



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

VIA ZOOM VIDEO CONFERENCING / CONFERENCE PHONE

June 8, 2020 6:30p.m. –8:00p.m.

Attendance:

- Kolvira Chheng, Assistant Superintendent, Business Services
- Patricia Tovar, Executive Assistant, Business Services
- Members: Alison Cingolani, Ellen Turner, Minh Pham, Gabrielle Jeanpierre*, Flor De Leon, Robert Duran
(Member Pham joined via phone)

Guest(s)/Public

- none

Ms. Cingolani, CBOC Chairperson, called the meeting to order at 6:37 p.m.

INTRODUCTIONS

Chair Cingolani announced that no minutes are available until next meeting.

APPROVE AGENDA

Chair Cingolani asked Ms. Turner if she would like to be a part of presenting the annual report since she had to leave a little early at the last meeting and she kindly declined. At this time Mr. Duran, Mr. Pham, and Ms. Jeanpierre will be participating in the presentation. Ms. De Leon is busy but will find some time to participate with the presentation.

Ms. Turner moved to approve the agenda; Ms. De Leon seconded the motion. The agenda was approved unanimously. 5-2. (vacant)

Ms. De Leon would like to work with another member given her time constraints and other schedules to stay involved.

PUBLIC COMMENT

Chair Cingolani opened up the floor to public comments and no public comments.

*Ms. Jeanpierre joined at 6:47 p.m.

INFORMATION/DISCUSSION/ACTION

APPROVAL OR REVISION OF CBOC 2019 ANNUAL REPORT

Chair Cingolani shared her screen to view the file of the annual report with the committee for a final review. Started with *Introducing the CBOC* section that explains who the committee is and why it exists. Ms. Jeanpierre asked to correct her year as member since to 2019 that's on table, followed with the *Committee Activities* section that will include a site visit presentation. Next sections *About Measure J and Measure I*, the ballot language unchanged. Ms. Turner requested to add in the section *Needs of ARUSD Facilities* in the table

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INFORMATION/DISCUSSION/ACTION

APPROVAL OR REVISION OF CBOC 2019 ANNUAL REPORT (continued)

to have the headline expanded with the title 'District Schools and Year Built'. Committee reviewed the *Conditions Impacting the ARUSD Bond Program 2018/2019* and the new part that contained during the 2018/2019 bond projects were winding down due to lack of available bond funding, as Measure I bonds have not been issued. Continued with the section *Bond Expenses 2018-2019* that outlines salaries of District staff cannot be paid using bond monies, unless that staff time was dedicated completely to administering the Bonds Program. Next section reviewed was *HVAC Systems* which is the installation of systems at LUCHA and Dorsa sites which were planned and started in 2016/2017 and completed in 2017/2018; upon a year after completion, the HVAC system began to malfunction and a discovery of systems were not properly installed, invalidating the warranty, which results an ongoing litigation. The committee agrees with the remaining report.

Comments:

Ms. De Leon appreciates the flow of the report and is very understandable; Thank you to Chair Cingolani.

INFORMATION/DISCUSSION/ACTION

APPROVAL OR REVISION OF CBOC 2019

SCHOOL SITE VISIT PRESENTATION

Chair Cingolani shared her school site visit presentation with the committee for final review. This report is to be presented at the July 9th regular board meeting. The report starts with who the committee is and what their purpose is to be on the committee. The committee visited LUCHA, Dorsa, and MACSA last November.

LUCHA (and Dorsa)

Chair Cingolani explained the HVAC systems were installed in the summer of 2017 for \$3.5 million and project managers were Del Terra Real Estate, and work was signed off by Louie Moran, District's former Director of Bonds and Facilities. Also a big thank you to Mr. Kolvira Chheng and District staff for facilitating the visit and bringing the concerns to our attention; installation very poorly done and leakage throughout. The HVAC system began to fail just 1-year installation warranty and system installed in the cafeteria is too small for the square footage of the space.

DORSA

Chair Cingolani outlines that in this school site the HVAC systems in every wing are leaking coolant which can set off the fire alarm, pipe connections are not to code, and some pipes hung with zip ties which have cut through insulation. Also the system installed in the cafeteria is too small for the square footage of the space.

Some possibilities the District can do on the faulty HVAC systems:

Subcontractor who installed has gone out of business;

Manufacturer of the HVAC system will not honor the 10-year system warranty since not properly installed;

The system must be repaired while schools are closed; and

There may be legal recourse against the Construction Manager/Program Manager (Del Terra Real Estate).

MACSA

Adjacent to Mathson Middle School on Sinclair and leased by the District, known as MACSA (Mexican American Community Service Agency). MACSA provided classes, meeting spaces, a kitchen, basketball gym, and a large central courtyard. In 2016 MACSA collapsed and building reverted to the District. At this time, it was vandalized with 70 broken windows, all copper wire stripped and electrical damaged, all security cameras stolen. The building is structurally sound and holds incredible community mural and artwork that tells the history of the community. The District received for the cost of refurbishing the building and repairing the damage was more than \$9 million. The Board needs to decide how best to use the former building and preserve its community art.

Comments: Ms. De Leon, Ms. Turner, Chair Cingolani



INFORMATION/DISCUSSION/ACTION
APPROVAL OR REVISION OF CBOC 2019
SCHOOL SITE VISIT PRESENTATION (continued)

Chair Cingolani asked who would like to help present. Mr. Duran and Ms. De Leon will assist with the presentation. Mr. Pham will not be able to participate in the presentation (would not mind putting together a summary for the bond audit portion).

Future Meeting Dates:

Chair Cingolani would like to move the meetings to the 2nd Monday of the month going forward.

Chair Cingolani noted to the presenters that they should set a time to meet before the board meeting to review the presentation.

REQUEST FUTURE AGENDA ITEM(S)

Recruitment

Website

New Elections:

Chair; Vice Chair; Secretary

ADJOURNMENT

Mr. Pham motioned to adjourn meeting at 7:56 p.m; Chair Cingolani seconded the motion. The motion passed unanimously. 6-1 (vacant).