

# Berkeley Unified School District

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## FACILITIES PLANNING DEPARTMENT

1720 Oregon Street, Berkeley, CA 94703 (510) 644-6066 Fax: (510) 644-8703

Minutes of the Meeting of August 11, 2011

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

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

1. *Call to Order:* The Meeting was called to order at 6:02 PM.
2. *Approval of Meeting Minutes:* A motion was made by Secretary Weaver to approve the minutes. The motion was seconded by Member Nicolie Bolster-Ott. The motion was carried unanimously.
3. *Public Comments:* There were no public comments.
4. *Staff Report*
  - Summer Projects
    - a. *Jefferson Kitchen Classroom Remodel:* Two classrooms should be complete by the beginning of school.
    - b. *Emerson Solar Panel Installation:* The District had some minor issues with the Division of the State Architect (DSA) which caused a minor delay. The installation of the panels will be close to completion by the beginning of school. The remaining work will not disrupt school.
    - c. *Berkeley High School Community Theater Access Project:* The District was sued for lack of accessibility in the Community Theater. The approval of the project was delayed in DSA which caused the project to be awarded at the last Board Meeting. The project could have benefited from an earlier start. There is a lot of work that will need to occur before school opens.
  - New projects
    - a. *Derby Field Project (Measure I):* There have been 2 community meetings and multiple site committee meetings. There will be an adjustment to the budget. The project will go to the Board for the approval on August 31<sup>st</sup>.
    - b. *Charter School (Measure AA):* The program is currently being finalized. Staff will meet with the Superintendent. Several site committee meetings and one community meeting were held. The next community meeting will happen at West Campus. The Charter School currently has a middle school in a commercial space and the Board approved facilities for the high school to be housed at West Campus. There are plans for the space at West Campus to be flexible for our use for Career Technical Education. Member Bolster-Ott will attend the next community meeting.
  - Large projects
    - a. *West Campus Education Center:* This project is moving forward. The District is expected to move into the facility over winter break. It is a constant struggle to maintain the schedule.
    - b. *Berkeley High School Stadium Building:* This project is moving slowly. The next step is for the district to move forward with alerting the contract of our intention to assess liquidated damages and withhold funds for alternative housing. The contractor has submitted a claim.
  - Additional Comments
    - a. Member Bridgers questioned staff regarding the additional phases at Berkeley High School. Staff informed the Committee that phases II and III have been combined, which includes the demolition of the Old Gym, building new bleachers, and building a new classroom building

in place of the old gym. Co-Chair Allan requested that the Committee discuss the next phase of Berkeley High School at our next meeting. Member Nudel requested a tour of the Berkeley High School site in October to gain a better understanding of the projects.

- b. Staff provided additional updates to the Committee on the following topics:
- *Account Codes:* New account code structures were created for the bond and QSCBS.
  - *Construction Management Firms:* Two construction management firms will go for approval before the Board on August 31<sup>st</sup>. The current construction management firm will continue to manage projects currently under construction.
  - *Project Labor Agreements:* The District has been discussing a project labor agreement with the unions. Staff will go back to the Board to initiate negotiating a project labor agreement because there is a potential conflict of interest with one Board member. We hope to have a tentative agreement in September. Co-Chair Allan asked about CTE and what will be included. Staff responded that the Superintendent Huyett and Burr Guthrie, CTE Coordinator are currently working to define this program. Secretary Weaver asked what percentage of the dollars will go into a Project Labor Agreement. Staff responded that one approach would include 70% in a Project Labor Agreement with a \$1M threshold. If the limit is lower the number of projects included in this agreement would increase. If more projects are included into a PLA administrative costs will increase.
  - *Construction Project Monthly Report:* Staff met with Co-Chair Marzuola to discuss changes to the structure of the monthly report. She plans to meet with the Audit Committee to make sure that other areas are addressed.

5. *Other Committee Comments*

- A reader commentary from a member of public regarding the Bond was published in the Berkeley Daily Planet on June 29th. A response to that commentary was published in the Berkeley Daily Planet from the Committee on July 20th. Contact information for the Committee will be added to the website. All inquiries will be directed to the Facilities Division and forwarded on to the Committee. All members of the public with inquiries should be invited to the following meeting.

6. *Schedule Next Meeting:*

- The next two meetings are scheduled for September 15<sup>th</sup> and October 20<sup>th</sup>.

7. *Adjournment.*

- The Committee adjourned at 6:47 PM.