

Berkeley Unified School District

2134 Martin Luther King Jr. Way, Berkeley, California 94704-1180
(510) 644-6206 Fax: (510) 540-5358 www.berkeley.k12.ca.us



William Huyett
Superintendent

West Campus Projects Community Meeting October 18, 2011 6:30 PM – 9:30 PM West Campus Gym

Meeting Minutes

1. Welcome and Overview (William Huyett, BUSD Superintendent, Lew Jones, BUSD Director of Facilities, and Rebecca Hayden, BVA)
 - a. William Huyett welcomed everyone to the Community Meeting for the West Campus Projects: Realm Charter School, Board Room, and Administration Building. He acknowledged the presence of Council Member Darryl Moore. He then introduced Lew Jones (BUSD Director of Facilities), Baker Vilar Architects, HMC Architects, Turner Construction, Victor Diaz (Realm) and Christine Daniels (Assistant City Manager).
 - b. William Huyett explained that the long term goal of the West Campus projects is to revitalize the entire site. Painting and landscaping of the facility will take place over time. He stated that the BUSD has the intention of acting as a good neighbor by facilitating these projects to help improve the neighborhood.
 - c. Lew Jones oriented the group to the site plan: Bldg C on Bonar will be the Administration Building, Bldg D on Addison will be the Board Room, Buildings A and G will be occupied by Realm. The South parking lot will also be renovated as part of these projects. The auditorium, girls gym, library, pool and boys gym are currently not part of the projects. There is no current plan to renovate these buildings.
 - d. The Superintendent plans to make a recommendation to the Board to paint all the buildings on the site.
 - e. Rebecca Hayden added that the current construction project calls for the addition of 31 trees that include flowering trees, cherry trees, and various street trees.
2. Realm Charter School Project (Steve Parker, HMC and Victor Diaz, Realm)
 - a. William Huyett stated that the Realm Charter School was approved by the Board in June 2010.
 - i. BUSD is required by law to provide comparable space to charter schools by Proposition 39.
 - ii. Realm has two charters and will occupy two spaces:
 1. 8th Street for the middle school charter
 2. West Campus will house the high school charter.
 - iii. The approval of the school was done through the public process.
 - b. Victor Diaz described the Realm program
 - i. Currently located on 8th and Addison.
 - ii. Once open on West Campus, there will be an onsite administrator

- iii. Program principles:
 - 1. Wellness Program: Includes yoga, breath work and PE
 - 2. Service Learning: Design Challenges
 - 3. Emphasis on Technology of today and tomorrow: smart boards, laptops, mobile devices, and programming
- iv. Goal of the school is to have 100% if the students accepted and ready for college.
- v. Enrollment at West Campus will be as follows:
 - 1. 2012-2013: 100 students
 - 2. 2013-2014: 300 students
 - 3. 2014-2015: 400 students
- vi. The school will have administrative staff, counselors, and support staff to provide adequate supervision of the students
- vii. There will be NO off campus lunch allowed.
- viii. The school will have afterschool and athletic programs that will last up to 6PM.
 - 1. The playfield will only be used during daylight hours.
 - 2. Most activities will take place indoor or at the pool.
- ix. The school runs independently, there is limited oversight by the District.
- x. 100% of the schools recruitment will be in Berkeley.
 - 1. Should more than 100 applications be received, a lottery system will be put in place. Berkeley students will have a 4:1 advantage in the lottery system.
- c. Steve Parker (HMC Architects) described the design process
 - i. During the programming phase, HMC determined Realm's needs by working with a site committee.
 - ii. There was also a community meeting that provided additional feedback on the program
 - iii. HMC reviewed and surveyed the existing campus building to determine how to fit those needs.
- d. Byron Bronston (HMC) provided additional details of the design
 - i. Building C will house (3) classrooms; Building A will house the offices, classrooms, and library; the old shop building will house 5 additional classrooms.
 - ii. Exterior renovations will be limited to new entry on University, paint, and a new roof.
 - iii. The proposed entrance rendering showed Realm signage and a new canopy.
 - iv. Drop off location will be planned for University Ave in front of the entrance.
 - v. The existing breezeway will be turned into the school lobby.
 - vi. There will be an open ceiling design.
 - vii. The design will incorporate natural light.
 - viii. Mechanical, electrical and plumbing system will all be new.
- e. William Huyett will propose to the Board to demolish Building F because it is not seismically sound.
- f. Victor Diaz acknowledged that any additional design/construction beyond the fundamental design presented will require Realm to provide additional funding from their own fundraising efforts.
- g. Feedback and Questions
 - i. How will trash and clean up on Curtis be addressed?
 - 1. Custodial staff from BUSD and Realm
 - ii. Will landscaping be a part of the design?
 - 1. Yes
 - iii. Will there be DSA Review?

