

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

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Draft Minutes of the Meeting of April 19, 2012

Members Present: Stephanie Allan Susi Marzuola Carl Bridgers Nicolie Bolster-Ott
Eric Weaver Allen Nudel David Goldin

Staff Present: Lew Jones, Director of Facilities
Chanita Stevenson, Administrative Coordinator
Miguel Dwin

Consultants Present: Tom Kelly, KyotoUSA Jane Kelly, MIG

Members of the Public: Roy Meisner Richard Boyden Miguel Dwin

1. *Call to Order:* The Meeting was called to order at 6:02 PM. A motion was made by Secretary Weaver to to move the Staff Report behind the presentation. The motion was seconded by Co-Chair Marzuola. The motion was approved unanimously.
2. *Approval of Meeting Minutes:* Secretary Weaver moved to approve the minutes as amended and Co-Chair Marzuola seconded the motion. The minutes were approved unanimously.
3. *Public Comments*
 - A member of the public had a general question about timelines regarding the move into the stadium building and the removal of equipment from the Old Gym. There was concern regarding the lack of notice for moving out of the old gym. Another issue raised was the location of the weight room in the new building.
 - Another member of the public asked is there going to be new strength and training equipment? Also, are there going to be laundry facilities for the teams?
4. *Presentation by Tom Kelly, KyotoUSA*
 - From 2009 – 2011, 3 districts came together to develop solar masterplans. It was initiated because of the work involved with the 2008 Washington Solar Project. The solar masterplan was developed with a technical assistance grant from the Department of Energy.
 - The solar masterplan includes all aspect of a solar project including financing, tariffs and energy benchmarking.
 - At Berkeley Unified, KyotoUSA assessed 12 out of 25 sites. Some sites have a low footprint or were not oriented in a way for solar. The sites that were not assessed are identified in the appendices of plan with explanations.
 - Annual energy usage in the district was presented in the plan, but the masterplan focused on electricity use.
 - A summary of the estimated capacity for solar was provided.
 - Mr. Kelly noted the drop in estimated costs for the highest efficiency panels. The more efficient a panel, the fewer panels the school will need to produce the same amount of energy. The rebates have gone down from \$1M to \$720,000 for the buildings. The avoided electricity savings would be \$408,000 a year if all the buildings were done and that will actually increase each year as the cost of the electricity the District is no longer buying increases.
 - Member Goldin asked what are the PGE rates for BUSD? Mr Kelly responded that tariffs vary from 14 cents to 23 cents depending on the school.
 - He discussed how energy costs have decreased at Washington Elementary school. Emerson was recently completed with a cool roof and an energy system that will produce most of its energy

needs. Berkeley Arts Magnet and the Annex at Malcolm X and Rosa Parks are scheduled to get solar panels over the summer.

- Mr. Kelly noted that the plan includes structural evaluations, benchmarking energy usage, aerial assessments and design build process. The District currently uses a design-bid-build process. He also noted that the district has done tariff audits to make sure that each school is paying the appropriate rate.
- He provided a summary of various schools in the district and discussed a comparison of electricity costs for the last two years.
- The Solar masterplan can be downloaded from the KyotoUSA website.
- Member Nudel, asked whether there are schools that are not worth adding solar panels due to fog? Mr. Kelly responded stated that as long as there is light, energy could be produced. Each building should be assessed for the amount of light it receives.
- Secretary Weaver asked about San Ramon Valley Unified School District and what happened? Mr. Kelly noted that SRVUSD utilized a QSCBS bond for financing of 4 projects in their parking lots.
- Secretary Weaver asked if the payback was 14 years on the panels. Mr. Kelly emphasized that districts save money with the amount of electricity generated and by receiving rebates. Staff added that Secretary Weaver is correct with his estimates and that capital funds are utilized to build the system and that it saves money from the general fund.
- Member Goldin questioned staff regarding the costs to the District to fund the study and the solar projects. The Solar Masterplan was funded by a Department of Energy grant. The District also applied for Energy Star Designations. The solar project at Washington was funded by Measure AA, PGE Rebate and OPSC. The solar project at Emerson was funded by Measure AA, PG&E Rebate and hopefully through OPSC (funding application is in process). Malcolm X Annex and BAM will be funded through Measure AA. The proposed project at Rosa Parks will be paid for primarily through a grant from PG&E. It is a new system that is currently awaiting approval from the Division of the State Architect.
- Member Bridgers asked how much does the District spend on energy each year. Mr. Kelly responded \$1.2M.
- Co-Chair Allan requested a timetable of upcoming solar projects. Staff noted that solar projects will be tied to roofing replacements.

