

Meeting Minutes of September 20, 2022

Members Present: Damian Park, Carla Schneiderman,
Wade Skeels, Ken Berland, Alejandro Pimentel and David
Goldin

Staff Present: John Calise and Chanita Stevenson

Guests Present: Kelli Jurgenson, Prachi Amin, Jennifer Gibb and Cal Walsh

1. Call to Order: The meeting was called to order at 6:02pm

Roll Call: Members Park, Skeels, Berland, Pimentel, Goldin, Berland and
Schneiderman Present

John Calise and Chanita Stevenson Present

Kelli, Prachi, Jen, and Cal

2. Approval of Agenda: The agenda was approved at 6:03pm

Motion to approve the agenda by Member Berland (KB)

Second to approve by Chair Park (DP)

All in favor

Motion Carries

3. Public Comments:

- a. Ethan Youngerson (sp?) a parent of two students at Washington Elementary who appreciates all the work that facilities has been doing in enhancing the whole district. He is unclear on how it addresses the specific needs of each individual campus, however. In particular the scope of the needs and the ability to assess which projects are going on with regards to the Measure G Bond funds. He is in favor of making sure there is a master plan to understand the current needs, the future needs and what are the goals for each campus. He would like to see a master plan to understand how each project is being moved forward, and is requesting that from the district.

4. Approval of Meeting Minutes from June 28: Approved at 6:11pm

Motion to approve the meeting minutes by Member Skeels (WS)

Second to be approve by Member Berland (KB)

All in favor

Motion Carries

5. Action: Update Guidelines document

a. Proposal: Responding to citizens interested in joining the CBOC:

1. Thank them for their interest
2. Remind them that the public is always welcome at CBOC meetings and invite them to our next meeting
3. Refer them to Chanita for specifics on appointment to the committee

Move to adopt this motion by Member Schneiderman (CS)

Second to adopt by Member Berland (KB)

All in favor

Motion Adopted

b. Action: Damian will update the Guidelines

6. Information: Facilities Staff Reports:

a. Measure Program adjustments that have gone to the Board

i. VPCS Kelli Jurgenson (KJ) gives an overview for the updated Green and Yellow sheet and what projects have been taken to the Board so far.

ii. For the projects moving forward Executive Director John Calise (JC) explains that in the facilities master plan it identifies and then prioritizes all the things that need to be done and what the district intends to do. The next piece to look at is the cash flow. The bonds will be issued over time in order to be most strategic for the issuance. "We can then apply for state funding as well. Projects come on and off for a variety of reasons. One of the original projects for this first bond issuance is the Little Theater. But because of DSA requirements to do both the house and the theater- we will need to postpone this project in order to capture more state funding to be able to successfully fund this now larger project. This allows for new projects coming on board and moving up projects due to circumstances such as how long a project will take etc.", explains Director Calise.

iii. Chanita Stevens (CS) points out that a lot of the current projects include carryovers from previous bond measures that were moved because of other projects taking priority. For example, the Emerson kitchen. She notes that a lot of these things could be carryovers from previous projects.

iv. JC notes the Legacy projects impacting the program as well. How DSA projects were not properly closed out in the past and now when trying to update a fire alarm the district will

first have to close out a project from twenty years ago. “And we don’t get to fix it according to the previous code cycle, we will need to fix it to current codes.”

v. CS points out that BUSD started with 72 legacy projects and is now down to just under ten.

b. Capital Projects Progress Log

i. KJ gives a summary of the Capital Projects Log.

c. Measure G Updated Implementation Plan

i. KJ gives an update on the Implementation Plan and explains how this document would be useful for information on upcoming projects and budgetary numbers. This provides a roadmap for the board as well as the community.

d. Most recent Facilities Subcommittee minutes

i. DP has a question about the discussion of the removal of the Plant Ops. His question is did the public's pushback help decide the removal from the Parking Structure? JC replies, “This was a very public process through the board meetings. The community has been aware every step of the way.” The district would need to do its due diligence to flush out any and all options available for the Plant-Ops and how that affects this project every step of the way including the CEQA constraints. JC points out the challenges associated with a short span system versus the long span system that would be needed to accommodate the larger trucks needed for Plant-Ops. JC states that once the district was able to dig in with the attorneys, the architect and the CEQA consultant, it became clear that this would not be an appropriate site for the Plant Ops.

