idea is to bring back students that have been overloaded. The classrooms that are being built are to deal with the current student overloads, and the projected growth. Projections are done on a yearly basis.

#### FAQ's & Updates

Robin said no FAQ's at this time.

#### Future Meeting Tops

Discuss the middle school conversions, PLA, Prop 39 update.

#### Adjournment

Meeting was adjourned at 8:40 pm

Respectfully submitted by: Carol Lemos, Recording Secretary

Edited by: Therese Gain, Director Facilitites