

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

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Draft Minutes of the Meeting of March 7, 2013

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

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

Board Members Present: Josh Daniels

BUSD Staff Present: Miguel Dwin

Members of the Public: William Savidge Richard Boyden Emet Daniels

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 Secretary Weaver and seconded by Member Nudel. The minutes were unanimously approved.
3. *Public Comments:* William Savidge, former BUSD parent and neighbor of Washington School, stated that the District plans to replace the existing portables at Washington, BAM and King Middle School with used portables in place of a permanent structure. As a taxpayer he feels that this is not an appropriate use of bond funds. He states that portable buildings:
 - use materials and finishes do not meet green building standards;
 - have indoor air quality issues;
 - leak because of poor design; and,
 - although they add classroom capacity, they do not have any programmatic elements in terms of teacher's room, teacher's closets, or bathrooms.

He states that it does not make sense to add these types of buildings next to an architectural gem such as Berkeley Arts Magnet. He requesting that the committee agenda this issue and make a recommendation to the Board or to the Facilities Department or both to look at different options, such as the modulars at Child Development Centers. He asked if neighbors were a part of the site committee? Staff responded that neighbors were invited by the Principal to participate on the Site Committee.

4. *Staff Report*

Project Updates

- **LeConte Grounds Improvement:** Staff added a Site Committee meeting. The controversy has gone away. Some funds will be reserved for a future project to address the northwest corner. The current grounds project is moving forward.

- **Washington/BAM/King Portable Project:** The portable project is currently in design. Staff provided some history on this project. When the Bond Program was originally designed the District looked at a \$400M bond rather than a \$210M Bond. At the \$400M level, the District would have planned to replace the portables in the District. The plan that is in the "Blue Book" lists expansion of elementary in the North Zone and portable replacement based on a 30 year life cycle. The Board decided on April 27, 2011 to expand Jefferson and replace portables at the sites. The operative assumption was to reuse the BHS portables not to dispose of them. In February 2011, there was a discussion of priorities. If the Board did not choose to replace portables it does not mean that they would have decided to build new buildings. The Board could have chosen to maintain the current portables and place another project at a higher priority. The Board could consider removing a project if there was a decision to create new buildings instead of using portables. The District had a lot of portables in the beginning of the first bond program. The District removed all of its World War II age portables. District-wide 11 portables will be replaced with newer portables. There will be a net reduction of 13 portables in the District from the beginning of 2010. Portables in the Washington/BAM/King project will receive replacement portables from BHS. Washington will receive an additional portable. Secretary Weaver asked if the portables proposed will be placed on concrete foundations at a set grade. Staff responded that one portable will be placed on a concrete foundation and will have to determine the rest. Co-Chair Allan asked if the District was going to build a building at Berkeley Arts Magnet how much would it cost. Staff responded that it would be in the \$450/sq ft. range. Co-Chair Marzuola asked if portables have sinks. Staff responded that some portables do and we are exploring adding them as an alternate for the current project. Member Goldin suggested that buying new portables may be a better option. After a discussion on this matter, Co-Chair Allan asked if the Committee proposed to a motion to add this item to the agenda for the following meeting. Member Goldin made the motion and it was seconded by Co-Chair Marzuola. The motion was approved unanimously. Secretary Weaver would like to have the following questions answered during the discussion at the next meeting:

1. *What is the useful life for a portable compared to a building?*
2. *How much would it cost to build a building at Washington, Berkeley Arts Magnet and B-Tech and what projects would be affected if the District decided to do that?*

Staff noted that the District is moving forward with design on this project.

- **Jefferson Modernization and Expansion:** Jefferson is not quite through DSA, but will be advertised at the next Board Meeting. The project will be awarded in May.
- **Rosa Parks Solar:** The District had struggles with DSA to release the project. As of last week, DSA agreed to allow this project to move forward.
- **King Track and Field:** This project will be advertised at the next Board meeting.
- **Longfellow Cafeteria:** The site committee met and has recommended HKIT Architects to the Board to design the project at the next meeting. The cafeteria will be housed in the area where the current Longfellow Parent Nursery exists across Ward Street.
- **Berkeley High School Phase II:** This project is going well and progress is visible.

- **BHS Science Labs:** This project has run into a glitch with DSA because the G&H building does not have fire sprinklers. Staff is working through the appeal process with DSA.
- **Hopkins:** The Hopkins Project is ready to bid. The job walk is scheduled soon.
- **Pre K/High 5 Project:** This project was accelerated. Where the High 5's will be located has not been resolved. The new buildings will be modular to match the existing modular.
- **West Campus Education Center:** The commissioning is in process, but problems were discovered. It is taking a little longer to complete the building. This project will likely end up in a claim.
- **West Campus Charter/Board Room:** The project was bid last Tuesday. There was a bid protest. The apparent low bidder has requested bid relief.
- **Derby:** The project is going well because the weather has been good. The sod could be installed as early as next week. DSA has approved the scoreboard.
- **Annual Facilities Plan:** If the Board approves the plan at the next meeting, the Facilities plan will be distributed at the following CBOC meeting.
- **CBOC Appointments:** Staff will request at the next Board meeting that all members are reappointed. Nomination and selection of officers will take place at the next meeting.

5. **Action:** Approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2012. Co-Chair Allan moved to approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2012. Member Goldin seconded the report. The motion was approved unanimously.

6. **Action:** Approve the Performance Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2012. Co-Chair Allan moved to approve the Performance Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2012. Member Nudel seconded the report. The motion was approved unanimously.

Staff reminded the Committee that a report must go to the Board within 60 days the audit is approved. The Committee will make sure to explain their role to review the audits and to make sure the funds were spent appropriately. The report will also include information regarding other committee activities. Staff noted that the committee should include that Measure AA should have an audit every 5 years or when the bond ends. Board Director Daniels suggested that the Committee should mention that the District refinanced a bond series. It will save taxpayers \$2M.

7. Committee Member Comments:

- Member Bridgers asked about the plans for the fencing at Bancroft and Durant and the graphics for the BHS stadium sign. Staff responded that he believes there is a plan, but he suggested that this may be an opportunity for design subcommittee to invite the Architect for discussion.
- CABS – Board Director discussed CABS and the changes that may happen from the State legislature. He states that if the ability to borrow CABS are limited it would delay projects. The

Committee determined that it would be no reason not to do CABS and delay projects based on the current amount the District plans to borrow.

8. Monthly Report from the Committees:

- Design Review Committee: Co-Chair Marzoula discussed that the Committee should mention the new Design Review Committee. The Committee plans to meet on March 16th to review upcoming projects and to create a rubric.

9. Next Meeting:

- The next meeting is scheduled for April 11th.

10. Adjournment.

- The meeting adjourned at 7:38PM.