

MINUTES OF THE CBOC MEETING:

January 18, 2012
135 Van Ness Avenue, Room 210

Facilitator: Mike Theriault, Vice Chair

Committee Members Present: Patricia Crawford Brian Liles
Walter Haub Monica Pressley
Craig Issod Mike Theriault, Vice Chair

Committee Members Not Present: Lourdes Garcia Jim Quadra, Chair
Nan McGuire

Interested Parties Present: David Goldin Richard Pio Roda
Leonard Tom Leonard Danna

Minutes prepared by: Susan Ortega-Resurreccion

1. Mike Theriault presided over the meeting.

2. Roll call. A quorum is present for this meeting.

3. Approval of Minutes of November 30, 2011 meeting.

The minutes were unanimously approved by the CBOC members present in the meeting.

4. Public Comment – None.

5. Discussion of 2010-2011 Audit reports by VTD.

Lenny Danna distributed the draft copies of the audit reports. He gave a brief report of the audits for Bond 2003 and Bond 2006. Tests were completed properly on transactions and all were in compliance. The performance audit is done on standard prescribed by State of CA. There is not a lot of difference from previous years and no procedural changes took place. Testing was done on 165 individual items in Bond 2003 and 427 items in Bond 2006. On the internal control testing, 142 items were tested out of the 165 items for Bond 2003 and 222 items out of 427 items for the Bond 2006. There were no findings on these items. Monica asked what drives the percentage of items tested. Lenny replied that selection of criteria drives this such as testing for vendors. Walter asked for clarification on District procedures of retention release. Lenny replied that the District follows its own procedure and that the procedure is valid and suffices the testing.

David told the committee that a resolution will be prepared and for approval by the committee at the next meeting for presentation to the Board.

6. Program Status Reports from:

- Chair, Vice Chair Comments

Mike commented that actual costs for 2003 and 2006 projects fall on same range of budgeted, even with the PLA involved in some of 2006 projects. Leonard indicated that 2006 costs were below budget and 2003 costs were close to the budgeted costs.

- Greening Program status: Green schoolyard report by Nan McGuire.

None. Nan is not present in this meeting.

David Goldin – program status.

David reported to the committee that Bond 2003 is winding down. Strategic planning on Bond 2006 includes replacement of modular classrooms at Ulloa and window replacements at Ben Franklin (Gateway). A problem with the contractor has come up at 1350 7th Avenue. He took off roofing, got rained on and mold grew. We believe the contractor is at fault. The plan is to have the contractor complete project and they can file claim if they wish. Richard PioRoda informed the committee that a \$507K claim was filed and is now being negotiated while remediation and dehumidification of building is ongoing.

Bond 2011 is underway, with pending resolution for board approval on upcoming meeting. 47 architectural firms applied for design work and 18 were selected. The Willie Brown MS project is underway.

- Leonard Tom – 2003, 2006 and 2011 Bond financial report update.

Leonard reported that State is releasing a portion of modernization grants due to us. 8 site grants worth \$17M have been released. This will enable us to restart some work held back about 2-3 years ago such as: flooring/painting at Sutro, a new structure at Ulloa to replace 5 existing bungalows, and window replacement at Gateway/KIPP. Those go back projects are budgeted at \$5M. The Willie Brown MS project will be funded under both Bond 2006 and 2011. \$3.8M of 2006 Bond funds will be used for preliminary design and demo of the existing buildings. We are budgeting \$50M of 2011 Bond funds for construction and other related costs. Leonard stated that final closure of Bond 2003 is on-going. All construction contracts are complete, waiting for final invoicing. Final closure for Bond 2006 will still be a couple years down the road.

The sale of \$115M of 2011 Bonds is scheduled for March. The Willie Brown MS project has started. Monroe ES has advance funding from fire/life safety funds. Design started last summer. A major goal is to replace old bungalows with a new building. Walter asked about MS shut downs such as Willie Brown and Gloria Davis. David replied that, based on demographics within 4 years, all MS sites should be full including Enola Maxwell. Gloria Davis is not on the table. Willie Brown will be occupied by Fall of 2015.

7. Discussion on topics requested by CBOC members.

- a. Discussion of funds allocated for District sites where a charter school may be located. Walter asked what the District policy is for work at charter school buildings under state rule. If District is doing more or less at those sites? David replied that under Prop 39, charter schools get equivalent facilities as with school district schools. Gateway is equal, Burbank, more work as there is a school District within the site, and Creative Arts, more due to seismic issues. He also indicated that primary purpose of modernization is asset protection as these buildings are District-owned.
- b. Discussion of 2003/2006 bond project closeout with the Division of the State Architect. News of projects closeout not certified by DSA triggered perception of unsafe buildings. David commented that most of these uncertified projects were modular classrooms that were already replaced. DSA is restrictive on issuing new permits if previous project on same site was not certified. Leonard had previously provided Walter with the number of 2003 and 2006 projects that were closed and pending certification from DSA.
- c. Discussion of concerns related to school closures, mergers or relocations. Walter voiced on his support of these concerns. This discussion is postponed until Jim Quadra will be present in the meeting.

8. Discussion/Confirmation of CBOC membership. Report on tour of school sites.

David informed the committee that the Board had to certify the bond election and appointment and re-appointments of the oversight committee within 60 days of certification of the Bond election by the San Francisco Board of Supervisors. The number of committee positions that need to be confirmed are; 7 statutory and 4 non-statutory. A statutory position has 2 – 2 year term and non-statutory has 1-year term. Monica will be reappointed for business position until termed out. Brian will serve his second term statutory from parent with child in District to parent with child in District active in school site council or PTA. Currently missing an appointment for a member associated with a bonafide taxpayer organization. Nancy Mayeda, a new member will be appointed for the seniors' position. Jim will continue to serve in an "at large" position. Walter will

represent an employee organization. Lourdes can serve representing an immigrant organization or an environmental group. Craig will continue to serve representing the disabled. Nan will continue to serve representing the environmental group. Pat commented that she can serve if needed, but is fine if not. David indicated that Pat can serve as additional member representing the senior group. Walter also commented that he can serve if needed, and is fine if not. David will prepare the names and bios for appointments and reappointments to the board.

9. Proposed Schedule and Agenda for Next Meeting.

Proposed next meeting – February, 2012.

- 1) Approval/Board Resolution of 2010-2011 Audit Reports by VTD.
- 2) Discussion of concerns related to school closures, mergers or relocations.
- 3) Confirmation of CBOC membership.

10. Adjournment.

Meeting was adjourned.