5. *Staff Report*

- **BHS Site Committee Update:** There was a site committee meeting held last Wednesday.
- **BHS Stadium:** The project is going well. PG&E is connected. The project has experienced a few issues with the switchgear related to the portables. The project will be close to being finished the first week of May, with the elevator following some weeks later. Another building walkthrough will be scheduled. The furniture order is a little behind. In terms of the move, the site prefers to move in before the end of the school year. No dates have been established. Staff plans to look at an area for planting and may end up putting in something temporary until Phase III.
- **BHS Phase II and III:** The project was awarded to Alten Construction. There was some significant savings from the bid. There were an estimated \$5M savings from the bid. The project is our first PLA project and the first meeting was held between the contractor and the union. Staff is working to publicize information for Berkeley grads to fill apprenticeship positions. Co-Chair Allan expressed concern for Staff and his role in CTE planning. A regular pre-construction meeting will occur soon. The hazardous material removal will start in 2-3 weeks and will be done before school is out. Demolition will occur as soon as students are done. In Phase III, regarding equipment Staff will revisit the site regarding new equipment and smart boards that were not included in the original plan. Staff says that the \$400,000 budget for furniture may need to be increased. Member Bolster-Ott requested a clarification of when items should be removed

from the Old Gym. Staff responded that everything is supposed to have been out and that BHS staff is well aware of the deadline. Staff allowed the site to store some testing materials. Staff reiterated that the site should have all items out of the Old Gym building and hope that people in attendance spread the word. Staff plans to discuss plans regarding laundry at the Stadium with BHS. The plan currently does not include a washer and dryer. Staff will study whether there is a possibility to add them to the scope.

- **BHS G/C Bridge:** The District received bids on the GC Bridge and they will be reviewed.
 - **BCT Follow-on Project:** Staff is working to get the Architect hired. Member Bolster-Ott would like to see this project added to the Facilities Plan Update. Staff added that the follow on project must be completed per DSA before it can be signed off. It will be a separate bid. Member Nudel asked if they were bidding before DSA approval. Staff explained that DSA added conditions right before the final stamp out and during the project. This project has been difficult. Member Bridgers asked what is the process for this project to settle the accessibility lawsuit. Staff responded that all conditions required by DSA must be met and the DSA inspector must sign off on the project. The settlement will be based on final use. The plan is to complete this project by the end of summer.
 - **West Campus:** The project is mostly done, but the District has concerns that the contractor will not complete the work. The District sent a 10 –Day Notice of Intent to terminate. It is still in the District’s interest for the contractor to finish the job. Receiving the new switchgear to replace the vandalized switchgear is driving the schedule. The contractor states that the switchgear will be received at the end of the first week of May. It will take 2 weeks to install. The PG&E transformer has been installed. It will take an additional few days to prepare for installation. If the contractor maintains his schedule he would be done in early July. The District move-in could be July and August.
 - **Derby Field:** Derby is currently out to bid. The design is not 100% complete but close. The District believes that it has satisfied all the City requirements. The City of Berkeley will review the land swap on May 1st and May 15th it will require two readings. Co-Chair Allan requested clarification regarding the streetslope issue with the City. Staff explained what the plan will entail creating a crown and noted that it will cost an additional \$50,000. The Farmer’s Market is permanently moving from Derby Street to the Lorin District.
6. **Committee Comments:** Co-Chair Marzuola stated that on the Monthly Facilities Plan Update that the Lessons Learned section could be populated.
7. **Motion to Approve the Annual Report:** An Outline of the Annual Report was distributed at the meeting for review. The By-Laws state that there should be an annual report. The resolution will be attached to the outline to present to the Board. Member Goldin will go to the Board to present accompanied by Co-Chairs Allan and Marzuola. Member Bridgers moved to approve the Annual Report as amended. Member Nudel seconded the report. The motion was approved unanimously.
8. **Motion to Approve the Presentation of the Annual Report:** A motion was made by Secretary Weaver and seconded by Member Bridgers for Member Goldin and Co-Chairs Allan and Marzuola to make a report to the Board on May 9th. The motion was approved unanimously.
9. **Monthly Report from Audit/Project Tracking Committee**
- Co-Chair Marzuola is interested in investigating options for the Alternative Delivery Methods of Projects, such as Lease Lease Back and identify projects that could possibly utilize these methods. Member Nudel mentioned that solar projects may be an option. Member Goldin

discussed SFUSD's experience with their first Design-Build project. The Committee requested that a presentation of Alternative Delivery Methods be given.

10. *Schedule Next Meeting*

- The next meetings are scheduled for the following dates:
 - May 10th
 - June 21st – BHS Stadium Tour and REALM/CTE Presentation
 - July 19th - Design Build Presentation from Turner Construction
 - August – West Campus Tour and Presentation (Tentative)
 - September – Presentation from the Auditor (Tentative)

11. *Adjournment.* The meeting adjourned at 7:39 PM.