

**Citizen Oversight Committee – Measures O & L
San Mateo Union High School District
Meeting Minutes**

Meeting Date: May 12, 2021
Place: District Office via Zoom, 640 N. Delaware Street, San Mateo
Time: 5:30 pm
Prepared by: Rose Chai, Executive Coordinator

Citizen Oversight Committee members in attendance:

Simon Mazzola (SM) Sherry Haber (SH)
Patricia Griffin (PG) Mike Loy (ML)

SMUHSD Staff and Board of Trustees members in attendance:

Yancy Hawkins, Associate Superintendent, Chief Business Officer (YH)
Rose Chai, Executive Coordinator to the Associate Superintendent, Chief Business Officer (RC)
Robert Griffin, Board President (RG)
Ligia Andrade-Zuniga, Board Trustee (LZ)

Others in attendance:

Laura Chalkley (LaC) Mikael Estrada (ME) Vanessa Castano (VC)
Todd Lee (TL) James Hyde (JH)
Linda Carlton (LC) Valerie Miller (VM)

Members not in attendance:

Not Applicable

NOTES:

- 1. Meeting was called to order at 5:30 P.M.**

- 2. Projects in Construction Update: Measures O, L and other capital projects**

(YH) stated Todd Lee from Greystone would update the group on the last Measure O projects and current Measure L projects. (YH) also stated he sent Project Lists that voters approved. (TL) begins presentation providing projects in Design and projects in construction including Project Name, Budget and Phase. (TL) provides breakdown at each site.

 - a. Aragon:** (TL) stated will install new Transite panels, staged boiler system. (TL) provides wish list projects if budget permits are to re-purpose library.
 - b. Burlingame:** (TL) BHS will get new HVAC/Reroof for Bldg A, along with removal of boiler.
 - c. Capuchino:** (TL) stated upon board approval of new construction Sports Complex – new baseball/softball field, tennis courts and competition lighting at pool. (TL) stated completed project of Stadium Turf Conversion.
 - d. Hillsdale:** Encapsulate Transite Panels, Dual Touchscreen Monitors, Replace Water Line, Repurpose Green Bldg Classroom. Re-plaster pool/add lighting.
 - e. Mills:** (TL) stated project in design New HVAC at Ceramics room. (TL) stated upon board approval of new construction Sports Complex – new baseball/softball field, tennis courts and competition lighting at pool. (TL) stated completed project of Stadium Turf Conversion.

- f. SMHS Update: (TL) stated replace Large Gym HVAC/replace outdated boilers chillers, roof replacements, replace small gym, new press box w/ roof access. Wish list if budget permits culinary arts.
- g. Districtwide Update: (TL) stated he and (YH) met with principals replace outdated PA & paging systems. replace fire alarm systems, (TL) included to improve path of travel, provide STTA locking systems at perimeter doors, upgrade classroom tech & finishes. Finish with Measure L project list by 2030 total expenditures of 385 mil.
- h. Misc Updates: (TL) provides pictures of schools requiring turf replacement, pics of DW security cameras, updated pics of PHS, pics of Capuchino new Athletic complex and Pic of MHS new athletic complex. Pics of Transite panel encapsulation.

2. Completed Projects

- a. Capuchino: (TL) stated completed project of Stadium Turf Conversion.
- b. Mills: (TL) stated completed project of Stadium Turf Conversion.

