

May 23, 2019 – Citizens Bond Oversight Committee Minutes

- Meeting took place at Garfield Elementary School Library
- Chair Melinda Bradford called the meeting to order at 6:05 p.m.
- Committee Members Present: Melinda Bradford, Tom Eppenberger Jr., Chike C. Udemzue PhD, Xouhoa Bowen, and Jonas Mok
- Staff Present: Dr. Kevin Collins, Aaron Kerrigan, Renee Robles
- RGM Staff Present: Ridge Greene
- Richard Chennault arrived at 6:10

Welcome and Introductions

- All members present introduced themselves

Approval of CBOC Agenda

- Motion - Jonas Mok / Seconded Xouhoa Bowen
- Approved - 5 to 0

Review of Committee Members with expiring term and interest to continue confirmed

- Melinda Bradford, Tom Eppenberger Jr., and Chike Udemzue expressed interest in continuing to serve on the district CBOC
- Rob Rich was not present, Kevin Collins will reach out for confirmation

Meeting Minutes – October 04, 2018 (Action)

- Minutes were reviewed on the Promethean Board by all members present
- Motion was made to approve the October 4, 2018 minutes by Jonas and seconded by Xouhoa Bowen. Motion passed 6-0

Bond Project Update May 2019

- Melinda Bradford read through the Powerpoint presentation while Aaron Kerrigan and Kevin Collins gave explanation of any questions
 - **District Wide HVAC Replacement**
 - All elementary schools are completed
 - Bancroft is 90% completed
 - FTK 50% completed
 - SLHS will be done Fall of 2019
 - **District Wide Electrical Upgrades**
 - Washington, Monroe, Garfield & Roosevelt are completed
 - All remaining will be completed by Fall of 2019
 - **Portable Replacement**
 - Timeline was reviewed in the presentation and we anticipate to be done by the end of 2020
 - **San Leandro High School Pool Boilers**
 - Aaron explained that the boilers had to be replaced and were improved
 - Informed of cement decking deterioration that the Bond Department is looking into and is working on solutions to the problem
 - **Madison Modernization**
 - Aaron reviewed that this is part of the Portable Replacement project but the old District Offices are being converted.
 - The next CBOC meeting will be held at the Bond Office to tour the progress made on Madison Elementary

- o **Backflow Preventers**

- Aaron explained the need for backflows and why they were replaced. Found a low cost contract that was able to save in cost and replace more units for less than originally approved.

- o **Hydration Stations**

- All secondary schools were completed and there will be one installed as part of the Madison Modernization

Annual Report Review

- Kevin Collins explained reasoning behind differences in tech portion
- Was requested by Jonas if down the road we are able to look for lower interest. Kevin explained that we are in line with the interest rates of housing market and are quite low, however if possible it would be reviewed
- Melinda requested an explanation of “Other Tech” and it was informed that term is used more for internal record keeping. However going forward we will present all tech together
 - Approval of report was motioned by Tom Eppenberger Jr.
 - Motion was seconded by Jonas Mok
 - Report was approved in vote of 6 to 0

Review of Cost Savings Measures Presentation - Ridge Greene

- Ridge explained through his update of each cost savings per project
 - Close to \$50,000 on Electrical Upgrades
 - Close to \$125,000 on Madison Modernization
 - Close to \$500,000 on Portable Replacement
 - Close to \$1,000,000 per year on soft costs and accelerated timeline for Modulars

Findings on compliance

- Melinda read through text
- Jonas asked for an explanation of what was included in the “security” category, which Aaron and Kevin gave a list
- Xouhoa Ching motioned for approval
- Motion was seconded by Tom Eppenberger Jr.
- Motion passed 6-0

Working Budget review of Expenditures

- Aaron read through and explained the ongoing budget document
- Informed new projects that we are working on including:
 - Muir Landscaping/Drainage
 - Wayfinding Signage at SLHS
 - Lighting upgrades
 - Painting

Member Comments

- Members of the Committee stated the following:
 - Melinda Bradford expressed “Thank you” to the Board and Bond Department
 - Tom Eppenberger Jr. requested a demonstration of the cameras at the next meeting

Staff Comments

- Aaron Kerrigan and Kevin Collins expressed a “Thank you” to the members of the CBOC

Topics for Future Meetings

- Camera Demonstration
- Project Update
- Budget Update
- Tour Madison Elementary to see progress on Madison Modernization

Future Meeting Date

- October 17,2019 on Thursday at 6:00 pm
 - Will be located at Bond Office (Madison Elementary) for a tour on the progress of the modernization

Campus Tour

- Aaron Kerrigan gave a tour of the items that have been completed on the Garfield Campus. Items that were reviewed included:
 - School Library
 - HVAC systems in all rooms
 - Kitchen Renovation
 - Schoolwide security cameras
 - Portable classrooms replacement - interim housing

Adjournment

- Meeting was adjourned at 7:40 p.m.