



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

Meeting Minutes

Meeting Type: Meeting of the Measure T Citizen's Bond Oversight Committee
Meeting Date: Tuesday, May 12, 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**
5:30 PM
- II. **Roll Call** **Gina DeMartini**
- | | |
|-------------------|---------|
| Daniela Jonguitud | Absent |
| Miguel Nava | Absent |
| John R Penna | Present |
| John Sanna | Present |
| Avin Sharma | Present |
| Vishal Patel | Absent |
| Soy Wong | Present |
- III. **Pledge of Allegiance:** **CBOC Chair**
- IV. **Action: Approval of 12/09/2025 Meeting Minutes** **CBOC Chair**

Avin Sharma motions to approve the minutes for the December 9, 2025, meeting.
Soy Wong seconds the motion.

Motion carried unanimously.

V. Information: CBOC Member Terms:

Ted O

Ted O advises status of the three members with terms expiring June 30, 2026.

- a. Miguel Nava term ends June 30, 2026. He will not be returning.
- b. Daniela Jongitud term ends June 30, 2026. Ted has not received her decision to return and will follow up.
- c. Vishal Patel term ends June 30, 2026. Vishal resigned last month due to schedule conflicts.

Recruitment will begin soon. Ted O will follow up with announcement and recruitment details.

**VI. Information: Bond Program Update
Wong Projects In Design:**

**Lori Shelton/Calvin
Lori Shelton**

1. Sunshine Gardens ES Modernization:

- a. The project has moved into the final design phase (Construction Documentation).
- b. The design package is scheduled to be submitted to DSA in September 2026 with DSA approval anticipated in April 2027.
- c. Construction is planned to begin in the summer of 2027 and continue through October 2028.
- d. Both the lease-leaseback general contractor for preliminary services and the construction manager are now on the project.

2. Los Cerritos ES Modernization:

- a. The architect's contract amendment for design, construction administration and close-out was board approved on May 7th and is starting the design phase.
- b. The current schedule anticipates design to be submitted to DSA in September 2027 with an anticipated approval in May 2028.
- c. Construction start is planned for Summer 2028.
- d. The team is still working on the separate contract and plan for the interim housing at the Baden campus.

3. South San Francisco HS Modernization:

- a. The project recently started the Schematic Design phase.
- b. The design package is scheduled to be submitted to DSA September 2027 with an anticipated approval May 2028.
- c. Construction is anticipated to begin in summer 2028.

4. El Camino HS Modernization:

- a. The project is in the first phase of design (Schematic Design).
- b. The design package is scheduled to be submitted to DSA in April 2027 with DSA approval anticipated in October 2027.
- c. Construction is anticipated starting in late December 2027/early January 2028.

5. Spruce ES:

- a. The project is in the first phase of design (Schematic Design).
- a. The design package is scheduled to be submitted to DSA in May 2027 with DSA approval anticipated in December 2027.
- b. Construction is anticipated to start summer 2028.

6. Monte Verde ES:

- a. The project is in the first phase of design (Schematic Design).
- b. The design package is scheduled to be submitted to DSA in November 2026 with approval anticipated in April 2027.
- c. Construction is planned to start in summer 2027.

Projects In Construction:

Calvin Wong

1. El Camino HS Cafeteria and Central Kitchen:

- a. Work at Cafeteria:
 - i. Storefront work is ongoing, and the storefront frames are in place on both sides of the cafeteria. The contractor is in the process of installing glazing for the storefronts. The temporary walls will remain up, and the students will be able to continue using the cafeteria.
 - ii. We anticipate the storefront to be in place by the beginning of June and the exterior column work and misc. window shades to be completed at the beginning of July. We understand there will be summer school at El Camino HS this summer and will coordinate the logistics with the site.
 - iii. Final completion of the Cafeteria is expected at the end of July 2026.
- b. Work at the Central Kitchen:
 - i. The final concrete pour for the exterior walk-in freezer took place today and they will resume the equipment installation.
 - ii. The new epoxy flooring is complete in the kitchen, and the contractor is currently installing kitchen equipment.
 - iii. We will work on the remaining accessible path of travel work at the school entrance right after school is out at the first week of June. New lighting is expected to be hung by the end of this week.
- c. We anticipate having nutrition services back into the kitchen towards the end of June or beginning of July 2026 to start training and preparing for the 2026-2027 school year.

2. Westborough MS Field and Pavement Improvement:

- a. The striping of the remainder of the school yard is slated to take place after school is out contingent on the weather, which can impact the curing of the paint.
- b. Final paving for the maintenance vehicle lane down to the field is slated to take place once school is out. The original scheduled date was pushed back due to an unforeseen leak requiring repair at the existing backflow preventer.
- c. We are currently fine grading the permeable rocks for the artificial turf installation to begin. We ran into some yielding issues with the permeable rock material, and the contractor is currently sourcing a different material to address the issue. As mentioned previously, the turf installation takes approximately 7 weeks to complete.
- d. Irrigation and landscaping are ongoing.
- e. Final completion of this project is anticipated at the end of June 2026.
- f. Upcoming board action needed:
 - i. Change order #5 with McGuire and Hester for Westborough MS Field and Pavement project. 6/11/2026.

VII. Information: Up-To-Date Financial Information

Ted O

Ted O explains that the attached Financial Information is through 4/30/2026.

- **John Sanna** requested update regarding additional funding for Sunshine Gardens and Los Cerritos.
- **Ted O** explains that the details of the additional funding sources can be found in the slide presentation from the May 7th Board meeting. Los Cerritos additional 14 million and Sunshine Gardens additional 10 million will be funded by deferred maintenance funds, interest from Measure T, Measure J funds including state matching funds. Additionally, some of the Baden Measure T funds will be used for the plumbing and electrical upgrades needed at the site for interim housing.

VIII. Future Meeting Dates:

CBOC Chair

Members discussed and agreed to the following meeting dates and time.

August 4, 2026, 5:00 pm
September 15, 2026, 5:00 pm
December 1, 2026, 5:00 pm
March 16, 2027, 5:00 pm

John Penna motions to approve meeting dates with a 5:00pm start time.

Avin Sharma seconds the motion

Motion carried unanimously.

IX. Public Comments on Non-Agendized Items

CBOC Chair

No comments

X. Committee Member Announcements/Reports

CBOC Chair/Members

John Sanna thanked Calvin Wong for the tour of the El Camino Central Kitchen and Cafeteria. He is impressed with the quality of the work.

XI. Adjournment Chair

CBOC

Meeting adjourned at 6:02 PM

Next meeting is August 4, 2026