

## Draft Meeting Minutes of September 11, 2019

Members Present: Carla Schneiderman, Sean McMurray, Jane Logan  
Alejandro Pimentel, Wade Skeels

Staff Present: John Calise Chanita Stevenson

1. **Call to Order:** The meeting was called to order at 6:17 PM.
2. **Approval of Meeting Minutes for May 13, 2019:**  
Member Logan moved to approve the minutes. Member McMurray seconded the motion. The motion was approved unanimously.
3. **Public Comments:** There were no public comments.
4. **Staff Report:**
  - i. Rosa Parks Roof: Staff discussed this project and provided an update on the roofing project. The roofing project will also include replacing the glazing on the elliptical canopy and a few restroom upgrades related to accessibility. The project is out to bid and is expected to begin in November. There are structural concerns for the roof. Member Skeels requested more information regarding the structural scope of the project. Staff answered that there were construction defects that caused the wood to dry rot. The District is also doing a voluntary seismic upgrade on this building.
  - ii. Muir and Cragmont Cafeteria Projects: This project is scheduled to bid in November. Staff held Community Meetings that were poorly attended. The parents of John Muir expressed concerns about the construction schedule starting in the fall. Staff is working with this Community to resolve their concerns. The scope will upgrade and increase the size of the existing kitchens for each cafeteria.
  - iii. Security Project: The second phase of the security project will address the elementary doors that were not a part of the first phase, King and Longfellow Middle school, along with the high school have been designed. Facilities has packaged these upcoming designs as two separate bids to allow for budget flexibility in awarding the projects.
  - iv. VAPA: The connection of the electrical service is the only remaining item for this project. The scope for the electrical service was originally 600 AMPS to plan for future car charging stations and would have required underground utilities. The District scaled back the service and now it will be an overhead connection. Member Skeels asked if the District qualified for any programs through PG&E to provide assistance for car chargers versus spending bond dollars. Staff noted

that these programs (PGE Fleet) are available but with the pending bankruptcy there would be concerns about when and if the project would be funded. Also, there were not enough savings to utilize any other savings programs such as Prop. 39.

- v. Prop 39 Energy Projects: The District received grants from the Prop. 39 Clean Energy Jobs Act. For projects to qualify there had to be a SIR (Savings to Investment Ratio) of \$1.01 saved for every dollar spent. The Projects include upgrades to lighting, EMS controls, and air handler units.
- vi. Transportation EV Charging Projects: The District created a budget for this project to provide the infrastructure for the transportation yard. This project is currently in design with PG&E and the goal is to have the chargers installed by the second quarter of 2020. PG&E plans to provide funding for this project along with Bay Area Air Quality Management.
- vii. *West Campus Capacity Project (Increment 1): This project is underway. They are scheduled to finish in December.*
- viii. *West Campus Capacity Project (Increment 2): This part of the project is currently at DSA. DSA released a new requirement for fire sprinklers. DSA has required that fire sprinklers are added to Increment 1 for Increment 2 to move forward. The District will add this scope to the project at a cost of around \$100K. Member Logan asked about the overall costs for West Campus Increment 1. The budget for West Campus is a little over \$10M. This change order is well under 10 percent of the overall costs of the budget.*
- ix. *King Auditorium Project: This project is in punchlist stage.*
- x. *Berkeley Community Theater Project: This project will include major structural and accessibility upgrades to the classroom wing and portions of the stage including the rigging, ropes. This building currently has multiple levels. Construction will be done to create two levels. Additionally, the project will create a crossover space to connect the little theater to the classroom wing. A student lobby will also be created. Staff also updated the Committee with the traffic implications related to the project and discussions with the City of Berkeley. Staff is working with the Contractor to provide this scope. The District has broken the project into two increments to allow more time for structural review by the architect and DSA without delaying the project. Alten Construction was selected as the Lease Lease Back Contractor. Member Logan asked how many contractors responded to the Lease Lease Back RFP. Staff responded that the District received six responses and three companies were interviewed. Member Skeels asked what methods are in place to keep the contractor to their number and on time delivery of the project. Staff explained that with the Lease Lease Back process the number is an agreed upon price and date. There is a clause in the contract for liquidated damages if the contract extends past the planned completion date.*
- xi. *Sylvia Mendez Roofing Project: The Contractor is waiting for the skylights to arrive for installation. We are working on the installation of a new ladder.*
- xii. Oxford Modernization: The report is expected to be provided this Friday. The current plan may include doing small upgrades to the site including accessibility