Berkeley Unified School District

2134 Martin Luther King Jr. Way, Berkeley, California 94704-1180
(510) 644-6206 Fax: (510) 540-5358 www.berkeley.k12.ca.us



William Huyett
Superintendent

1. Yes
- iv. Did the District notify the community?
 1. Yes.
- v. Will the Addison pathway be closed off? Will it be enhanced?
 1. Path will not be closed. Enhancements will be considered.
- vi. How will the parking lot be used?
 1. 135 parking spaces to be used by the current programs, administration and staff development. Parking lot includes space for a turn around.
- vii. How will the site deal with High School drivers?
 1. REALM will review their student policy
- viii. How will this affect the existing pre-school?
 1. No plan to change their current use
- ix. Will there be a review of the traffic lights on University?
 1. City of Berkeley is responsible for this review.
- x. How will Realm provide food service?
 1. Possibly use a 3rd party vendor similar to 8th street site.
 2. Potential to use existing canopy area as a lunch area.
 3. REALM may fundraise in the future to pay for a kitchen facility.
- xi. Will Building A be available for teacher training as previously discussed?
 1. The new proposed board room will be used for staff development.
 2. REALM facility will be made available for BUSD functions.
- xii. Will the open spaces be used for portables? The community does not want portables.
 1. Portables are not currently part of the design.
- xiii. Are there plans for Realm to use the existing gym as-is?
 1. Yes
- xiv. Will the afterschool programs be supervised?
 1. Realm currently intends to have 15:1 student to staff ratio. There future goal is 10:1.
- xv. How will the Addison Street entrance be used?
 1. Realm will review their master schedule to determine is they can designate certain entry/exit points to the school. If not, they will staff the Addison Street entrance appropriately.
- xvi. Has rejuvenation of the creek been reviewed? Could the parking lot be turned into open space?
 1. BUSD does not have any current plans regarding this.
- xvii. Will the community have an opportunity to revisit and discuss the traffic conditions in the future?
 1. BUSD has stated this will be an ongoing discussion with the community.
- xviii. Will the District consider using the University field as a parking lot and make the South parking lot an open space with creek rehabilitation?
 1. No current plan for this

- xix. Several stated there was lack of notification to the community providing information of these projects.
- xx. A community member asked if there will there be adequate street lighting.
 - 1. This is a City of Berkeley issue.
- xxi. There is concern over the speed of traffic on Browning Street.
 - 1. This is a City of Berkeley issue. BUSD will cooperate with the City if needed.
- xxii. How will the traffic be affect at Curtis and University?
 - 1. City of Berkeley to review.
- xxiii. Will there be new landscaping on Curtis?
 - 1. This is not currently incorporated into the design, but will be reviewed for future consideration.
- xxiv. Will lighting be added to the Addison path?
 - 1. BUSD will review for future consideration.
- xxv. How will the parking lot be used?
 - 1. Day use will be used by the school staff and administration staff.
 - 2. Parking lot will not be monitored
 - 3. The parking lot will remain open to the public unless issues arise
 - 4. Pool may continue to use the parking lot
 - 5. Public use may need to be reviewed due to overuse on street sweeping days.
- xxvi. How much will noise be an issue?
 - 1. Since the site always designated as a school, typical school noise should be expected.
 - 2. Much of the space designed is for interior use.
- xxvii. Will the playground remain open to the public?
 - 1. No plan to change current use other than to ensure student safety.
- xxviii. Will students have access to Browning Street?
 - 1. Realm will review exiting.

3. BUSD Board Room/City Council Project (Rebecca Hayden, BVA and Mauricio Davila, Turner Construction)

- a. William Huyett described the new Board Room
 - i. The project is the conversion of the existing cafeteria to a Board Room
 - ii. Currently, the School Board shares the exiting Board Room with the City Council.
 - iii. The School Board will review the proposal for sharing the new Board Room in January
 - iv. The City Council's use of the new Board Room is currently an Alternate to the project.
 - v. The City would share in the cost of the project if they opt to use the new space.
 - vi. The Board Room will be multipurpose:
 - 1. Board Room
 - 2. Student Court
 - 3. Community Use
 - 4. Staff Development
- b. Rebecca Hayden oriented the group to the location of the proposed Board Room on the site plan.
- c. Mauricio Davila (Turner Construction) introduced himself as the project manager for both the Realm Charter School and the Board Room projects.
 - i. Project Schedule

