

MINUTES OF THE CBOC MEETING
135 Van Ness Avenue Room 210 (Facilities Conference room)
Thursday, January 14, 2016 6:00 p.m.

Facilitator

Committee Members Present

Askew Yakuh
Garcia, Lourdes
Haub, Walter
Liles, Brian
Mayeda, Nancy
Pressley, Monica
Quadra, Jim
Theriault, Mike

Interested Parties Present

David Goldin
Leonard Tom
Lenny Dana
Maureen Shelton
Alberto Vasquez

Minutes Prepared by

Melannie Hernandez

1. Presided over the meeting.
2. Roll Call
3. Approval of minutes of February 26, 2015 meeting.
4. Public Comment-None

WINTER 2016 CONSTRUCTION UPDATE

Maureen Shelton and Alberto Vasquez gave the winter 2016 Construction update.

12 Modernization Projects in Construction

- 3 High Schools
- 3 Middle Schools
- 6 Elementary schools

PROJECTS COMPLETED

- 7 Green School Yard Projects
Wallenberg, Downtown HS, Aptos, Hoover, MLK. Francisco and Montessori
- 7 Modernization Projects
 - Willie Brown
 - Lowell
 - Roosevelt MS
 - Sunnyside

- Miraloma
- Star King
- Ortega ES

McAteer Campus

- 27 M Contract
- Construction started Winter 2015
- Completion: December 2016
- Completed Work
 - 3rd Floor Classroom Renovations
 - Band and Orchestra Renovations
 - Demo of 2 exterior canopies

BURTON HS

- \$26 m Contract
- Construction started Spring 2014
- Summer 2016 Completion
- Work Completed
 - 3rd floor classrooms complete
 - 2nd floor classrooms complete
 - 2 new boilers installed
 - New windows and roofing installed
 - New Plaza @ Cafeteria & Plaza @ main building
- CONSTRUCTION UPDATE
 - 1ST floor classrooms in progress
 - Auditorium renovations progressing
 - Exterior painting in progress

IDA B WELLS HS

- \$12 M contract
- Construction started winter 2015
- Winter 2016 Completion
- Construction Update
 - Demo and Seismic work complete
 - Front entry ramp complete
 - New cornice installed
 - Window installation complete
 - Rough framing and utilities ongoing
 - Interior finishes starting
- On track for March 2016 completion
- Move back scheduled for June 2016

JAMES LICK MS

- \$18.5 M Contract
- Construction started winter 2015
- Summer 2016 Completion
- Completed Work
 - Cafeteria & Kitchen
 - Gym & locker rooms
 - Interior elevator
- Construction Update
 - All classroom renovations complete Spring 2016
 - Remove all temporary classrooms spring break
 - Ext. elevator in progress
 - Summer 2016-Auditorium, gym, exterior painting and site work

PRESIDIO MS

- \$13 M Contract
- Construction started spring 2015
- Summer 2016 completion
- Completed Work:
 - Cafeteria and Kitchen
 - Admin Area
 - Band, Orchestra and Chorus rooms
 - New boilers
 - 2 new elevators
- Construction Update:
 - All classroom renovations complete in spring 2016
 - Temporary classrooms removed Spring break
 - Summer-Gym renovation and site work

VISITACION VALLEY MS

- \$15 M contract
- Construction started spring 2015
- January 2017 completion
- Completed Work
 - Cafeteria & kitchen complete
 - 3rd floor north end classrooms complete
- Construction Update
 - 3rd floor south renovations in progress
 - 2nd floor new admin area in progress

GORDON J LAU ES

- \$14 M contract
- Construction started spring 2014
- February 2016 completion
- ½ Campus relocated to S B Cooper
- Site logistics extremely challenging
- Completed Work:
 - Building A complete
 - 4 play yards resurfaced & restriped
 - Building B cafeteria & kitchen complete
- Construction Update
 - Building B Classrooms & admin in progress
 - New boilers in progress
- Move back scheduled for Spring Break
- Summer roof and window project at Building B

McKINLEY ES

- \$4.5 M Contract
- Construction started Spring 2015
- January 2016 completion
- Completed Work:
 - Cafeteria and Kitchen
 - Library & Admin offices
 - New Classroom addition complete
 - All classroom renovation complete
 - Temporary classrooms removed
- Construction Update
 - Site work and Punch list
- Small Summer Project
 - Pick up minor items (Miscellaneous painting, flooring)

VISITACION VALLEY ES

- \$8 M contract
- Construction started spring 2015
- Summer 2016 Completion
- Completed Work
 - Library & kindergarten complete
 - First Floor classrooms complete
 - Kitchen & Cafeteria complete
- Construction Update:
 - Second floor classrooms in progress.