work and finishes instead of a larger modernization that would be required to bring the facility up to current structural standards.

- xiii. Facilities Needs Assessment and Facilities Masterplan: Chairperson Schneiderman asked if the Oxford project would impact the project needs in a future bond. Staff responded that the Facilities Need Assessment has identified overall District needs in the amount of \$380M. On September 4<sup>th</sup>, Staff gave a presentation about the need for a future bond. Member Logan asked about ending fund balances for Measure AA and Measure I fund balance after all of the projects have been allocated. Staff responded that Measure AA will be closed out and there is \$7.M left in Measure I for cash flow purposes. Measure I includes all matching funds from the State of California and the District must maintain cash flow to keep the projects moving.
  
- xiv. Presentation from September 4th regarding Consideration of New Bond: Staff continued to highlight areas from his presentation regarding the processes the District followed to determine potential projects for a potential bond. Chairperson Schneiderman asked what will be the distribution of students in the next ten years in relation to Oxford. She expressed concern about the District potentially spending \$50M or more on a site where the resources should be spread across the District to cover enrollment. Staff stated that currently the Admissions Office projects enrollment to remain stable and the Board approved Facilities Staff to send out a Request for Proposals for an updated demographics study. The next presentation to the Board will include cost analysis and pairing the bond with the renewal of the Maintenance Parcel Tax. Member Logan asked about the Maintenance Parcel Tax. Staff explained that Districts must reserve a certain portion of the General Fund for Maintenance if a parcel is not in place. Berkeley has a parcel tax to cover maintenance related costs. The current plan will be to go out on the March ballot of 2020 in the amount of \$380M. The goal is for this bond is to be a Prop. 39 bond so that it will have independent oversight and financial audits. There is a District commitment to the taxpayer not to exceed \$172.80 per \$100K of assessed value for bonds and parcel taxes. The new bond would not exceed that threshold. The Committee asked about the \$380M bond when \$383M was identified in assessed need from the Facilities Needs Assessment Report. Staff clarified that it would be \$383M if the District chose to do all systems replacement projects. Facilities estimates that we could do 100 percent of the fire/life/safety, access compliance and safety projects and provided breakdowns for other systems to total \$170M. The remaining balance of projects will be determined based on capacity, workload and taxpayer burden. Member Skeels asked if the amount of the new bond is keeping with what was done in the past and if one should be concerned about the amount. Staff responded that this potential bond would be larger, and the sticker shock is concerning but there is a need for funding. Staff is not allowed to advocate for or against the bond.
  
- xv. Renewal of the Maintenance Tax: Staff explained to the Committee about the reasons why to renew the Maintenance Parcel tax at the same time as the bond. The Maintenance Parcel Tax does not expire until 2023. If the parcel tax is not renewed the District will be required to show projections from the general fund of 3 percent required to fund Maintenance. The maintenance parcel tax will support the capital investment from the bond.

11. **Future Scheduled Meeting Date:**

- Staff will poll members for dates for the next meeting. The Committee also requested Staff to schedule meetings to tour current and past projects.
- Chairperson Schneiderman announced that the Committee reviews their current committee terms as it relates to this bond and a future bond. Also, she wanted to ask the Committee to consider the selection of a new chairperson at a future meeting.

12. **Adjournment:**

- The meeting adjourned at 7:22 PM.