ii. CS points out that the full board makes the decision and we need to remember that to move facilities is still a problem. There are definitely reasons why things change, things ebb and flow.

iii. WS asks if there is a rough estimate of how much was spent on investigating locating Plant Ops to Milvia Street. JC says that approximately \$29,000 and a lot of staff time. JC explains it was important to at the very least look at this because the next cheapest option will be at a minimum \$70M to refurbish Russel and Oregon Street. Unfortunately this issue has been kicked down the road to where it is today - and to move forward will potentially severely impact the entire Measure G program, if no other route can be found to locate Plant Ops somewhere permanently.

iv. WS has a question about how to respond to members of the public who ask the CBOC members questions about the projects coming forward. CS explains they should be referred

to the Subcommittee or the Board of Education.

7. Information/Discussion: Project Updates

a. HVAC modification / Indoor Air Quality upgrades

i. The District now has a “Dashboard” to use for information and to update the public.

1. Does it include ionizers? (CADPH no longer recommends)

i. JC explains the scope and the NeedlePoint Bipolar Ionization technology. “We know they helped with wildfires and they didn’t hurt anybody. Whether or not it helped with Covid is up for debate, but they didn’t hurt” explains JC.

b. BHS Theater update

i. JC gives an overview of the Little Theater and how it relates to the current BCT project, how DSA has indicated the new scope of work that will need to be completed, and how the district intends to capture state funding to help offset the added costs due to seismic upgrades required by DSA. The classroom wing and the stagebox to do the mandatory seismic upgrades was coming in at \$37M and state funding was coming in at \$22M and now it’s up to \$26M. The Little Theater needs to be finished for many reasons. The question is when this will be done.

ii. If the CBOC would like to visit the BCT before the grand opening in January, it would need to be in small groups no bigger than three in order to ensure they are not creating a quorum.

c. Plant Ops - is there an update? Defining “Interim Housing”.

i. JC explained that It is allowed because for the time being it is housing the displaced maintenance department. It would not be allowed in perpetuity and would not make good business sense. Plant Ops is going to be on the Agenda for a while. Cleaning up everything and the ooriginal WAG came in at \$65M to \$70M and with rising costs, and escalation it will likely be closer to \$80M to rebuild the Oregon/Russell facility.

ii. There is a new project on the list called The Russell and Oregon Street Hardening Project and will bring an added level of security to the former Plant Ops location. Not wanting vagrants or graffiti to over take the building. Will be boarding up all the windows from the inside so it's not obvious it is boarded up.

d. Parking structure

i. WS has a question about the numbers for electric charging stations that will be designed into the Parking Structure. JC responds there is going to be electrification, however, how many spaces remains to be seen.

ii. DP has a question about if the structure should be built. Available parking. 210 teachers moving their cars - the direct cost of construction \$17M. The ongoing Operations and Maintenance. It's a very different type of garage. The traffic study indicates that we would not be able to buy parking spaces.

iii. Are there unexplored opportunities to collaborate with the CoB and the Center St Garage? Subcommittee and the board is where we should be having this conversation.

iv. Has a question of how much of the parking problem will be solved by building this structure. JC replies that more than two thirds of the parking problem will be solved by creating ~240 spaces for 300 staff members..

8. Discussion: Committee comments and future agenda

- a. Action: DG would like to see a PowerPoint slide of what is going on, a visual summary of construction, or highlights. Perhaps every other meeting. Also include a project overview report on every meeting. Showing the CBOC what the district is doing. KJ would like a little bit more clear direction, as she has been asked not to provide slides by the current committee- DG requests a Project Overview.
- b. KB doesn't think a PowerPoint is necessary.
- c. JC suggests VPCS and BUSD put together a Construction Update to deliver it to the next meeting and the CBOC can then give feedback.

9. Adjournment

Move to Adjourn by KB
Second to adjourn by WS
All in favor
Meeting is adjourned

The meeting was adjourned at 7:37pm