Citizens' Bond Oversight Committee (CBOC) Meeting Minutes Alum Rock Union Elementary School District

Measures I / S

June 3, 2026
5:00 p.m. - 6:30 p.m.

Bond Construction Office: 2888 Ocala Avenue; San Jose, CA 95148

Attendance:

- Eric Wasinger, Senior Executive of Bonds, MOT
- Nathan Thome, Capital Planning Architect
- Teresa DeCelles, Assistant Superintendent, Business
- Mariela Heredia, Senior Accounting Assistant
- Dale Grogan, Bonds Program Director
- Richard Marquez, Bonds Manager
- Maria Martinez, Bonds Director
- Sandra Garcia, Interim Superintendent
- Delia Oseguera, Chair
- Alison Cingolani, Vice Chair
- Tanika (Nicki) Rohadfox, Secretary
- Natalie Dowd-Abal

Guests/Public:

- Vince and Lynn Tran

Eric Wasinger, Senior Executive of Bonds, MOT, called the meeting in order at 5:10 p.m.

WELCOME / APPROVE AGENDA / PUBLIC COMMENT/ INTRODUCTIONS

- Mr. Wasinger introduced Natalie Dowd-Abal as new CBOC member.

INFORMATION/DISCUSSION
Mr. Wasinger began his presentation at 5:21 p.m.

- **Construction Projects**

- Adelante Dual Language Academy
  - Started the roofing replacement on 06/03/2026
  - Comprehensive HVAC Retrofit – 48 units ready to install, condenser on top of roof is now quieter, water proof, and with a 30-year warranty
  - New administration offices at new location - There are now secure. New campus doors to go onto campus, the old office will still be in use with the VP and other staff. Having two offices allows for administrators to be on each side of the campus

- **Upcoming Project Highlights**
  - Cafeteria HVAC retrofit at Sheppard and Painter - will be done over the summer
  - New bottle filling/drinking stations at multiple sites:
    - We applied for 13 grants, and received all of them. We will receive half the money upfront and the other half once units are installed and photographed with possible ceremony
  - Workforce Housing Planning & Design
    - Breaking ground goal of March and April
    - We are working on the requirements and the comments noted by the City of San Jose
    - Workforce Housing Community Outreach held May 21, 2026
  - Lyndale SPED Shade Structure
    - With Dales experience, the first time the company who installed the shade structure concrete, it was not done up to par. Dale asked them to come back and redo it
  - Painter Restrooms
    - With the purchased bathroom trailers, we can move them from site to site, instead of renting them every time there is construction
    - Remodel: Will be done by June 12th (4 days behind)
- **General Obligation Bond Financial Report**
  - Eric is trying to get interest to offset some costs - a potential $2.5m made in interest
  - Measure S - FY 25-26
  - Alison asked why the $53,531,667.26 encumbered, Eric explained they are waiting on the $52k that we will be receiving in 30 days/June 30th

  - **Planned Projects**

- Waiting on roofing, fencing, asphalt work, and fire alarm for September/October when it is cheaper
- Kitchens need to be remodeled at all sites. Will use Bond money in the 26/27 SY
- Eric mentioned that marquees from closed sites can be repurposed to sites that need a marquee update

INFORMATION/DISCUSSION/ACTION

- Natalie:
  - Asked if the ceiling will be looked at
    - Eric's Response: If there's a leak in a roof it will be replaced.
  - How informed immediate need for staff at sites
    - Eric: Weekly Meetings, involved in all operations or maintenance every morning at 7am. Has changed the process and has been able to shrink work orders
  - Track and Field At Mathson - is there a plan for all middle schools?
    - Eric: Gave the example of Sheppard's field shared with the City
    - Has layout plans of where the track and field will be (deferred maintenance plans)
    - The landscaping at Mathson and Ocala- to level the field
    - The GOAL is to improve all sites
  - The water from water fountains undrinkable due to taste
    - Eric: The water is safe to drink as we get Hazmat Tests and the new filtration

- Alison:
  - Backup Power Supply for the speakers/announcements
  - Updating cameras
  - Outreach for new Measures
  - To have the agenda information/presentations prior to these meetings for them to review beforehand
    - Eric's Team will be emailing the agenda/presentations prior to the meeting

- **Future Meetings:** September 9, 2026 and December 9, 2026

- **Public Comment:**
  - Guest Vince Tran asked about bonds projects at Painter
    - Road project paving behind the site
    - The bathrooms
    - Asking committee to see the equity on the facade of the school sites. Compare other sites vs. Painter Elementary
    - **Eric's Response:**
      - Painter Elementary should not be on a corner of the road, the set up not practical
      - We are working on a plan for new fencing around the site
      - In addition, McCollam, Aptitud, Ryan, and Lyndale also need to be updated

ADJOURNMENT
Eric Wasinger adjourned the meeting at 6:20 p.m.