



SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
398 B St. South San Francisco, CA 94080
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Dr. Shawnterra Moore, Superintendent

Meeting Notes-Information Only - No Quorum

Meeting Type: Meeting of the Measure T Citizen's Bond Oversight Committee
Meeting Date: Tuesday, March 17, 2026, 5:30 PM
Location: South San Francisco Unified School District Office
398 B Street - Board Room
South San Francisco, CA 94080

ORDER OF BUSINESS

- I. **Call to Order:** **CBOC Chair**
5:33 PM
- II. **Roll Call** **Gina DeMartini**
John Sanna and **Avin Sharma** were present. Mr. Sanna stated that since we do not have a quorum at this time, Action item IV will not be voted on.
- III. **Pledge of Allegiance** **CBOC Chair**
- IV. **Action: Approval of 12/9/2025 Meeting Minutes** **CBOC Chair**
Tabled until next meeting. No Quorum.
- V. **Information: Bond Program Update** **Lori Shelton/Calvin Wong**

PROJECTS IN DESIGN

Lori Shelton

1. Sunshine Gardens ES Modernization:

- a. The project is in the last part of the second design phase of Design Development. Cost estimation is being finalized along with the scope of work to move into the final design phase.

- b. The design package is scheduled to be submitted to DSA in early October 2026 with DSA approval anticipated in late April 2027.
- c. Construction is planned to begin in June 2027, which will last approximately 18 months.
- d. The lease-leaseback general contractor for preliminary services was approved at the February 26th board meeting.

2. Los Cerritos ES Modernization:

- a. The bond team received approval from the board to proceed with building a one-story Exploratorium, library, and classroom buildings upgrades with interim housing at Baden for partial staff and campus.
- b. Next steps include finalizing the scope of work for the modernization and interim housing. The architect is in the process of providing a fee proposal. The bond team will amend the original contract for the design and construction phases of work.
- c. **Ted O** explained that the original proposed bond amount allocated to Los Cerritos included interim housing on the black top at Los Cerritos. We learned the blacktop belongs to the SFPUC, and it cannot be used for interim housing. The board approved the additional funding of fourteen million for the one-story building and interim housing at Baden option. The additional amount will be funded by approximately 5 sources, which include *Measure J, Deferred Maintenance, State Matching Funds, Facility Funds, and a part of the Baden bond allocation*. We are still determining the amount coming from each funding source.

- **John Sanna** asked how many kids will need to be moved to interim housing.

Lori Shelton responded that this will be determined after working with the staff.

Ted O explained that the board asked about enrollment numbers. A study done 4 years ago showed increase in enrollment. A new study is in the works, and it is anticipating continued growth in enrollment for Los Cerritos. Most schools are showing a decrease in enrollment due to lower birthrates.

John Sanna commented that the tech industry growth and construction of multiple housing units are leading to stronger parent involvement and stronger PTA.

3. South San Francisco HS Modernization:

- a. The Architects Part 2 agreement will be going to the Board of Trustees for approval on March 26th. We will then begin the first design phase.
- b. The DSA submission is anticipated in late September 2027 with approval of late May 2028.
- c. Construction is anticipated to begin July of 2028 and go through summer of 2030.

4. El Camino High School Modernization:

- a. The project is in the first design phase, Schematic Design.
- b. The design package is scheduled to be submitted to DSA in late April 2027 with DSA approval anticipated in mid-October 2027.
- c. Construction is anticipated starting in early January 2028.
 - **John Sanna** asked if swing space would be needed.

Lori Shelton responded that we do not know at this point.

5. Spruce ES:

- a. The project is in the first design phase, which is Schematic Design.
- b. The design package is scheduled to be submitted to DSA in early February 2027 with DSA approval anticipated in July 2027.
- c. Construction is anticipated to start in October 2027, lasting for approximately 18 months.

6. Monte Verde ES:

- a. The project is in the first design phase, which is Schematic Design.
- b. The design package is scheduled to be submitted to DSA in mid-November 2026 with DSA approval anticipated in late April 2027.
- c. Construction is planned to start in July 2027, ending in August 2028.

PROJECTS IN CONSTRUCTION

Calvin Wong

1. El Camino HS Cafeteria and Central Kitchen:

- a. Work at Cafeteria:
 - i. The cafeteria has been turned over to the school at the beginning of the year, and we expect the storefront work to begin during spring break. It was decided that temporary walls would be the least disruptive to the students and staff, therefore, temporary walls will go up on both ends of the cafeteria. The cafeteria and serving line will remain open during construction. The temporary wall provides a controlled approach should unforeseen conditions arise during demolition.
 - ii. Student restrooms are complete and were used this past weekend for an event that was held onsite.
 - iii. Overall feedback has been positive.

- **John Sanna** requested a tour.

Calvin Wong agreed and will arrange.

- b. Work at the Central Kitchen:
 - i. The exterior walk-in freezer and cooler wooden-framed enclosure structure is in place, and we are currently working on the vapor barrier and finishing up the interior drywall. The actual walk-in freezer/cooler equipment is expected to arrive in early April.
 - ii. We have received approval from the Bay Area Air District to proceed with construction of the emergency generator. The generator has been delivered and installed. Once we complete the final connections and testing, we can schedule a final inspection with BAAD.
 - iii. The underground utility work is close to being completed and we are mainly finishing up framing and closing up walls..
 - iv. Completion of the Central Kitchen is expected at the end of June 2026.

- **John Sanna** asked if there would be concern about the noise created by the generator for the nearby residents.

Lori Shelton explained that the generator is for emergency back up only.

Calvin Wong noted that part of the permit process included a 30-day public notice and no concerns were raised.

2. Westborough MS Field and Pavement Improvement:

- a. The work above the field is complete and we will stripe the remainder front half of the yard during summer 2026.
- b. As a refresher, the project experienced multiple unforeseen conditions that resulted in schedule impacts and increased costs. The south set of stairs is complete. The last section of the north concrete ramp and stairs were poured today. We are now installing the remaining storm drains and French drains along the hillside which will allow us to backfill and get the base in place for the field in preparation for the artificial turf.
- c. Completion of this project is anticipated in Spring 2026.
- d. There will be a change order #4 with McGuire & Hester for Westborough MS Field and Pavement Project going to the board for approval on March 26th.

VI. Information: Bond Audit Reports

Ted O

Ted O provides information on the Bond Audit Reports. Eide Bailly, our external auditor, presented the audit reports for Measure T and Measure J to the Board of Trustees on January 22nd. The presentation can be found on page 19 of the minutes and are posted on the website. We received the rating of *Unmodified Opinion*, which is the best one. Measure J only had one expense item of approximately \$1,000.00 for bank fees. The auditor audited about 77% of the expenditure under Measure T. Both bond programs had no audit findings.

No questions.

VII. Information: Up-To-Date Financial Information

Ted O

Ted O explains that the financial report attached dated 2/27/2026 are the same format as the past.

No questions.

VIII. Public Comments on Non-Agendized Items

CBOC Chair

No comments

IX. Committee Member Announcements/Reports

CBOC Chair

No member announcements/Reports

Meeting adjourned at 6:00 PM

Next meeting is May 12, 2026