



Measure J Citizens' Oversight Committee

South San Francisco Unified School District

Meeting Type: Meeting of the Citizens' Oversight Committee (Meeting No. 28)

Meeting Date: Tuesday, September 15, 2015, 6:00 pm

Location: South San Francisco Unified School District Office Board Room
398 B Street
South San Francisco, CA 94080

Notice: Maria Barcelata-Long provided Spanish interpretation services for the CBOC members.

1. Preliminary

1.1 CALL TO ORDER – 6:03 pm

1.2 ROLL CALL

1.2.1 PRESENT: Martin Romero
America Gutierrez – arrived at 6:05 pm
John Sanna (Chair)
Rich Blank (Vice Chair)
Dana Abarca (Clerk)
Paul Formosa
Patricia Turpo-Ames – arrived at 6:06 pm

1.2.2 ABSENT: Richard Holt (Excused)
Julia Lopez

1.2.3 OTHER: Patrick Lucy – SSFUSD Board Vice President
Michael Krause – SSFUSD (MK)
Salom Samad, SSFUSD (SS)
Donna Fentanes, SSFUSD (DF)
Maria Barcelata-Long
Cindy Alger, Anna Nastari, Sandy Tidwell, Gary Rubino
– WMCA
Mina & Bob Richardson

1.2.4 DF performed a roll call. Five (5) out of nine (9) members were present which resulted in a quorum. America Gutierrez and Patricia Turpo-Ames arrived at 6:05 p.m. and 6:06 p.m.

2. Approval of Agenda – Approved by John Sanna (Chair).

3. Approval of Meeting Minutes Nos. 26 & 27 – Meeting Minutes No. 26 were accepted and approved as corrected. Meeting Minutes No. 27 – MR mentioned a sentence in section 6.4, should be in section 6.3. Meeting Minutes No. 27 will be corrected and returned for approval at next CBOC meeting in November.

4. Review and Approve CBOC Annual 2014-2015 Report to Board of Trustees – Asst. Superintendent of Bus. Svcs.
 - 4.1 JS explained placeholder summary report, not final, CBOC needs to discuss. JS explained Annual Report is boilerplate and public comments have been included per CBOC request. JS said a CBOC summary will be added, JS's copy put together quickly, rec'd comment from PF and revision from MR. Topic up for comment. MR passed out his version of summary, commented that tried to segment different statements. DF commented this summary was not sent out with CBOC documentation last week. Discussion over the summary reports, PF commented some of the language incendiary. Discussion continued. CBOC agreed to delete certain words and phrases; DA asked that bullet points be changed to numbers. CBOC agreed to accept CBOC Annual Report 2014-2015 with MR summary with corrections. MR to send to MK tomorrow.
5. Measure J Update – Asst. Superintendent of Business Services
 - 5.1 MK updated the construction projects. Buildings at SSFHS were opened for first day of school. Students were in classrooms and teachers ready to teach. Principal excited, Grand Opening 9/25 at 1:30 pm, CBOC invited. MR asked about wifi at press box for football games, MK said wifi was sporadic, will follow up. JS asked how long for Otis to finish elevators. MK said elevators were not ready first day of school, explained Otis one of few players in elevator business, go by their timeline, first set of inspections did not pass, but passed second inspection on 9/8. SS confirmed accepted & certified.
 - 5.2 Junipero Serra: Majority of JS project complete, slight delay because of roof material, this Friday there will be grand opening, everyone is invited. Punch list work continues, commend SS for his tenacity. Will hold retention until project is completely closed out. DF explained DSA closeout. AG asked about close out. SS explained Letter of Substantial Completion, allows occupancy and punch list begins. AG asked when is it finished, SS said when punch list complete, 60 days. AG asked about Notices of Completion, MK to look into getting that info by next meeting.
 - 5.3 Buri Buri: MK said certain classrooms open, community meeting set for October to update community on some issues, working on sidewalk in front of Del Monte, there will be a new address. JS asked if D wing was open, MK not yet, SS added next Monday, MK said movers scheduled for this weekend, principal coordinating with SS. Demo back area, lots of debris. Starting next phase: MPR, Library & Exploratorium. JS asked about oak tree, MK mentioned may try to preserve tree and flagpole. MR asked if new MPR was built yet, SS said existing MPR in use until new one is finished. MK said spring is the goal, MK weather may affect project.
 - 5.4 Parkway: MK said Bldg D is scheduled to open 9/30. The Band Room, music room and counseling rooms are done. Next phase will get new MPR also.
 - 5.5 Summer 2016: MK said Los Cerritos & Sunshine Gardens are set for summer 2016. Meeting on 9/22 with SG principal. Will start community meetings with principals of all construction sites in October.
 - 5.6 Martin: MK said on track, rec'd RFP from attorney, Board has dedicated \$10M for Martin. MR asked if the \$10M was separate from Measure J, concerned not enough for project, MK said new architect will involve Board & community in project, may or may not use USS Cal, options are open, involve CBOC, architect will envision master plan & new enrollment projections will be taken into account.

