

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

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Minutes of the Meeting of November 17, 2011

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

Board Members Present: Josh Daniels, Director

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

Members of the Public: Richard Boyden Roy Meisner Robert Wolf

1. *Call to Order:* The Meeting was called to order at 6:00 PM.
2. *Approval of Meeting Minutes:* A motion to approve the minutes was made by Carl Bridgers and seconded by Nicolie Bolster-Ott. The minutes were unanimously approved.
3. *Public Comments*

There were a few questions from a member of the public.

 - Given the level of resources the contractor is putting into the job right now, what is a realistic time for the contract to be completed? Is the level of effort being sustained?
 - How many more stages are there to be completed?
 - What would the contractor say about the job?
4. *Agenda Reorganization:* Co-Chair Allan presented a new agenda. The committee approved reorganizing the agenda.
5. *Staff Report*
 - Solar Masterplan: The Solar Masterplan was unveiled. Tom Kelly of Kyoto USA did a great job managing the process. The goal was to show how to put together a solar masterplan for a school district. Mr. Kelly applied for and managed a grant provided by the Department of Energy to study schools in Berkeley Unified, West Contra Costa Unified and Oakland Unified to create solar masterplans. All schools in the district were reviewed. A presentation of this information will be given to the Board next year, possibly in January.
 - Small Projects: The District has initiated several small projects including, transformers for Berkeley Arts Magnet and LeConte, roofing at a few buildings, painting at the G Building at BHS and an elevator project at a few sites.
 - Financial Updates: Some savings were made on a few small projects. Proposed study areas were given to the Board in November to consider changes in the adopted Facilities Plan. In January, the Board will approve any changes in allocations. The plan will be completed in March. The topics to study are:
 - a. West Campus – roofing and painting of a few buildings, demolishing the old library
 - b. Jefferson – review costs for Jefferson new building/modernization
 - c. All projects – review the state funds to see if we can reduce our reliance on those funds and make normal quarterly modifications to projects under construction.
 - d. Formula changes – allocation of yearly inflation to projects and changes to inflation and risk pool budgets.
 - e. Project shifts – Some projects will shift from Measure I to Measure AA
 - f. Schedule Review – Cafeteria improvements at Willard and Longfellow, Community Theater and Pre-K programs will be investigated.

It is possible that no changes will be recommended or approved.

- Draft Monthly Report – Staff finished a draft of the revised monthly report. Draft Monthly Report – Staff finished a draft of the revised monthly report. The new version will go to the Board and the Committee in December.

6. *Berkeley Community Theater Update*

Carl Bridgers, met with WLC Architects and staff regarding the accessibility project at the Berkeley Community Theater.

- The scope of work was determined by a legal settlement.
- The goal is to complete this project in order to reopen the theater
- WLC will investigate issues regarding light and sound
- The contractor and/or the district will clean up the theater
- DSA has raised some issues regarding code in terms of requiring a railing at the top end. The District believes DSA is applying the wrong code. This issue is currently being reviewed.
- The list from Nicolie Bolster-Ott has been received.
- The Board stated that a future large project to improve the Community Theater is not the highest priority at this time.
- Carl Bridgers noted that WLC Architects was hired for its expertise on wheelchair lifts and access and not for its expertise in historical issues.

7. *Berkeley High School Update*

- Staff addressed the questions in public comment.
 - a. Staff has met twice with the contractor, bonding company and legal counsel regarding the Berkeley High Stadium project. Since then, the contractor has increased the crews at the site. The contractor has not been default terminated by the district. The district has not come to an agreement with the contractor. The goal is to have the contractor commit to a defined schedule with certain milestones to be met and if the milestones are not met the contractor will be default terminated. If a default termination occurs, work will stop. To answer the question of the contractor's perspective, he would claim that design flaws have delayed the project.
 - b. Old Gym – Students are no longer in the building. BHS staff and City of Berkeley Warm Water Pool staff are in the building. The Warm Water Pool is closing on December 15th. An interested party has filed an injunction to keep the building and program open.
- Prequalification of Contractors – Staff went to the Board to get approval to develop prequalification standards for the next phases of Berkeley High.
- Timeline for the Phase II and III
 - a. The project is currently awaiting approval at the Division of State Architect
 - b. Phase II and III will be bid as one project in January
 - c. The project will be awarded in March/April
 - d. Hazardous materials abatement will begin in the spring, so that demolition can occur right after the school year ends.
 - e. The new building is scheduled to be complete in the winter of 2013/14. The entire project is scheduled to be completed in the summer/fall of 2014.
 - f. Students will move from the portables into the new building. The portables will be moved off campus and site work will begin in the summer of 2014.
- BHS Site Committee: The Principal received applications for the site committee. The first meeting will be held November 30th. The first meeting will discuss all of the planned projects at Berkeley High School.

8. *West Campus Update*

- There are three projects at West Campus.
 - a. Bonar Building will become the new administrative building. There are plans to move into the second and third floor over the winter months.

- b. The Cafeteria will house the new board room. The project is currently awaiting approval from DSA. The District is waiting on the City of Berkeley to determine whether they will share costs to construct the alternate.
- c. REALM – will utilize two buildings and three classrooms in the Bonar Building. Career Technical Education has also been involved in these discussions in case there is a change in REALM’s status and they do not occupy the buildings.
- d. Buildings not used – there are no planned long term use of other buildings. Some buildings will be recommended to be re-roofed and painting. Staff will recommend demolishing the library building.
- e. Budgets for the projects are:
 - i. REALM - \$6M (Measure AA)
 - ii. BUSD Board Room - \$1.75M (Assuming City pays for half of alternate, BUSD share is from Measure AA)
 - iii. Current West Campus Project - \$4.85M (Measure AA) + \$9.65M (Measure I)

9. *Project/Tracking Committee*

- There are no updates, but staff is working to set up a meeting with counsel and the project/tracking sub-committee.

10. *List of Projects for discussion during Next Meetings*

- December – Derby Field
- January – Jefferson
- February – REALM/West Campus or Maintenance
- March – Maintenance or REALM

11. *Schedule Next Meeting.* Next Meeting is scheduled for December 15th

12. *Adjournment.* The meeting adjourned at 7:20 PM.