Minutes of the Measure I Citizens' Bond Oversight Committee
May 6, 2025, 6:00pm
Media Center P24
Wood Middle School
1801 Sandcreek Way
Alameda, CA 94501

PRESENT:

Committee members:
Sarah Olaes (At-Large)
Mike McMahon (At-Large)
John Baum (Parent Representative)
Jennifer Bullock (At-Large)
Neil Dandavati (Parent and Active in PTA)
Liana Hamilton (Business Representative)
Caroline Brossard (At-Large)

Staff members:
Shariq Khan, Asst. Superintendent, CBO
Monty Patterson, Sr. Director of Const.
Bernadette Gard, Dept. Office Specialist
Ruth Boyd, Project Manager
Steve Chonel, Director of Fiscal Services
Pedro Mora, Project Manager

Absent: Rohit Reddy (Taxpayer Org)

A. CALL TO ORDER

The meeting was called to order at 6:06 p.m. by Mike McMahon, Committee Chairperson.

B. INTRODUCTION OF MEMBERS

Introductions were made around the room of the committee members in attendance and district staff members.

C. MODIFICATIONS OF AGENDA

There were no modifications to the Agenda.

D. APPROVAL OF MINUTES

1. November 30, 2024 meeting (Action)

- Minutes from the November 30, 2024 meeting was considered for approval.

There was a motion to adopt the minutes as presented.
Motion: Member Bullock Motion second: Member McMahon
The motion to adopt the minutes was approved 3 to 0, unanimously by the 3 members who attended that meeting.

2. January 9, 2025 meeting (Action)

- Minutes from the January 9, 2025 meeting was considered for approval.

There was a motion to adopt the minutes as presented.
Motion: Member Baum Motion second: Member Bullock
The motion to adopt the minutes was approved 5 to 0.

E. COMMUNICATIONS

1. There were no individuals present with public comments.

F. BUSINESS ITEMS

1. Project Update (20 Mins/Information)

   Monty Patterson presented the project update. He provided background on the bond measures, noting that Measure I passed in 2014 and was updated with Measure B in 2022. He explained that Measure B focused primarily on secondary schools and security improvements, including upgraded lock systems.

   Monty also reviewed completed Measure I projects, emphasizing new school entries as a key security improvement. He reported that the HVAC modernization projects at Longfellow and Island High/ACDC were nearing completion. He then listed the current Measure B projects and provided a brief status update for each, noting that Project Managers would provide additional details.

   Project Updates – Ruth Boyd

   Ruth reviewed her assigned projects and shared photos. For each project, she summarized the scope, status, next steps, and challenges encountered.

   - Kofman Auditorium
   - Wood Middle School

     Following the meeting, the group walked to the edge of the site to view the buildings and observe construction progress. Ruth discussed the new access road and overall site progress and how we coordinated with the City since they also had a street project at the same time.
   - Encinal High School – New Gymnasium

   Project Updates – Pedro Mora

   Pedro reviewed his projects and shared photos, providing the project status, next steps, and challenges encountered.

   - Alameda High School Swim Center

     There were questions about impacted soil and what impacted soil means.
   - Encinal High School Stadium and Field, including the fence project

     Questions were raised regarding whether any work would be done on the baseball field, along with discussion about how the field could continue to be used for games during construction.
   - Otis Elementary School

   Environmental Findings Discussion

   While discussing the Alameda High School project, Monty noted that lead was found in the soil. He explained the historical use of the site prior to becoming a school, including former businesses and structures that had burned down. He stated that environmental findings of this nature are common for sites with this type of history and are not unusual.

A comment was made regarding how the soil issues affected the project schedule and costs. Monty noted that soil and groundwater testing early in project development would now be incorporated into all future projects.

Construction Impacts
A question was raised regarding whether construction had experienced any cost impacts related to increased tariffs. Monty stated we hadn't seen any impact and no vendors have raised their prices.
Monty wrapped up the Project Updates with a timeline showing the remaining Measure B projects.

2. Discussion of Future Agenda Items (5 Mins/Information)

- Mike McMahon noted that the Committee received a thorough project update but requested that future presentations include more budget and fiscal information. Shariq responded that while project budgets would not change, the scope of work within the projects could be adjusted.
  There was a discussion regarding the timing of the next meeting, which was anticipated to take place in October or November. Staff would send out a poll to determine the meeting date.

G. <u>ADJOURNMENT</u>

- The meeting was adjourned at 7:09 pm by Committee Chairperson Mike McMahon.