

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

MINUTES December 2, 2015  
American High School – Library  
36300 Fremont Blvd  
Fremont, CA

Call to Order

By Committee Chair at 7:05 PM

Attendance (Quorum)

Members Present: Anu Natarajan, Bryan Gebhardt, Kathryn McDonald, Sheng-Ming Shan, Dave Peper, Jeff Bowen, Sally Morgan

Members Absent: Danna Bergstrom, Nancy Beardsley, Ashok Desai, Dax Choksi

FUSD Staff Present: Therese Gain, Director of Facilities

Guests Present: Tom Gray, Mark & Patty Fulton, Chandresh Popat, Oscar Alvizo, Hema Kammar

Consultants Present: Serafin Fernandez, Gene Directo, Robin Michel, Chris Dunne, Miguel Rentera Harris & Associates

Welcome and Introductions

The committee chair recognized guests who are present.

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 with one abstention.

Oral & Written Communications

There were no oral or written communications.

Bryan Gebhardt spoke about the Board meeting and the PLA and wanted to give an update. The board took action to move forward with a PLA. Board was told that staff will be making a presentation to the CBOC once a PLA has been drafted.

Report Out from 11/18/15 Board Meeting

There were several items of interest at the last Board meeting and approved by the Board. One was the classroom addition proposal based on enrollment issues. Measure E funds will be used to add classroom space at Brookvale, Patterson Elementary Schools, and at American High School.

The Series B Implementation Plan that was approved. Serafin reported on the analysis regarding using Series B funds for the proposal. American High School will get 8 new classrooms and 10 science labs. Patterson and Brookvale will get 8 new classrooms. An analysis of Niles Elementary is still underway. It was determined that it's not possible to address Niles' issues by the end of summer.

The new buildings will be 2 story with elevators and bathrooms. At Brookvale, this will create a problem with parking, so money was included in the budget for that. These projects were not previously listed in the list of projects with Measure E. The initial Long Range Facilities Plan totaling 1.6 billion dollars, does identify these needs, but the 650 million approved bond plan does not.

The proposal was presented to the Board to use contingency funds to fund this project. The classroom project at American High School will impact the HVAC project and put it 6 months behind schedule. The American High School classrooms will be completed by December 2016. The goal for the others is to have these classroom projects done by August 2016 in time for school to start.

An RFP has been put out to solicit for design build as was done for the classroom additions at Azevada and Mattos Elementary Schools.

Bryan Gebhardt suggested there be a recap of the enrollment issues for the visitors. Therese Gain said there is about a 2% growth across the board in the district which is putting a huge strain on the schools to provide additional space. This amounts to approximately 600-700 students yearly.

Serafin shared the Implementation Plan. There was a handout showing the list of Series B projects. Serafin spoke of how to pay for these projects. The measure E plan was originally going to be sold in increments of 2 years, with the first set at \$140 million, the next set at \$130 million every two years totaling \$650 million. Last November, 2014, the Board approved the first Series A. We are legally bound to complete all projects on the Measure E Bond. We will be using the \$48 million contingency money for these classroom addition projects and we will be selling the Series B bonds earlier to help pay for these, probably in April 2016. We will be saving money by avoiding escalation. Some of the more costly projects, such as the Middle School Conversion projects, were moved up to save money in escalation. By moving these projects up one year, it saves us approximately \$5 million dollars. That's how we were able to gain some savings to be used towards some of these new projects.

Serafin reminded everyone of the Prop 39 additional funds that we will be applying for.

#### Monthly Status Report

Warm Springs Elementary classroom project will be commencing next week. A ground breaking ceremony will be scheduled for January 2016.

Irvington High School had an original targeted occupancy January 20, 2016. This may not be the actual move-in. Staff is working with the Principal to determine the most convenient timing. Robin spoke about the crane project that happened at the school. A Physics teacher used the project to teach the physics involved. Students got to go out to the site and witness the crane being used. There were Construction Managers on hand to answer questions.

The Priority 2 projects are on track to be submitted to DSA by January 2016. The Priority 4 projects, Technology Infrastructure at 19 sites are currently in design. The Priority 6 projects, flooring, plan to go out to bid soon. They will be completed during Spring Break.

#### Annual Report to the Board

Bryan Gebhardt presented a power point to the CBOC members as a trial run to the December 9 Board meeting. The committee was able to give back some positive feedback and suggestions.

#### FAQ's, Updates

Robin Michel said there were no FAQ updates at this time. She told us about the Community Conversations, which was taped for the website with Anu Natarajan, Therese Gain, and Serafin Fernandez.

Robin did say that she and Barth Paine, the District's web master, are in communication on how to organize the FAQ's better.

Upcoming meeting dates and possible topics:

- Jan 2016 – Audit Report and new classroom addition projects at Patterson, Brookvale, and American. To be held at Patterson Elementary School.
- Feb 2016 – meeting to be held at American High School – and discuss PLA
- March 2016 – Meeting to be held at Irvington High School
- April 2016 – talk about upcoming summer projects
- May/June 2016 – specifics about the middle school conversions

Adjournment

Meeting was adjourned at 8:35 pm.

Respectfully submitted by: Carol Lemos, Recording Secretary

Edited by: Therese Gain, Director Facilities