



**Measure C Bond Oversight Committee Meeting  
San Jose Unified School District  
November 16, 2004**

**1. Welcome and Introductions**

The final meeting of the Measure C Bond Oversight Committee was called to order at 6:30 p.m. in Room 129, 855 Lenzen Avenue, San Jose, California, by Steve Wincor.

Those in attendance included:

Steve Wincor	BOC Chair	Ty Williams	SJUSD	Susan Davenport	Kitchell
Lynne Kinsey	BOC Member	John Cimino	SJUSD	Bob Fuselier	Kitchell
Ray Moreno	BOC Member	Florence Eng	SJUSD	Justin Smith	Kitchell
Leslie Reynolds	BOC Member	Ada Poon	SJUSD	Cheryl Butterton	PCM3
Joel Zizmor	BOC Member	Debbie Doty	SJUSD	Jerry Matranga	
Veronica Lewis	SJUSD Board				

**2. Quarterly Reports – Construction Project Status**

**PCM3 Construction Project Status Report - presented by Cheryl Butterton**

<u>Phase I Schools:</u>	Anne Darling	<u>Phase II Schools:</u>	Hacienda
	Bachrodt		Reed
	Booksin		Portables
	Simonds		
	Schallenberger		

All projects fall under the close out phase/OPSC audit completed phase. Construction is complete and all projects are in DSA close out. The close out time for each site varies due to DSA procedures. (Note, “construction completed” means that all work has been done, all close out documents have been submitted, all contracts have been paid, and the Notice of Completion has been filed.)

Additional Summer 2000 Construction Performed:

- Riverglen at Broadway Two-Story
- Hammer Elementary School Miscellaneous Projects
- Off Broadway at Speak Continuation High School

All projects fall under the close out phase/OPSC audit completed phase. Construction is complete at all sites. DSA Certification has been received for Off Broadway at Speak Continuation High School and Hammer Elementary School. All other projects are in DSA closeout.

<u>Phase IV Schools:</u>	Almaden Elementary
	Erikson Elementary
	Lowell Elementary
	Olinder Elementary
	Williams Elementary
	Hammer Elementary
	Grant Elementary

Willow Glen Elementary  
2001 Summer Portables at Willow Glen and Bachrodt

All projects fall under the close out phase/OPSC audit completed phase with the exception of Grant roofing, which will be reviewed with the 2003 Modernization project. Construction has been completed at all sites. DSA certification has been received for Williams, Erikson, Bachrodt Portables, Hammer and Lowell Elementaries. All other projects are in DSA closeout. Some outstanding invoices may still be out for DSA fees.

Phase V Schools: Carson Elementary  
Graystone Elementary  
Randol Elementary  
Los Alamitos Elementary  
Washington Elementary

All projects fall under the close out phase/OPSC audit completed phase. Construction has been completed at all sites. DSA certification has been received for the Washington Noise Abatement project, Graystone, Randol and Los Alamitos. Carson is in DSA closeout and will be certified shortly.

Phase VI Schools: Gardner Elementary  
Gardner Elementary Portables/Estrella Childcare Center  
Grant Elementary  
Grant Elementary Portables  
2003 Portables – Anne Darling, Simonds, Steinbeck

All projects fall under the close out underway and are waiting to begin the OPSC audit phase. Construction is complete at all sites and all projects are performing DSA close out.

Scope D Projects: Installation of sinks and casework at various sites  
Refurbishment of 3 portables at Willow Glen Middle  
Replacement of 3 portables at Washington Elementary

All projects fall under the close out underway and are waiting to begin the OPSC audit phase. Construction is complete at all sites. All projects are performing contract close out and DSA close out.

### **3. Kitchell Construction Project Status Report presented by Bob Fuselier**

- Trace Elementary School has been accepted by the State Architect.
- The following projects are contractually complete. All of the prime contractors that have worked on these projects have submitted all of the close out documentation and the District has made payment to those Contractors. These projects are awaiting acceptance by the Department of State Architect.
  - Cory Elementary School
  - Bret Harte Middle School
  - Peter Burnett Middle School
  - Willow Glen Middle School
  - Lincoln High School
  - Pioneer High School
  - San Jose High School
  - Willow Glen High School

- John Muir Middle School is in close out status. The General Contractor has to provide the as-

built drawings and then this project will be contractually complete.

