Minutes of the Measure I Citizens' Bond Oversight Committee
October 30, 2024, 6:00pm
Ballena Conference Room
Niel Tam Education Center
2060 Challenger Drive
Alameda, CA 94501

PRESENT:

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

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

Absent: John Baum (Parent Representative)

A. CALL TO ORDER

The meeting was called to order at 6.01 p.m. by Mike McMahon, Committee Chairperson.

B. INTRODUCTION OF MEMBERS

Committee members and district staff began with introductions. Mr. Khan then introduced Monty Patterson as the new Senior Director of Construction. Mr. Patterson began his career in the district as a project manager and later served as the Director of Maintenance, Operations, and Facilities. He is now stepping into his new role following the retirement of former director Robbie Lyng earlier this spring.

C. MODIFICATIONS OF THE AGENDA

There were no modifications to the Agenda and there was no motion made to adopt the October 30, 2024, agenda.

D. APPROVAL OF MINUTES

1. February 5, 2024 meeting (Action)

- Minutes from the February 5, 2024 meeting were considered for approval.

There was a motion to adopt the minutes as presented.
Motion: Member Olaes Motion second: Member Bullock
The motion to adopt the minutes was approved 7 to 0.

2. April 1, 2024 meeting (Action)

- Minutes from the April 1, 2024 meeting were considered for approval.

There was a motion to adopt the minutes.
Motion: Member Bullock Motion second: Member Olaes
The motion to adopt the minutes was approved 7 to 0.

E. COMMUNICATIONS

1. There were no individuals present with public comments.

F. BUSINESS ITEMS

1. Measure I 2023-2024 Project Expenditures (10 Mins/Information)

- Mr. Khan provided an overview of Measure I expenditures, noting that the 2024–2025 fiscal year will be the final year for Measure I projects. He shared that the district began the current year with $21 million in funds and earned an additional $1.2 million in interest—an increase over the previous year due to higher interest rates. Mr. Khan also discussed a new journal entry requirement under updated GASB standards, which now reflects the fair market value of county-held investments. He clarified that this accounting change had no cash impact, only a temporary negative followed by a credit. Expenditures were reviewed by site and project, with key Measure I projects for 2023–2024 including the District Lock project, Earhart Elementary, and Island High School/ACDC. He noted that work at Wood School and Island High will continue into 2024–2025 as Measure I wraps up.

2. Measure B 2023-2024 Project Expenditures (10 Mins/Information)

- Mr. Khan reported that this is the second year of Measure B reporting, noting that the district began the year with $35.8 million in available funds. He outlined the expenditures, which included projects at Alameda High School—specifically the swimming pool, athletic fields, and Kofman Auditorium modernization—as well as work at Encinal High School, Otis Elementary School for planning and the temporary campus, and project management for Wood School. There were no questions from attendees following the presentation.

3. Update on Measure I and Measure B Projects (10 Mins/Information)

- Staff presented a projects update. Mr. Patterson opened by introducing the project managers and provided a brief history of Measures I and B. He expressed appreciation to the community for making the school improvements possible and noted that Measure B, passed in 2022, will allow the district to continue the work started under Measure I. Mr. Patterson stated that Bond Construction completed nearly 20 Measure I projects. Key highlights included the modernization of the historic Alameda High School, new classroom buildings at Encinal High School and Bay Farm School, and safety and security upgrades such as fencing, locks, and secure school entry systems. He also discussed technology and communication improvements, including a new VOIP system and an upgraded emergency broadcast system. A significant accomplishment was the completion of the district-wide lock project, which was managed entirely in-house.

Longfellow Campus

Ms. Boyd provided an update on the work completed at the Longfellow campus, which serves both the Alameda Child Development Center (ACDC) and Island High School.

Upgrades at the site included electrical improvements, enhancements to meet accessibility requirements, and the installation of new HVAC units to improve climate control and overall facility conditions.

Wood Middle School Temporary Campus and New Construction

Ms. Boyd presented an update on the Wood Middle School Temporary Campus, showing photos and noted the demolition of the former Lum site, the placement of portable classrooms, and the successful relocation of Wood students to the temporary campus last fall. She then outlined plans for the upcoming Wood Middle School New Construction project, which includes building a new classroom building, a gymnasium, and a new access road with designated drop-off and parking areas. During the presentation, questions were raised regarding the impact of the new road on traffic flow along Otis and Grand Street, as well as the overall timeline for the project. Ms. Boyd responded that the goal is to complete the project by the start of the 2026 school year.

Kofman Auditorium Stage Upgrades

Ms. Boyd also reviewed the stage upgrade project currently underway at the Kofman Auditorium. This project includes the replacement of production lighting, improvements to the audiovisual systems, construction of new dressing rooms and an accessible restroom, replacement of the stage fire curtain, and installation of new battens.

