



## **Meeting Minutes**

Pursuant to notice made by posting on the Board's public notices webpage and emailed to persons on the mailing list, a meeting of the Bond Accountability Committee was held virtually and streamed live at: <https://www.youtube.com/@ppsbondmodernizations>

The materials for this meeting were posted on the Committee's Webpage <https://www.pps.net/Page/466>.

### **Attendance**

#### Committee Members

Present:

Cara Turano (Committee Chair)  
Norm Dowty  
Greg DiLoreto  
Annie Kwon  
Chris Dunning  
Jessie Dunham  
Jonathan Truitt  
Ryan Kinsella  
Travis George

Absent:

No Absent Committee Members

#### Other Attendees

Stormy Shanks-Senior Director, Office of School Modernization (OSM)  
Darren Lee-Director of Construction, OSM  
Armand Milazzo-Director of Construction, OSM  
Dan Jung-Chief Operating Officer, PPS  
Donna Bezio-Senior Project Manager-Wells, OSM  
Erik Gerding-Senior Project Manager-Cleveland, OSM  
Steve Effros-Senior Project Manager-Jefferson, OSM  
Avtar Sunnivagora-Business Equity Manager, OSM  
Kiesha Locklear-Senior Project Manager-Jefferson, OSM  
Maya Litauer Chan-Business Operations, OSM  
Jody Shaw-Senior Project Manager-Technology-OTIS-PPS  
Cathy Brady-Senior Auditor, SEC  
Kelly Hansen-Senior Auditor, SEC  
Derek Henderson-Program Coordinator-OSM  
Jonathan Wan-Program Analyst-OSM

## Called to Order

The meeting was called to order at 5:32pm by Committee Chair Cara Turano.

## Introductions

Committee and staff introductions

New committee member introductions: Annie Kwon, Chris Dunning, Jessie Dunham, Travis George

## Public Comment

Public Comment given by John Charles

- Concerns about CBSE budget and progress.
- Concerns about underfunding for May 2025 Bond and the budget reduction without scope reduction.
- BAC thanks Mr. Charles for his comments.

## Year 5 Performance Audit

### Year 5 Audit Presentation by Sjoberg Evashenk Consulting

Discussion:

- The BAC inquires if there are any prioritization efforts that happen with the list of recommendations to help PPS address things in a timely manner. SEC responds that level of analysis is not part of their normal delivery but they have that capability and can discuss with the Office of the COO.
- The BAC inquires about the CBSE issue brought up by John Carter in Public Comment of the allocated 60 million dollars not being spent. OSM confirms that no bond money has been spent, and updates that PPS has hired a program director for CBSE to identify specific needs and build a program and staffing plan to serve those needs. Once there is a defined program and staffing needs, building design options can begin to serve those needs as well.
- The BAC inquires about Career Learning goals and having them in the contract. OSM clarifies that equity goals are in the contracts, which include career learning requirements. OSM further explains that career learning goals have been met by contractors consistently, but due to a number of factors have made tracking and reporting extremely difficult. There have also been significant challenges on connecting contractors with students and creating those opportunities since OSM does not work directly with students in most cases.

## Bond Program Administration Update

### OSM Update on Program, 2012 Bond status, 2017 Bond status, 2020 Bond status

Discussion:

- The BAC inquires about any claims on the Benson project. OSM confirms that there are a number of claims, and work has continued under conditional approvals for which Andersen will still get paid to keep the work happening, but is required to submit documentation supporting all contested work-orders within 60 days of substantial completion or PPS will clawback the payments if the issues are not resolved. OSM reports that so far all the contested claims that have been reconciled thus far have turned out to be accurate.
- The BAC inquires about budget reporting, mainly for clarification for new members, specifically asking about an under-budget project mentioned in the audit report. SEC confirms it was Lincoln that was mentioned in the audit report. OSM explains the project cycle and how budgets are tracked from inception to completion. Discussion about how budget changes are approved by the board also helped clarify how things change during the life of a project. Another example mentioned was Benson, which had funding from the 2017 with supplemental funds from 2020.
- OSM updates on the gap in funding due to the delay of the bond measure referral from November 2024 to May 2025 for Technology and Curriculum being funded from 2020 contingency.
- BAC inquires about any details on how long the “project pause” for modernizations in design will last. OSM explains that there is no timeline yet but that should be coming soon. Review started in December and they are just reviewing now. Further discussion on status of design for the projects and costs.

- The BAC asks about the Cornerstone Construction Management report, which compares construction costs in regional districts. This report is for the Superintendent, who will decide on next steps regarding the report.
- The BAC asks about EdSpecs. OSM to share EdSpecs and Design Standards. Links are shared in chat during the meeting, but OSM will follow up with an email with links. They live on the PPS website.

## **2017 Modernizations: Benson and MPG**

### Benson

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- BAC asks about the power generated by solar panels on Benson. OSM confirms that the energy goes back to the grid.

### MPG

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- No discussion at this time of the meeting regarding MPG.

## **2020 Modernizations: Jefferson, Ida B. Wells, and Cleveland**

### Jefferson

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- No discussion at this time of the meeting regarding Jefferson.

### Ida B. Wells

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- BAC questions regarding budget constraints and having a CMGC going forward without the bond having passed. OSM clarifies that there is budget in the current bond to bring the CMGC on for pre-construction services for the design of the school. If the bond passes, they will get the contract. If the bond doesn't pass, obviously the project will not continue and the contract will expire. No money outside of the agreed pre-construction service fees will be owed.
- BAC asks about cost reduction studies and who identifies targets for that. OSM clarifies that the Superintendent provided target budgets for the three projects that the cost reduction efforts

### Cleveland

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- BAC inquires about the notion of closing 26th avenue. OSM explains that the City was a hard "no" but we did ask. Also, temporary closure for construction has been discussed and is currently a softer "no". There are ongoing conversations not only about during construction but also with the school traffic pattern and 26th Avenue.

## **2020 Technology**

#### Schedule and Progress Update and Project Highlights

##### Discussion:

- BAC inquires about budget and funding sources for the ERP project. OTIS explains that only General Funds have been used thus far and bond funds will fund the project once the board approves. OSM further clarifies the funding sources for the technology program.

## 2025 Work Plan

### Presentation of 2025 Draft Work Plan

#### Discussion:

- BAC approves 4/23 for the next meeting. Discussion about in-person vs. virtual. Potentially consider hybrid as an option in the future. BAC concurs that the next meeting will be in person.
- BAC discussion about an onboarding plan for new members. Chair Turano will distribute materials for new committee members onboarding process.
- OSM reminds the committee about following public meeting rules regarding a quorum, which includes virtual collaboration.
- Chair Turano explains next steps for the report to the board and the process the committee uses to create this report.
- Clarification on permissible electronic communication. Offering comments and feedback is okay without public notice rules. Deliberating back and forth is not permissible without following the steps for public committee meetings.
- BAC requests a copy of the Cornerstone cost comparison report, if it becomes available.

---

### **Adjourn**

Cara Turano adjourned the meeting at 8:35pm.

---

### **Submitted by:**

*Derek Henderson*

Name of person submitting overview

Title OSM Program Coordinator