- Hoover Middle School is in close out status. The General Contractor has to provide a final waiver of lien and resolve the two remaining stop notices, then this project will be closed out contractually.
- Castillero, Steinbeck and Gunderson are in close out status. All sequences of work are complete. Kitchell is trying to finish change order negotiations and obtain close out documents from the contractors.
- The Window Coverings project at various school sites is complete.
- The Family Early Learning Center is 95% complete and the contractor is finally finishing up the remaining punchlist items. Kitchell is waiting for the contractor to resolve the outstanding stop notices before we can release any further money and close out the project.
- The A/C at the theaters and/or multipurpose rooms at the middle and high schools was split into two bid packages. Both contractors have finished their punchlist and Kitchell is waiting for the closeout documentation.
- The gym floor and bleachers project at Leland is complete. Kitchell has to negotiate the last change order and is waiting for the contractor to provide close out documentation.
- The science classroom project at Leland is under construction and is scheduled for occupancy in early December.
- The new restroom facility at Leland is currently under construction and is scheduled to be completed in March.
- The parking lot project at Leland will probably begin in Spring 2005.
- The gym floor and bleacher replacement, emergency lighting and restroom upgrades at Gunderson are complete. Kitchell is pushing the contractor to finish their remaining punchlist items. Kitchell is also trying to resolve the closeout documentation for each project.
- Replacement of emergency lighting and the installation of magnetic door holders and new duct detectors at Castillero and Steinbeck are complete. Kitchell is waiting for the close out documentation for each project.

#### **Scope D Status Report Presented by Bob Fuselier:**

The District has recently received additional funding from the State. This funding is for the modernization projects which have been completed or were under construction during the summer of 2003. The funds received will reimburse the Measure C Fund, freeing up Measure C monies for additional work. This final phase of work will be known as Scope D. The following projects have been identified as Scope D projects:

- **Window Coverings:**

The Phase II Window Covering Project completed the installation of window darkening curtains in permanent classrooms and mini-blinds in portable classrooms that was started with the Phase I Window Covering Project. This project is now complete. The following

schools were included in the Phase II Project: Carson, Graystone, Los Alamitos, Randol, Willow Glen High School and Gunderson.

Current Scope D Project Budget (includes hard and soft construction costs): \$137,200

- **Playground Improvement:**

The Playground Improvement Project will mean the installation of five (5) new playgrounds, the repair of twenty (20) existing playgrounds, the installation of concrete ramps and borders and the installation of new soft fall on playgrounds throughout the District. Scope D funding allows for a more enhanced scope than was identified as a part of the Measure F Program.

This project is scheduled to begin in early 2004. Playground improvements will be completed at twenty-eight (28) sites utilizing Scope D monies:

Allen, Almaden, Bachrodt, Booksin, Carson, Cory, Anne Darling, Empire Gardens, Erikson, Gardner, Grant, Graystone, Hacienda, Hester, Los Alamitos, Lowell, Olinder, Randol, Reed, River Glen, Schallenberger, Simonds, Terrell, Trace, Washington, Williams and Willow Glen Elementary(s).

Current Scope D Project Budget (includes hard and soft construction costs): \$1,100,000

In addition to the Scope D projects, playground improvements will be completed at three (3) sites as a part of Measure F. These sites cannot be completed with Scope D funds because the schools were not listed in the Measure C Bond language: Canoas, Galarza and Hammer Elementary(s).

Current Measure F Project Budget (includes hard and soft construction costs): \$1,259,146

In addition to the Scope D projects, playground improvements will be completed at three sites as a part of Measure F. These sites cannot be completed with Scope D funds because the schools were not listed in the Measure C Bond language: Canoas, Galarza, Horace Mann.

Current Measure F Project Budget (includes hard and soft construction costs): \$541,882

Total Playground Budget across all sites: \$1,801,028

- **Arts Education Center at Hoover Middle School:**

Scope D monies in the amount of \$2.5 million were allocated for the completion of the Arts Education Center at Hoover Middle School. This project, which has been estimated at approximately \$5.6 million, has multiple funding sources. The Arts Education Center is now complete and currently in use.