LONGFELLOW ES

- \$11 M Contract
- Construction started Spring 2015
- Summer 2016 Completion
- Completed Work
 - 2 New boilers installed

- Cafeteria and Kitchen
- First floor classrooms & toilet
- New front entry plaza
- Admin and teachers' lounge complete
- Construction Update
 - Elevator in Progress
 - Second floor classrooms in progress

PAUL REVERE ES

- \$13 M Contract
- Construction started spring 2015
- Summer 2016 Completion
- Completed Work:
 - Temporary classrooms installed
 - Toilet renovations complete
 - New exterior ramps
 - Kitchen renovations
 - 6 main building second floor classrooms complete

WEBSTER ES

- \$11 M contract
- Construction started Spring 2015
- Summer 2016 Completion
- Relocated Wester to Maxwell
 - 2015-2016 School year
 - Potrero kids on site
- Construction Update
 - Foundations for new addition and structural steel complete
 - Rough framing & Utility rough-ins
 - New roof installed
 - Window installation progressing
- On track for summer 2016 completion

WILLIE BROWN MS

- \$45 M contract
- **Construction started spring 2013**
- School opened Fall 2015
- In Project Closeout

AUDIT REPORT

It was reported that there were 2 sets of report for each Bond year 2006 and 2011. For Bond 2006 there is a fund balance of 16.5 M going to 2016. 2011 balance is \$74M with \$152M spent.

LITIGATION

There was no significant litigation. There were 3 cases two of which were settled in fiscal year 2016

A question was asked as to the settlement of the cases.

Leonard mentioned that they were not at liberty to discuss the specified amount of the settlements. The settlement is not material to the fund. It was discussed that the rough gauge of materiality is 5% and is not significant enough to get specific disclosure

PERFORMANCE AUDIT

The subject of performance audit was discussed. It was explained that a performance audit does not deal with levels of materiality. They are just set of procedures and control that were established. An example of testing criteria would be how many vendors there are and transaction.

Purpose of the performance audit is to find out if the controls are being adhered to.

Monica posed a question as to how as a committee would they know if money is spent according to controls and within the purpose of the Bond as was approved by the taxpayers.

As a reply it was said that one must look at the number of percentage of the total expenditure that were tested and it should be within the 75-85 % range.

Another question was posed as to where the settlement for the litigation paid out off. Was it from the Bond money or the General District Fund money?

Leonard replied to the question. It was paid from the Bond funds. In all 3 instances, Through the legal process, there was an amount as to what it should be and who should pay what and how. In this sense Leonard sees it as a legitimate bond expense.

Leonard also said that he is satisfied with the draft language regarding the litigation issue.

STIPEND PROGRAM OF THE PRIOR YEAR

Monies in this expenditure need to be segregated into its own separate resource. The district agreed to the segregation; however; shortly thereafter the they were in contact with left the district and nothing got done. Will do a follow up.

ACCEPTANCE OF AUDIT REPORT

The audit report was unanimously accepted by the committee.

DAVID GOLDIN REPORT/ANNOUNCEMENT

David said that the process for the 2016 Bond has begun with a target amount \$700M.

A general discussion of the new Bond ensued.

David explained that the major scope of the new bond will cover the following:

- Lafayette
- Moscone
- Argonne
- Jean Parker
- All Major High School and Middle school
 - Auditoriums
 - Gymnasiums
 - Cafeteria
 - Locker Rooms
 - Flynn
 - To do go-back projects that were not finished or able to do.

ADJOURNMENT

Meeting was adjourned.