

Minutes of the Measure I Citizens' Bond Oversight Committee
May 25, 2017 – 6:32 p.m. – 8:49 p.m.
Alameda Unified School District
2060 Challenger Drive, Alameda, CA
Ballena Bay Conference Room

PRESENT:

Committee members:

Don Sherratt, Member
Juelle-Ann Boyer, Vice-Chair
John C. Baum, Member
Michelle Pero, Member
Kim Ondreck Carim

Staff members:

Shariq Khan, Chief Business Officer
Robbie Lyng, Senior Director of Const. Projects- MOF
Steven Lee, Interim Const. Project Mgr. - MOF
Priscilla Wong, Bond Budget Analyst - MOF
Bernadette Gard, Staff Secretary II – MOF
April Dizon, Director – Fiscal Director

ABSENT MEMBERS:

A. CALL TO ORDER

The meeting was called to order at 6:32 p.m. by Don Sherratt, Committee Chairperson.

A-1 Introductions

- Introductions of the committee members and district office staff were made around the room.

A-2 Adoption of Agenda

- There was a motion to adopt the agenda as presented.

Motion: Member Boyer Motion second: Member Baum

The motion to adopt the agenda was passed.

A-3 Approval of Minutes from January 19, 2017 meeting

- Minutes from the January 19, 2017 Board meeting were considered.
 - There was a comment to correct the minutes regarding the attendance of Member Carim as she was noted to have made a motion but she was absent. The minutes will be confirmed and corrected.
 - There was a request to note absent members on the minutes for future reference.
 - There was a comment about making a correction on who seconded a motion on the project expenditures sheet.
 - There was a motion to adopt the minutes as corrected.

Motion: Member Boyer Motion second: Member Pero
Member Carim abstained as she was absent at the January meeting.
The motion to adopt the minutes was approved – 4 to 1.

A-4 Oral Communications

- No community members were present to address the committee.

B. GENERAL BUSINESS

B-1 Outstanding Business from last meeting (Shariq Khan)

The committee discussed the following:

- B-1-1 Usage of Project Labor Agreement (PLA) on Measure I construction projects
 - There were questions related to the PLA - whether it was within the oversight committee’s duty to investigate and report cost increases due to the PLA. The questions were sent to bond counsel David Casnocha, and his email response was presented to the group.
 - An estimated 5% to 10% will now be added to the cost of projects by an estimator for the PLA.
 - The PLA is made with all union trades used for projects.
 - The PLA was further discussed. The only actions the committee could take would be to limit the number of projects due to the PLA. The committee can report on the increase and this may be of interest to the public though it would be difficult to estimate the true cost.
 - There was a motion without action to report to the Board that the committee is aware of the existence of the PLA and that we would like the Board to consider the tangible and non-tangible impacts of using a PLA before moving forward.
Motion: Kim Carim Motion seconded: Member Sherratt
 - It was discussed that the committee would like to include a statement in their annual report and also add to the written communications at a board meeting.

B-2 Construction Projects Update (Robbie Lyng)

The committee discussed the following:

- B-2-1 Progress Report
 - Robbie reviews the presentation regarding the project update and the schedule.
 - The committee raised a question regarding the Wood school demo technology room and what will happen to it. The district has not confirmed what will happen to the room, it is dependent on the need for the space. The use of the room was successful and it was also used for training. It was suggested to arrange for a field trip to the Wood demo technology room with Shariq.

- There was a question and discussion about the Singleton property. The Navy still owns the property and the Navy is willing to give it to us if we agree to put students in it within 3 years and take over the sewage issues. This project is on hold.
- There was discussion about the new classroom building at Otis. There was a question about the increase in capacity due to the Lum school closure and how this will affect the new building. The school community and principal want to keep the portables that were used as temporary housing so the site will end up with 9 new classrooms instead of 6. This project was done without a PLA. Otis new building will have a new phone system and upgraded technology.
- There was a discussion about the Otis fencing project and the committee meetings. The committee will meet again and make a recommendation to the Board.
- The Maya Lin project was discussed and was estimated to be completed in September 2017.
- Robbie reviewed more site projects including: Paden ES, Ruby Bridges ES, Edison ES, Bay Farm safety and security and Lincoln MS modernization. For Lincoln there are some items in the project that need to be decided on due to costs. There were some new findings regarding the windows that are being addressed.
 - These projects are progressing and some are awaiting DSA approval.
- There was discussion about how our project costs are being affected by the PLA.
 - It was pointed out in the Bay Farm cost summary slide that the PLA cost impact amount was added to the total cost incorrectly as the cost was counted twice. This sheet has been updated and will be corrected before the amount goes to the board at the next phase.
- Robbie talked about the Historic Alameda High project. This project received DSA approval and is underway. We plan to have this site occupied in 2019. There was a lot of abatement that was completed. There were issues with the columns failing and the strength of the columns came in less than the minimum allowance of 1500 PSI so more drilling had to be done. The project is going to the state allocation board to be approved for funding on June 5th.
- The Encinal High School project was reviewed. There is a plan to modernize classrooms and build up Science classrooms.
- The committee likes the project update document and feels it is helpful, informative and wants to share it with the public. There was a discussion of how we can direct the public to the Measure I website. There were suggestions including the possibility of Susan putting out a press release to direct the public to the website to show the new posting of projects to date and ways to bring people to the website. There was a discussion about the difference in using Construction Project Managers versus a construction management firm and the difficulty in finding good construction project managers. There was a suggestion brought up about future construction

bonds and that there should be a review of the bond salary schedule of employees versus construction management companies and the possibility of a second salary schedule. There was discussion about collecting more information regarding bond salaries and bringing the information to the Board. A suggestion was brought up about bringing it as an item for the Board weekly.

Donald Lum Elementary School discussion

- There was a discussion about Lum Elementary School. Robbie explained the soils testing reports, why they were initially done and why this was presented to the Board. The key differences with Lum and Wood school is that Lum, built in 1959, was built on bay fill and Wood, in 1965 was built on bay mud. There were also differences in the foundations at the two sites.
- There was a list of questions related to Lum Elementary that were presented and were answered by the district. Some points to note:
 - There was a review about the expenditures at Lum to date and when the bond funds stopped being used for Lum.
 - Soil testing was initially done to obtain DSA approval for the new portables.
 - Charter schools were not impacted by the Lum closure. The district has a long term lease in place with CLCS (Community Learning Center Schools, Inc.) and also recently signed a 10 year lease with Academy of Alameda at the Chipman site.
 - The district does not qualify for any emergency funds to repair Lum School as the closure is not deemed an emergency.
 - An Advisory committee will be established to assist the school board in their decision about what to do with the Lum site.
- B-2-2 Project Expenditures
 - Priscilla presented the year to date project expenditures for the fiscal year. The committee reviewed the reports and questions were discussed.

B-3 Good of the Order

The committee discussed the following:

- There was a discussion about the replacement for Member Anne McKereghan. There are two vacancies for the bond oversight committee; a business owner, someone involved in a business or a chamber of commerce representative and a taxpayer representative.

B-4 Next Meeting

The committee discussed potential dates for the next meeting.

- There was a comment about holding our next meeting at the new building at Otis school.

- The question was asked about having a 15 minute later start time at 6:45 p.m.
- The next meeting was set for September 28, 2017 at 6:45 p.m.
This September meeting had to be cancelled as one of the members left the committee prior to the meeting.

C. ADJOURNMENT

- The meeting was adjourned at 8:49 p.m.