Berkeley Unified School District

2134 Martin Luther King Jr. Way, Berkeley, California 94704-1180
(510) 644-6206 Fax: (510) 540-5358 www.berkeley.k12.ca.us



William Huyett
Superintendent

1. Bidding for Construction beginning at the beginning 2012
2. Possible award to contractor March 2012
3. Construction from March 2012 to September 2012
- ii. Project Budget (Project cost includes cost of construction plus soft costs – architects, engineers, consultants, inspections, etc.)
 1. Base scope for school board – \$1.2 Million
 2. Alternate for City Council - \$900k to be shared between City of Berkeley and BUSD
- d. Feedback and Questions
 - i. What is the seating capacity compared to the existing board room?
 1. Existing – 125
 2. New – 192
 - ii. How will the City deal with large crowds congregating outside?
 1. City typically schedules meetings with an expected large attendance at Longfellow or the Berkeley Community Theater
 2. The City will have a specified locations to place overflow crowds
 - iii. Parking lot has limited spaces in comparison with seating
 1. Expected that each seat does not translate to an individual car.
 - iv. Will a ramp be installed on the Curtis side of the parking lot?
 1. No ramp since the grade is too steep and potential traffic issues.
 - v. Community has concern about the City Council being located in a residential area.
 1. City Council is still reviewing potential sites.
 - vi. How will the City deal with Media Trucks?
 1. City to evaluate
 - vii. Community has concern over late night noise with meetings ending at 11PM.
 1. City Council is reviewing alternate locations
 - viii. What is the impact of projects occurring simultaneously?
 1. BUSD has reviewed the current projects
 - ix. Has the Auditorium been considered as an option for the Board Room?
 1. A preliminary evaluation determined it to be significantly more expensive. Several factors considered were ADA issued and the fact that a flat area is more conducive for Staff Development activities.
 - x. Could the exiting kitchen facility remain?
 1. This is intended for the Board Room. There are no current kitchen facilities in working condition.
 - xi. There is a concern that street parking will fill up prior to the parking lot being used.
 - xii. Have crosswalks been addressed?
 1. City of Berkeley issue
 - xiii. There is concern that people will block person home driveways with their cars. Request for City to paint Curbs at driveways red.
 - xiv. Suggestion was made to locate the City Council closer to the downtown.

- xv. Comment was made that 3 months for community review prior to Board approval is insufficient.
- xvi. How will people make their way from the parking lot to the Building?
 - 1. Along Browning/Addison
- xvii. Suggestion was made to relocate parking to playfield on University.
- xviii. Suggestion for full campus renovation to include gym, pool, cafeteria, auditorium to make a complete community center.
- xix. Request was made for the City Council to review alternate locations.
- xx. How will night time use of the parking lot affect homes on Curtis? Request was made to review the design on the parking lot (landscaping and fencing) on the Curtis Street side.
- xxi. Request to improve lighting and landscaping on the Addison pathway.
- xxii. Request was made to review bicycle traffic through campus.
- xxiii. Suggestion was made to revitalize the creek area to create an open space at the current parking lot.

4. BUSD Administration Building Project (William Huyett, BUSD Superintendent, Lew Jones, BUSD Director of Facilities, and Rebecca Hayden, BVA)

- a. William Huyett indicated there may be a phased move in to the Administration Building
- b. Rebecca Hayden stated that all the landscaping that was removed on Bonar Street will be replaced.
- c. Feedback and Questions
 - i. Comment was made that the suggested landscaping proposed on Bonar Street is non-native and invasive.
 - 1. A design review committee reviewed it as a condition of the use permit.
 - ii. Concern was expressed regarding the use of the Bonar Street entrance as a restroom facility by vagrants.
 - iii. How will the use of this building affect parking?
 - 1. A parking lot will be provided
 - iv. Will the South entrance of the Building be used?
 - 1. Yes
 - v. How many people will occupy the admin building?
 - 1. 85 from the current facility plus additional from the annex and technology department.
 - vi. How was the landscaping selected?
 - 1. A design review committee reviewed it as a condition of the use permit.

5. Keeping in Contact

- a. For additional information or questions:
 - i. Realm Charter School – Mauricio Davila, Turner Construction PM – madavila@tcco.com
 - ii. Board Room – Mauricio Davila, Turner Construction PM – madavila@tcco.com
 - iii. Administration Building – Forrest Lewis, Parsons PM - Forrest.Lewis@parsons.com
 - iv. General Information – Chanita Stevenson, BUSD Facilities – chanitastevenson@berkeley.net, (510)644-6066
 - v. BUSD Website: <http://www.berkeleyschools.net/departments/facilities/current-construction-projects/west-campus-construction-update/>