Current Scope D Project Budget (includes hard and soft construction costs): \$2,500,000

Total project funding breakdown:

Scope D	\$2,500,000
Measure F	1,000,000
City of San Jose	1,250,000
QZAB	336,000
Magnet Grant	264,000
Packard Foundation	500,000
Knight	125,000
Trades	<u>38,000</u>
	\$6,013,000

- **Family Early Learning Center:**

Scope D monies in the amount of \$3 million were allocated for the completion of the Family Early Learning Center on the campus of San Jose High. This project, which was estimated at

approximately \$7.7 million, has multiple funding sources and has been occupied. Project closeout is currently underway.

Current Scope D Project Budget (includes hard and soft construction costs): \$3,000,000

Total project funding breakdown:

Scope D	\$3,000,000
Measure C	345,692
Measure F	2,117,983
99 COPS	834,306
Head Start	1,000,000
Smart Start	<u>500,000</u>
	\$7,797,981

- **Enclosure of the Open Plan Classrooms at Gardner Elementary:**

This project was completed and paid for as part of the Gardner Elementary School modernization during the summer of 2003. The scope completed was destroyed during the site fire in November, 2003.

Current Scope D Project Budget (includes hard and soft construction costs): \$400,000

- **Enclosure of the Open Plan Classrooms at Gardner Elementary:**

The project was completed as part of the Gardner modernization during Summer 2003. The scope was completed but was destroyed during the site fire in November 2003.

Current Scope D actual expenditures (includes hard and soft costs): \$373,256

- **Gardner Perimeter Fencing in partnership with the Redevelopment Agency of San Jose:**

This project is being considered if a partnership with the Redevelopment Agency of San Jose can be negotiated. Due to lack of RDA funding, this project is currently on hold.

Current Scope D project budget (includes hard and soft costs): \$125,000

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- **Emergency Lighting System(s) at Castillero, Steinbeck and Gunderson:**

Scope D funding has been allocated for the repair of the existing Chloride Emergency Lighting Systems at Castillero, Steinbeck and Gunderson. The original bids for these projects were over budget; therefore they are being re-bid this winter.

Current Scope D Project Budget (includes hard and soft construction costs): \$215,000

- **Parking Lot and Classroom Conversion to Science Labs at Leland High School:**

This project will provide the construction of a new parking lot and the conversion of regular classrooms to science labs at Leland High School. The classroom conversion is necessary due to the demolition of portable classrooms that currently house the science labs. The science classrooms are scheduled to be occupied Dec. 4, 2004. The parking lot will be completed Spring 2005.

Current Scope D Project Budget (includes hard and soft construction costs): \$838,473

- **School Restroom Upgrades:**

These projects are being completed utilizing Scope D and Measure F funding. Restroom upgrade construction is currently underway at a number of sites. The Scope D sites are: Leland – new student restroom, Gunderson – student restroom modernization/upgrade.

Current Scope D Project Budget (includes hard and soft construction costs): \$838,473

- **Air Conditioning in Theaters or Multi-Purpose Rooms at Middle and High Schools:**

This project provided equity to middle and high school sites that lacked air conditioning in

the Theaters or Multi-purpose rooms. Construction was completed during Summer 2004. The scope of this project originally included Pioneer High; however due to the fire at the site this scope was removed.

Current Scope D Project Budget (includes hard and soft construction costs): \$961,720

- **Bleacher and Gym Floor Replacement at Gunderson and Leland High School(s):**

These projects, which were completed during Summer, 2004, provided the installation of motorized bleachers and new gym floors at Leland and Gunderson High Schools(s). Project close out is currently underway.

Current Scope D Project Budget (includes hard and soft construction costs): \$958,800

- **Sinks & Casework in Elementary Classrooms that did not receive them as part of Measure C:**

Scope D monies were allocated to complete the installation of sinks and casework in elementary classrooms. This project, which was completed during Summer 2004, was designed to provide equity across District Elementary School Sites. The following schools were included in this project: Almaden, Bachrodt, Carson, Cory, Anne Darling, Graystone, Lowell, Olinder, Reed, Trace and Williams. The following schools were originally included in the scope of this project; however, due to upcoming Measure F scope and/or potential school consolidation, they are currently on hold: Booksin, Erikson, Grant, Hacienda, Hester, and Schallenberger.

