

Fremont Unified School District  
2014 Measure E  
Citizens' Bond Oversight Committee  
September 6, 2017

**Meeting Minutes**

Professional Development Center

**Call to Order:** Meeting called to order at 7:10 pm.

**Attendance:** (Quorum)

**Members Present:** Jeff Bowen, Kathryn McDonald, Chip Koehler, Bryan Gebhardt, Sally Morgan, Dave Peper, Eric Tsai, Soraya Torres

**Members Absent:** Carla Cox, Ashok Desai, Jim Hunt, Kathy Lang Newman

**FUSD Staff Present:** John Chwastyk, Director of Facilities and Construction

**Others Present:** Robin Michel; Karl Schultz, Aaron Kael and Melissa Nunes, Vanir Construction Management;

**Welcome and Introduction**

**Approval of Agenda**

The meeting agenda was approved as submitted.

**Approval of Previous Month's Minutes**

The revised set of minutes from May 31<sup>st</sup> were approved.

**Presentation of American HS HVAC/IT Renovation Project-** *(Karl Schultz and Aaron Kael-Vanir)*

The American High School HVAC project is currently over budget. Four options were developed to address this overage. These options were presented to the CBOC. A summary of the options is below.

- Option 1: The scope includes a new roof at gym, library and main building. The HVAC scope includes Roof Top Units at the gym, library and main building. The IT scope includes 7 data drops per classroom in compliance with district standards
- Option 2: The HVAC scope includes a split system to provide cooling at each of the classrooms. The common areas will be conditioned using the existing HVAC system. A new chiller would be procured to replace the existing rented chiller. The roofing scope includes restoration of the gym, library, and main building. The IT scope includes 3 data drops per classroom, which would be below standard.
- Option 3: The HVAC Scope includes the refurbishment of the existing HVAC system and the procurement of a new chiller to replace the existing chiller. A new

Roof Top Unit would be installed on the Gym. The roofing scope includes replacing the roof on the gym and roof restoration on the Main building and Library. The IT scope includes 7 data outlets per classroom which is standard

- Option 4: The HVAC scope includes a split system to provide cooling at each of the classrooms. The common areas will be conditioned using the existing HVAC system. A new chiller would be procured to replace the existing rented chiller. The roofing scope includes restoration of the Gym, Library, and Main building. The IT scope includes 7 data drops per classroom, which would be below standard.

The CBOC discussed the merits of roof replacement versus roof refurbishment. A roof refurbishment will increase the remaining life span of approximately 15 years. By contrast, a new roof will have a life span of 30 years. A roof refurbishment costs approximately ½ the cost of a new roof. The CBOC discussed the cost and benefits of each option.

The CBOC explored Option 2 and Option 4 as possible approaches to addressing the HVAC and IT needs at American High School. Option 2 and option 4 have similar scopes regarding the HVAC and roofing renovations. Where they differ, however, is with the IT aspect of the plan. Option 2 includes 3 data drops versus the District standard of seven which is included in Option 4. The members of the CBOC were split on their opinion on whether three data drops or seven data drops were recommended.

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

A ribbon cutting ceremony is scheduled for Brookvale ES on Monday September 10 from 3:30 PM-4:00 PM. A ribbon cutting ceremony is scheduled for Patterson ES on Tuesday, September 11, at 5:30 PM.

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

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

There were no oral or written communications.

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

- July 2017 4 Board Items
- Aug. 2017 5 Board Items

The Board of Education meeting on August 23, 2017. As part of the meeting, the Board discussed the CBOC and its role as a fiscal oversight committee, as well as the possibility of broadening the CBOC role as a facilities advisory committee or creating a second advisory committee on facilities. The Board decided to keep CBOC as an oversight committee right now (as is required by law) and will discuss and consider other options for the establishment of a facilities advisory committee, with a possible vote at the September 27<sup>th</sup>, Board of Education meeting.

The District is hiring a new Public Information Officer (PIO), Facilities, who is anticipated to begin mid-September and the current PIO, Robin Michel, will be moving on at the end of September or early October.

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

The majority of the IT projects have been completed. The new classroom buildings at Patterson ES and Brookvale ES are complete. The new classroom buildings at American High School are scheduled to be complete by December. There are three elementary school modernization projects in design. These renovations will possibly take place next summer. The bond team is selecting Design Build teams for the Washington High School new classroom building. The Horner Middle School conversion project will begin the bid process later this year. The first phase of the Walters modernization was completed during the summer 2017. Construction of the new building at Walters Middle School will begin after the CEQA process ends.

**Review of Future Meeting CBOC Dates, Topics and Board Calendar-** (J. Chwastyk)  
- *Information/Discussion* (10 minutes)

The next meeting is October 4, 2017. Bond counsel may be invited to attend this meeting. There will be a presentation on prop 51 at the next Board meeting and depending on how much interest it receives, this can be a possible future topic for discussion.

Adjournment was at 9:16 pm

Respectfully submitted by: Melissa Nunes  
Project Coordinator, Vanir Construction Mgmt.