- 5.7 MK said Annual Report will go to Board on 9/24, Chairman Sanna to present to Board. JS said he did it last year because RO was not available. MK said USS Cal will be presenting also on 9/24. JS said he and CBOC has seen USS Cal draft and Frog final responses to Forensic Examination.
- 5.8 MK asked if there were questions: JS concerned that Fund 40 funds are not mingled with Bond funds. MK said depends what District and Board decides. JS asked what about 1-1.5M spent already, would like to see money come back to Bond to keep matters straight. MR doesn't want \$10M to add to \$162M, asked where funds were coming from, MK said property taxes. Discussion of property taxes and expenditures. MK stated once money goes into Fund 40, cannot come out.

6. Review of Measure J Bond Financial Reports

- 6.1 MK said Amy Bueno not in attendance, MK reviewed P.O. listing. Money not used will return to Bond general fund for future projects. Many people involved in pay app verifications. Still in contact with CDWL to see what change orders were included in forensic exam. There have been unforeseen conditions since forensic exam i.e. ramp at Parkway, necessary expense on Measure J funds. JS asked if we're solvent for LC & SG projects, MK said yes, we're solid. PTA asked if something happens at a site, like a window falling, who's responsible, after construction is complete. MK said there's a warranty, after warranty expires, it's on the District. PTA mentioned during last tours saw old piece of wood, not best material, MK said if bad material will be held liable. PTA asked if construction is supervised, MK said SS, JB and District hired DSA inspector. MR added when we did walk through, mold on 2X4's not covered up, SS said if there was mold, wall would be black. SS added that walls were not covered until they were inspected. MK said especially with El Nino coming, District extra careful, hired 3rd party mold inspector to verify mold presence and to advise on mitigation. Contractor held liable. MR mentioned the flooding from last December, MK JB already having meetings about potential problems with El Nino, MR encouraged preparation.

7. Newsletter & Messaging to the Public

- 7.1 JS said would like to start Quarterly Report to public for remainder of Bond Program. Will show financials, where and how monies are spent to public. MK said last quarterly for this year to approve in January. MR how much info can we provide, didn't realize Chevron cost \$45-50M over 40 years, would like full closure & full costs. MR concerned not getting a return on investment with LLB contracts. MR also commented on the cost of the playgrounds. JS has copy of quarterly report sample that MK sent him, eager to get CBOC message out.

8. Attendance Report Review

- 8.1 JS omitted this topic at this meeting.

9. Meeting Schedule

- 9.1 JS to schedule after public comment. Next meeting Tuesday, November 10 at 6:00 p.m. Brief discussion regarding board meetings and their agendas.

10. Public Comment (10 minutes maximum). Public comments are limited to 3 minutes per person.

- 10.1 Mina Richardson: She heard of issues of mismanagement of funds. Asked if breakdown has been fixed. Do we vet these people? JS addressed her comment, since MK has come aboard flow of information has increased 10 fold, getting what we request, in the past, hearing things after they're done. If we had heard some things, impact could have been lessened. CBOC cannot do anything about what has happened.
- 10.2 Bob Richardson: Forty year resident, kids went to school in SSF, Vietnam Vet, commented Buri Buri situation a fiasco. Neighbors complaining dirt blowing all over the place. Photos on website look different than what is actually out there, there are cracks on driveways, ruined backyards, EPA out there. Storm drains not covered, currently refencing whole area, children playing, dust all over the cars, taking water out of meter, total mess out there, half the dirt pile covered with plastic. JS concluded his comments. SS said last Friday met with Fire Department and inspector. SS also assured that testing was done on asbestos and lead.
- 10.3 Gary Rubino: Concerned that District would be paying for architectural services again for Martin. MK explained the twofold project at Martin: Modernization & Modular buildings. Contractor signed to do work, but nothing is finalized, in our estimate adequate budget amount, not final \$ amount, State might have money. GR asked why we pay for duplicate architect costs, MK said scope of project changed, might seek competitive bids, would like to include site panel, CBOC, community & staff, GR asked if it will go out for bid, MK said it's an option, don't know now. PTA asked if there were any other projects, MK said not new plans, except scope at Martin. CBOC will be with us until Bond program is over.

11. Adjournment – JS asked for adjournment, and the meeting was adjourned at 8:05 p.m.

Please advise the District within 48 hours if there are any errors in the meeting minutes. Provide questions and comments in a written form and address all discrepancies to the Assistant Superintendent of Business Services and South San Francisco Unified School District.