

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

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Draft Minutes of the Meeting of March 6, 2014

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

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

Board Members Present: Karen Hemphill, Board Director

Member of the Public: Richard Boyden

1. *Call to Order:* The meeting was called to order at 6:00 PM.
2. *Public Comments:* There were no public comments.
3. *Approval of Meeting Minutes:* The Committee requested a quick summary of the questions asked to the Auditor to be added to the minutes. There was clarification on Item 6 related to Maintenance Projects. There was a change from: Staff responded that there was discussion on how to carve out budget to take care of maintenance items to *Staff responded that they will consider how to carve out budget to take care of Maintenance items in future projects.* The minutes were approved unanimously as amended with Co-Chair Marzuola and seconded by Member Nudel.
4. *Staff Report*

Project Updates

- **Berkeley High School:** The school moved into the new building. The project is going well. Portables are being moved in the early morning. The fitness center will open in two weeks.
- **West Campus Board Room/Charter:** This project is going well it is expected to be completed in mid-March. The first Board meeting in the new Board Room will take place on March 26th.
- **Upcoming Summer Projects:** The District is beginning to receive bids for summer projects. The bids for Pre-K came in today.
- **New projects:** Interviews were held for upcoming modernization projects at Willard, John Muir, LeConte and Berkeley High School Donahue Gym. **Annual Facilities Plan:** This plan will go to the Board on March 12th. Member Goldin asked about the budget for these projects. The construction budget for Willard is \$3M, John Muir \$1.4M, LeConte \$1.1M, BHS Donahue including solar \$1.5M, and the King Gym Modernization, which was directly assigned to Baker Vilar Architects, is around \$1.1M.
- **BHS Donahue Gym Modernization:** Co-Chair Allan asked if the Design Review Committee has been invited to participate on the site committee for this project. Staff

encouraged the Design Review subcommittee to contact him if they are interested in participating. Co-Chair Marzuola asked how this project will be noticed. The site committee has not been created yet. Member Bolster-Ott commented on the chain link fencing where the portables are. Staff responded that it will be replaced.

- **Solar Projects:** A list projects done or planned was provided. Staff stated that he would provide a detailed report of energy savings at a later date. Co-Chair Marzuola wanted to know where the most upcoming projects are in the process. BHS Donahue Gym will go to the Board to hire an Architect at the March 26th meeting and the architect for Cragmont Solar will go to Board to hire an Architect in late April. Co-Chair Marzuola asked if solar roofing projects have to go to the Division of the State Architect (DSA) for approval. Staff responded that roofing projects do not go to DSA, but Solar panels contain structural components that must go to DSA. Washington, Emerson, Malcolm X and BAM all went to DSA. Rosa Parks Solar went to DSA under a different process. Co-Chair Marzuola wanted to know if there are any savings if the District utilized a different project delivery method such as design build for a standalone roofing project. She asked if there were savings related to the Rosa Parks project. Staff responded that he was not sure if there were savings, but the project was easier. It was also very different with the Rosa Parks project as it required special permission from DSA. This project was also done by a third party through a PG&E grant and the District supplemented the project. He noted one challenge of design build is that it is not as transparent as doing a design-bid-build when it is awarded to the lowest bidder. He is open to exploring this option. Member Goldin stated that managing project delivery methods are good for discussion and directing staff in this area should not be a part of the Committee's role. He also stated that he would not recommend doing design build for smaller projects (less than \$10 million) only if the project is delivered as a turnkey project. He added that there may be some saving from design fees, but not in other areas such as materials or the work of the general contractor. There was some further discussion related to downsides of certain project delivery methods, particularly Lease Lease Back.

5. Action: Approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Secretary Weaver moved to approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. 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, 2013. Secretary Weaver moved to approve the Performance Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Co-Chair Marzuola seconded the report. The motion was approved unanimously.
7. Action: Approve Annual Report. Co-Chair Marzuola moved to approve the Annual Report. Member Goldin seconded the report. The motion was approved unanimously.

The Committee originally planned to attend the March 12th meeting and provide the report as a part of the Committee Updates. Board Director Hemphill suggested that the Committee should come on the March 26th Meeting so that the report could be on the agenda. Member Goldin will attend. The report will be amended to include signatures of the Committee Chairs.

8. Discussion of the Seismic Mitigation Program:

- AB 300 list: Staff provided information on AB 300 list. He stated the report has a lot of errors. The buildings on the list that are accurate include: BHS G&H, which the District seismically retrofitted and received seismic funds before this program existed; two small buildings at West Campus; and, the Old Gym which has been recently torn down and replaced with the M building. These are properties that have eligibility
- Funding for AB300 properties: Staff explained the challenges of applying for funding for the program. He states that the Governor has proposed sweeping the funding for this program. He stated that to qualify for funding, even retroactively for the M Building, the District would have to spend around \$25K to determine if we are eligible. Then it would take \$250K of architect/engineering fees to qualify for up to \$3.7M, if the program was available in its current capacity. Since the program is changing, there is not be enough time to qualify for funding.

9. Committee Member Comments:

- There was discussion related to new project at Berkeley High School. The Committee comments included that it was a nice building and that the kids really enjoy the building. The committee also mentioned with the new buildings that Donahue Gym sticks out as an unattractive building. The Design Review Committee will be noticed related to meetings about the Donahue Gym project.

10. Report from Subcommittees

- There were no reports from the subcommittees.

11. Future Meeting Dates:

- Our next scheduled meeting is April 17th. The following meeting will be on May 29th.

12. Adjournment.

- The meeting adjourned at 7:05PM.