

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

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Draft Minutes of the Meeting of April 11, 2013

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

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

BUSD Staff Present: Miguel Dwin

Members of the Public: William Savidge

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 Bridgers. The minutes were unanimously approved.
3. *Public Comments:* William Savidge, member of the public was present. With no objection from the Committee, Mr. Savidge will be allowed to participate in the discussion on the agenda item #5 regarding portables.
4. *Staff Report*

Project Updates

- **Washington/BAM/King Portable Project:** The portable project is currently in design.
- **Longfellow Cafeteria:** Two site committee meetings have been held. The committee has narrowed down two ideas for further discussion.
- **B-Tech Science:** One site committee meeting has been held. An informational meeting will happen for the B-Tech community.
- **BHS Science Labs:** DSA has denied the appeal related to the fire sprinkler issue. Due to the late decision, the District is unable to make the timeline for the project to happen this summer. Staff decided the project will happen the following summer. It will provide additional time to consider any required design changes.
- **Jefferson Expansion:** This project is out to bid.
- **Hopkins:** This project out to bid.
- **King Field:** This project is out to bid.
- **LeConte Grounds:** This project is out to bid.
- **Washington Painting and Flooring:** Bids were received for this project and they were under budget. The project was approved by the Board on April 10th.

- **West Campus Charter/Board Room:** This project has started. Very little work has happened. Staff believes the Board will have their first meeting in October in the new facility. For the Charter School portion all offices will be moved and the shop building will renovated.
- **BHS Phase II:** This project is going well and a lot of work is happening.
- **Derby:** This project is close to completion. The grass needs time to get set and it should be ready at the end of June. The City is completing work on the storm drain.
- **CABS:** Staff stated that the California Legislature has moved to change the law related to the issuance of CABS. These changes will have a significant effect on our building program. It will cut out the entire 2015 issuance of the planned CABS bond. The bond program will be hit three different ways, and two are related to the California legislature.
 - a. The federal level sequester will affect the QSCBS bonds payment. It affects how much the District pays back on the loan.
 - b. The California legislation will change the issuance of CABS and length of time bonds are held. The bonds we planned to issue would be longer than 25 years, which is the current proposed legislation limit.
 - c. The 4:1 ratio is also problematic for the district.

Staff announced that Co-Superintendent Cleveland has requested feedback from the Committee regarding the auditors. He also noted that OPSC funds were received for the Berkeley High School Stadium Building.

5. Discussion on Portables: Staff presented a document to the committee that contained information regarding portables in the District. He stated that in the beginning, the District had 75 portables ranging in age from WWII portables to the early 1970's. The number of portables in the district fluctuated in the 1990's. At the end of the Measure AA Bond (2010), all of the old WWII portables were removed. Only 40 portables remained. The plan for Measure I includes a project to replace current older portables with newer used portables. A total of 11 portables from Berkeley High School will be moved to Washington (7), Berkeley Arts Magnet (3) and King Middle School (1). By 2020, the District will have decreased the amount of portables from 40 to 27. The District has been removing portables in a systematic fashion. The rest of the document explains the costs related to the installation of portables versus the cost of a permanent building.

William Savidge, member of the public and former BUSD parent, was permitted by the committee to join this discussion. He provided a handout to the committee. He states that he does not think it is a good use of bond funds to install portables. His handout noted his opinion on why portables were a bad idea. He thinks that: (1) Portables are not be a sound investment for permanent classrooms because of a limited lifespan, DSA's requirement to sign a waiver of durability stating that the foundations are substandard, and excessive maintenance costs; (2) Portables take up valuable ground space (ex. BAM); (3) Additional funding such as the Overcrowding relief grant may provide the District with the additional funds to replace portables with 2-story permanent buildings; (4) Portables have poor indoor air quality; (5) School safety may be compromised with the temporary installation of portables; (6) Use of portables for classrooms do not allow other program support needs such as bathrooms, additional teacher spaces, janitor closets, etc; (7) The portable installation at Washington and BAM is an equity issue. Other sites in the District have received new additions or buildings, Washington and BAM are the only sites being forced to accept portables; (8) Installation of portables goes

against the District's green building standards; and, (9) Berkeley Arts Magnet is a historic building and he believes it deserves to have an appropriate permanent addition.

After both presentations the Committee had a discussion regarding the portables. The questions that arose from the discussion include:

- *What is the age of the portables that will be replaced?* Staff stated that the portables from Berkeley High that will be installed at the sites are between 4 and 5 years old.
- *Regarding the portables when was the decision made regarding portables or a wishlist created?* Staff stated that he was not sure of the specifics, but it was during the discussions of when the Bond was planned to be originally \$400M and reduced to \$210M.
- *Since the portable project will cost \$2.5M-\$3M, are we eligible to apply for the entire amount from the State via the Overcrowding Relief Grant?* Mr. Savidge responded that the District would have to match from Bond funds the amount it receives from the State. Staff has not analyzed whether we are eligible for funding.
- *With the change in CABS, if the District decides to replace portables with permanent construction, what would District have to cut?* Staff responded that the issue may become larger with other priorities such as an auditorium for Willard could be opened up again.
- *Is there a difference in air quality in the newer portables versus the older portables?* Members noted there is an improvement in air quality in newer portables.

As the discussion continued Co-Chair Allan recommended that the District consider the future planned projects at the Adult School could be deleted to increase available revenue. Staff pointed out that most of the budget was for system replacement. Overall, the Committee is concerned that the Board may decide not to do anything regarding the portables or that funding for system replacement at older buildings may be cut in favor of new buildings. There appeared to be little support for deleting needed system replacement in order to fund more new construction. Staff stated that the delay in working on the Community Theater systems will likely cost an additional \$2.5 million over the course of the bond period.

The Committee created the following statement to send to the Board:

A concern has been raised to the Committee about the decision to replace older portables with newer portables. Specific concerns have been raised about the quality of portables in terms of the environment for the children and how they support the educational mission.

After an extensive discussion, the Committee concluded that the District should adopt a long term policy regarding the continued use of portables in the District. The committee notes that a review of the decision to continue using portables at some sites would require review of the current construction priorities in the Bond.

We have attached a memorandum of concerns about portables that have been raised by William Savidge. At our request, Director of Facilities, Lew Jones provided a thumbnail cost analysis of a proposal to replace portables with new construction which we attach as well. We would like your guidance on this issue. The first of these projects will be presented in June.

6. Nomination and Selection of Officers:

- Member Bolster-Ott moved to re-elect all officers. Member Bridgers seconded the motion. The motion was carried.

7. Reports from Subcommittees

- Audit/Project Tracking Committee: This Committee has no reports at this time.
- Design Review Committee: Co-Chair Marzoula discussed three projects that the subcommittee are currently reviewing. Member Nudel has been assigned to the Portable Project. Member Bridgers will follow the Longfellow Café. Co-Chair Marzoula will cover the Pre-K Expansion project at King CDC and Franklin PN. Each member will attend community meetings for their respective projects. This subcommittee will be creating a series of topics to review that will include the program priorities and how the design supports the program. The members will also receive updates from the project manager. The first presentation to Staff is scheduled in June.

8. Next Meeting:

- The following dates were scheduled for future meetings:
 - May 30th - Auditor Feedback will be discussed.
 - June 27th

9. Adjournment.

- The meeting adjourned at 7:31PM.