3. Measure L – Board Approved Project List

- a. Aragon: (TL) looking at new lighted baseball/Multi-Sport field. New Encapsulated Transite Panels (New Exterior Skin) and new high efficiency boiler and replaster pool/add competition lighting (TL) provides wish list projects if budget for modernizing/re-purpose library and new counseling offices.
- b. Burlingame: (TL) BHS will get new HVAC/Reroof for Bldg A and removal of boiler, new large gym complex and new music room/convert (ex) Music to Science. (TL) provides wish list projects to include installing LED Stadium Lights and add new softball field to gym scope
- c. Capuchino: (TL) stated Stadium Turf Conversion which is already accomplished, new construction Sports Complex – new baseball/softball field, tennis courts and competition lighting at pool and renovate Administration Area to Health and Wellness (TL) provides wish list projects to modernize/repurpose library space
- d. Hillsdale: Encapsulate Transite Panels (New Exterior Skin)-includes outdoor teaching space, upgrade classroom technology with Dual 80” Touchscreen Monitors, Replace Domestic Water Line, Repurpose Green Building Classroom, improve cafeteria acoustics and.re-plaster pool/add competition lighting. (TL) provides wish list projects to modernize/repurpose library space
- e. Mills: (TL) stated Stadium Turf Conversion which is already accomplished, new construction Sports Complex – new baseball/softball field, tennis courts (2021). Project in design New HVAC at Ceramics room (2022), Encapsulate Transite Panels (New Exterior Skin) and additional gender-neutral toilet rooms on an as-needed basis (TL) provides wish list projects to modernize/repurpose library space
- f. SMHS: (TL) stated replace Large Gym HVAC/replace outdated boilers chillers, roof replacements, replace small gym and new press box w/ roof access. Wish list if budget permits culinary arts. (TL) provides wish list projects to modernize culinary arts room.
- g. Districtwide: (TL) replace Fire Alarm Systems to improve continuity/serviceability, replace outdated public address & paging systems, improve Path of Travel Improvements, provide state-of-the-art locking systems at perimeter doors and upgrade classroom technology & finishes (includes bandwidth improvements)

- 4. Misc Updates: (TL) provides pictures of schools requiring turf replacement, pics of DW security cameras, updated pics of PHS notes that they are modular buildings, pics of Capuchino new Athletic complex and Pic of MHS new athletic complex. Pics of Transite panel encapsulation and District Office Solar Structure. (ML) asked are windows at the

metal buildings are they still single paned or are they going to be double paned (TL) answered we are assuming they will be double paned, meeting with energy consultant to confirm (ML) asked on the Transite panels, they are not going to be touched at all because of the asbestos, they are just going to be encapsulated (TL) answered while they are asbestos they are not considered friable, the asbestos fibers are imbedded in the concrete, but DSA has regulation that if we remove 5% of the exterior skin then we have to rehabilitate the building to current code which will cost 100's of millions of dollars. Mr. Mazzola thought it to be cheaper to tear it down and start the build all over.

5. Questions?

(ML) asked last question I know these are budget items, but are you projecting with material cost/construction cost going up is that into the budget (TL) answered we have escalation on them, we have looked at 20 year escalation, we have a few years that are double digit, few years down in the 3% range and it evens out, we're 5 & 7%. 7% on the nearer years and 5% on the outer years. It's my best assumption, we're not seeing the overall inflation hit so far. (PG) commented thank you Todd on the transite panel work COC has been after that for 20 years. (PG) asked Peninsula seems to be monochromatic, is there greenery? Architectural touches that make it look less formidable? (TL) there is considerable amount of landscape, there are some color, photographs do not depict. (YH) commented that the metal work is not your standard metal work and looks nice (RG) asked there is 50 million for 2 gyms, one of them is relatively new and one of them is fairly old, has that money been broken out? What is being broken out for San Mateo and Burlingame (TL) there is a break out between the 2, don't have the numbers off the top. Both are structurally configured such, Burlingame being a concrete tilt up and San Mateo being a gluelam trust building there's no way to effectively expand the area and make them larger in a clear span format, both are contemplated as teardowns. Burlingame to expand onto the basketball courts to increase the footprint it will include locker rooms and team rooms. San Mateo similarly we're looking at possibly taking over basketball courts, possibly taking over some tennis courts, one is considering expanding around the fire lane that wraps around the tennis courts, this would solve two problems, one it doesn't leave them short a gym while building the new one, 2 it's convenient for pick up and drop off, Greystone will come back and re-create the tennis courts Burlingame is contemplated as higher price tag, it's not a 25/25 split, Burlingame is 32 mil, San Mateo 18 mil (RG) asked how old is San Mateo gym? (TL) answered that San Mateo gym, we're speaking of the small gym. (SM) asked TL one of the things you mentioned was the standardization of fire alarm can you talk more about that and that we are not replacing something that does not need to be replaced (TL) answered using Hillsdale HS as an example, we have a main fire alarm control panel that is located in the upper campus, we have a newer version installed under Measure M in the Performing Art and gymnasiums and a third alarm installed in the L building (the Science building, under Measure O all are the same brand but they were not communicating with each other, the alarm is pulled in building L, the gymnasiums or in the office. Also coming up on the Measure D fire alarm components from 20 years ago, are no longer supported. So when a device fails a remanufactured device is purchased, that is on the M and O side of the equation. On the code and public safety equation, the new systems have voice evacuation systems that states a fire in progress. (SM) What if you don't speak English? (TL) looking into a multi-lingual system. (LZ) asked regarding accessibility at Peninsula, how close is the ramp to the parking and elevators (TL) Exact distance is unknown, but can get the information.