Current Scope D Project Budget (includes hard and soft construction costs): \$611,889

- **Demolition and Replacement of Modulars:**

Scope D monies were identified to complete the following portable replacement and refurbishment projects:

Washington Elementary: Demolition and replacement of three (3) portables

Willow Glen Middle: The original scope called for demolition and replacement of three (3) portables; however, after further review of the existing portables it was determined that refurbishment should occur instead.

Leland High: Demolition of four (4) portables

Current Scope D Project Budget (includes hard and soft construction costs): \$975,000

- **Other Scope D Projects:**

- Installation of magnetic door holders: Castillero, Hoover, Steinbeck, Gunderson
- Installation of duct detectors: Hoover
- Installation of parapet wall: Hoover
- Teralite flooring in nurse's room: Gunderson
- Cleaning of concrete hallways: Gunderson
- Anchoring of library bookshelves: Gunderson
- Replacement of drama room curtain: Castillero
- Building piping: Lincoln
- Amphitheater construction: Leland

#### 4. **Report by Ty Williams**

Ty Williams stated that the purpose of the original \$165 million bond was to fix the infrastructure neglected by the State. This included work on the HVAC systems, roofs, electrical systems, ADA upgrades, restrooms, door hardware and stages. The District aggressively pursued putting in all projects for state funding eligibility. As a result SJUSD

received a large portion of the state funds. With this money the District was able to replace and refurbish portable buildings, work on clock/bell/paging systems, fire alarm systems, flooring, painting, science class renovation, furniture replacement, window coverings, landscaping, gym bleachers, Historic Hoover renovation, and construction of the Family Early Learning Center. QZAB and Deferred Maintenance monies also helped fund this work.

## 5. Concluding Comments

- Susan Davenport will distribute information regarding the percentage of hard and soft construction costs.
- The State Attorney General has agreed to pay staff salaries with Measure F monies.
- Work on high school science labs, restroom renovations and playground improvements can now be addressed. This work was under-represented in the Measure F implementation plan.
- The District had to return some bond money to OPSC for interest that was earned.
- The question was asked as to how oversight of the remaining Measure C bond money will be conducted. As projects close out there could potentially be more money to spend. Steve Wincor stated that he is willing to stay involved until Scope D is closed out. Steve doesn't want to see oversight of Measure C funds turned over to the Measure F CBOC. Veronica Lewis suggested establishing a small ad hoc committee to oversee the final funding. Steve Wincor agreed with this idea. Ty Williams stated that this money should be expended in the next year and a half. Ty suggested that the ad hoc committee should remain through the final performance audit. It was agreed that the ad hoc committee should meet quarterly. Veronica Lewis will talk with Jerry Matranga about getting the ad hoc committee formation on the Board agenda.
- A fact sheet should be posted to the District website stating the Proposition 39 law.
- Veronica Lewis would like to see the Measure C Bond Oversight Committee put out a community report on the success of the Measure C program. Veronica will work with Jerry Matranga and Don Iglesias to put out a report to the community.
- Ty Williams will have a Board Resolution at the next Board meeting to recognize the achievement of the Measure C Bond Oversight Committee.
- Steve Wincor wants to see the breakdown of the Scope A, B, C and D soft costs.
- Steve Wincor stated that it has been a privilege to work with people committed to improving schools for the benefit of children. This bond program has accomplished more than anyone ever anticipated. Steve emphasized the importance of providing adequate communication with the community. Steve thinks now would be a good time to recognize the accomplishments of this program in the press and to celebrate that children now have a better place to attend school.
- Ty Williams will update the District website with the final Measure C financial numbers.
- In closing Steve Wincor noted that the kids, whether they realize it or not, think this construction has been very worthwhile. Thank you to everyone who has been involved with this program.
- Jerry Matranga noted that the District took advantage of Steve Wincor's technology expertise in the success of this program. In addition, Steve helped the District update the CIMS and computer management systems and for that we are extremely grateful.
- The meeting concluded at 8:00pm.