Alameda High School Swim Center Project

Mr. Mora presented the Alameda High School Swim Center Project, highlighting that it is a joint venture between the district and the City of Alameda. The project includes the construction of a new competition pool and a practice pool, new lighting, a scoreboard, an outdoor shower area, and a new mechanical equipment room in a dedicated enclosure, all designed to meet DSA (Division of the State Architect) requirements. A new tennis court will be built to replace the one that was demolished, and new perimeter fencing will be installed throughout the site. Construction began in June and is scheduled for completion by fall of the following year.

During the presentation, several questions were raised. One attendee asked if the pool depth would be like the Encinal pool, and there was also a discussion around the locker rooms. Mr. Mora explained that while full renovations were not possible within the project budget, locker rooms will be modernized as part of a maintenance effort. There were additional questions regarding the timing of completion, spectator seating, and storage. Mr. Mora confirmed that bleachers would be replaced and discussed plans for fencing and the viewing setup for parents during swim lessons. A question about public access to the pool on weekends and after school was addressed by Mr. Khan, who clarified that while the district uses the facility for school sports programs, the City of Alameda manages public access. Similarly, tennis court access is handled through the district's Maintenance, Operations, and Facilities department, in accordance with the California Civics Act.

Encinal Jr./Sr. High School Stadium Renovation

Mr. Mora also gave an update on the Encinal Jr./Sr. High School Stadium Renovation project. The scope includes building a new turf field with a surrounding track, new bleachers, upgraded lighting, resurfaced blacktop, and new perimeter fencing. He discussed collaboration with the San Francisco Bay Conservation and Development Commission (BCDC) to ensure public access behind the field. To meet BCDC

requirements, the district agreed to relocate the shot put area and open up the space behind the track by building a new public path. While construction will begin shortly and is expected to last one year, the district has five years to complete the public access path. In the meantime, sports teams will practice and compete at the College of Alameda during construction.

Otis Elementary School New Construction

Mr. Mora concluded with an overview of the Otis Elementary School New Construction project. This project will be phased to begin after the completion of the Wood Middle School project in 2026, at which point Otis students will transition to the temporary campus. The project will include the construction of a new two-story classroom building, a one-story administration and library building, new landscaping, blacktop areas, and modern play structures.

Future Projects and Community Questions

Mr. Patterson concluded the presentation by discussing upcoming projects funded through future bond measures. These include building a new gymnasium and modernizing existing buildings at Encinal High School, modernization work at Lincoln Middle School and Alameda High School, and the development of a new athletic field for Alameda High School.

During the discussion, attendees raised several questions and comments. There was a question about the future of Thompson Field, concerns regarding the heating and air conditioning at the Temporary Campus, and a comment noting the lack of shade on the temporary site.

Discussion on All-Gender Restrooms

A question was raised regarding the inclusion of all-gender restrooms in current and upcoming school projects. Mr. Khan responded that both Otis Elementary and Wood Middle School will include new restroom facilities featuring multi-stall, all-gender restrooms with open handwashing stations, in addition to traditional gender-specific restrooms. He noted that school administrators have expressed a preference for the inclusive, multi-stall, accessible restroom designs as they support student comfort and accessibility.

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

- Annual Report and Future Meeting Planning - The committee discussed the timeline and process for preparing the Annual Report and presenting it to the Board. It was suggested that the committee reconvene in February to review the audit report and begin drafting the Annual Report. Members expressed interest in having a more comprehensive report this year, with detailed information including budget breakdowns, project allocations, and timeline milestones. They also requested the opportunity to review a draft version of the report before it is finalized.
- Audit Report Access and Review - There was continued discussion about how and when the committee would access the audit report. Mr. Chonel confirmed that the audit would be available after December 15. The committee expressed interest in reviewing the report before it is presented to the Board in January. It was agreed that the committee would meet during the second week of January to review the audit and

finalize the Annual Report. To coordinate the meeting date, staff will send out a Doodle poll.

- Audit Process Overview - Mr. Khan provided additional insight into the audit process, explaining that it typically takes place in two phases: an initial review in April and a final review in September. He noted that while auditors may identify some issues during their work, the findings are generally minor and do not rise to the level of being included in the final report.
- Site Visit Discussion - The committee discussed the possibility of meeting at a site to visit one of the project locations. A specific question was raised about the Otis Elementary project, particularly about obtaining staff feedback on the Temporary Campus setup before Otis students are moved into the site.

G. <u>ADJOURNMENT</u>

- There was a motion to adjourn the meeting.
  Motion: Member McMahon Motion second: Member Olaes
  The motion to adjourn the meeting was approved 7 to 0.
- The meeting was adjourned at 7:15 p.m.