There is accessible parking in the parking lot and there are ramps in the back that access the courtyard. DSA is very stringent on equal access.

6. Financial Update: Measure O & L

(YH) stated we are at a unique point as we are coming to an end of Measure O and beginning projects for Measure L. A lot of the expenditures that Todd stated are going to be take several years to complete. We issued Series of Measure A bonds for Measure L that was 96.25 mil in 2020. See a lot of refinancing of homes due to interest rates being at a historic low, the District made the decision in February 2021 to issue the Series B bonds with the same 96.25 mil, interest rate was 2.04% total interest cost basis, which is by far lowest interest, which one helps community in paying the bonds, second Measure L is a Measure 39 Bond. Our ability to issue bonds is based on total debt. (YH) shows Measure O Financial report. June 30, 2021 Measure O will be completed. Measure M was completed and presented to auditors on June 30, 2020. (SM) asked we are \$7 mil under budget in Measure O? (YH) answered No we have \$7 mil remaining (yet to spend), we will be close to the \$33 mil when complete. (YH) Measure L 1.3 mil in actuals. As of Dec 31, 2020 spent \$6 mil. See significant expenditures in 2022.

7. Litigation Update – PHS

(YH) at last Sean Absher gave an update on litigation at PHS. Claim was denied, however claim was filed with San Mateo County on the last day. If there are any issues, we are protected by our Construction Company and design team. (TL) answered opinion that it is minor claim, for support covering damage. Had a Geo Tech company review the drawings. Assumption that we were driving pile. Damage was existing long term damage. Contract will just pay rather than go through legal fees. (YH) we have yet to be served.

8. Citizen Oversight Committee New Members

(YH) stated we have applications and resumes. Laura Chalkley to send a call out for additional members. Hoping to have new additions by next COC meeting, will also meet with existing members to see about continuing on in the medium term or the long term.

9. Items for Next Agenda

(PG) I'd like an update as District does the budget for next year, of the amount of money the board has set aside, this was a COC recommendation (board adopted) a fund for deferred maintenance. See if that COC recommendation continues to be followed. (YH) answered yes they do and will bring a report of the deferred maintenance funds and set asides. (PG) commented on concerns that there were not enough custodial staff to maintain the added square footage that has come with the modernization of the high schools. The board addressed that at one point based on a study and determination was made that there was some need for additional staff and that staff was added. Wanted to make sure that we were still in a position to have it on staff to maintain the buildings? (YH) answered we will get more information on that and work with Jim Hyde (PG) Suggests looking the COC annual reports

10. Set Next Regular Meeting Date: Next meeting to be scheduled after new COC members are appointed. Estimated date will be August or September

11. Adjournment

f. Meeting adjourned at 6:56pm

END OF MEETING MINUTES