

## Draft Meeting Minutes of November 10, 2016

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

Staff Present: Timothy E. White, Executive Director of Facilities  
Chanita Stevenson, Administrative Coordinator

1. **Call to Order:** The meeting was called to order at 6:00PM.
2. **Approval of Meeting Minutes:**  
Co-Chair Marzuola moved to approve the minutes. Co-Chair Allan seconded the motion. The minutes were approved unanimously.
3. **Public Comments:** There were no public comments.
4. **Staff Report.**
  - a. **Presentation of the Draft Recommended Measure I Bond Facilities Program Reallocation:**  
  
Staff presented a revised draft of the Measure I Bond Program Reallocation to the Committee. This presentation will go to the Board for approval on December 7.
    - 1) Introduction: Staff gave an overview of the Measure I program and noted all of the major projects that were completed. The District spent approximately \$90M to date. Some of the completed projects include:
      - Berkeley High School South of Bancroft and Derby Field
      - Willard Cafeteria Improvements
      - Longfellow Cafeteria
      - Systems Replacements and Upgrades at multiple sites
      - Jefferson Elementary Modernization

2) Status of Funds:

Staff discussed explained the Facilities program revenue sources listed in the table below:

Revenue Sources	Budget Revenue	Actual revenue rec'd
Bonds	\$210,000,000	\$125,000,000
State Funding	\$5,336,849	\$5,336,849
Bond Interest	\$1,080,748	\$243,750
PG&E Solar Rebates	\$325,769	\$46,769
Surplus Site Revenue	\$750,000	
<b>TOTAL PROGRAM REVENUE</b>	<b>\$217,493,366</b>	<b>\$130,627,368</b>

He also noted that the District plans to apply for funding through the Proposition 51. The District has hired a consultant to help determine funding eligibility. An additional revenue source to the District could potentially come from Developer Fees. A request for approval of the School Facility Fee Justification Study will go to the Board on December 7. Co-Chair Allan asked if a nexus study was completed. The City of Berkeley Planning Department requested this information. Staff will send a copy of the study to the City of Berkeley.

3) Project Expenditures as of June 30, 2016:

Staff explained that expenditures to date are approximately \$90M.

<b>EXPENDITURES BY FISCAL YEAR</b>	
Actuals FY 10-11	-\$5,826,924
Actuals FY 11-12	-\$12,265,276
Actuals FY 12-13	-\$19,649,326
Actuals FY 13-14	-\$25,381,754
Actuals FY 14-15	-\$10,251,315
Actuals FY 15-16	-\$16,239,036
<b>Total Expenditures</b>	<b>-\$89,613,631</b>

All of the current projects planned total \$197M. There is an unallocated balance of \$5M.

Total Project Expenditure Budgets	\$	197,496,169
Program Contingency: Inflation	\$	7,049,888
Program Contingency: Risk	\$	7,269,829
<b>TOTAL OF ALL BUDGETS + CONTINGENCIES MEASURE I</b>	<b>\$</b>	<b>211,815,886</b>
<b>UNALLOCATED BALANCE MEASURE I</b>	<b>\$</b>	<b>4,927,480</b>
<b>TOTAL PROGRAM USES OF FUNDS</b>	<b>\$</b>	<b>216,743,366</b>

4) Status of Funds Available:

Staff explained that our fund balance is \$42M and \$85M in bonds remain unissued. Projects that are currently under construction total \$16M. Staff plans to request the reallocation of the \$112M total funds for remaining projects.

<b>Remaining Revenue for Program</b>	
<b>Fund Balance 6/30/2016</b>	<b>\$42,556,479</b>
<b>Unissued Measure I Bonds</b>	<b>\$85,000,000</b>
<b>Other Local Revenue Remaining</b>	<b>\$1,115,998</b>
<b>Total Remaining Revenue for Program</b>	<b>\$128,672,477</b>
<b>Less Work in Progress Current Projects</b>	<b>-\$16,248,506</b>
<b>Total Funds for Remaining Projects</b>	<b>\$112,423,971</b>

5) Remaining Projects: Elementary and Secondary Sites

Staff discussed the remaining 38 small projects. He explained that the projects are mostly system replacement projects that normally occur during the summer. He highlighted three projects in the current plan scheduled for Oxford Elementary School. The projects and proposed construction dates are:

- a. Modernization – A \$3M system replacement project that was originally scheduled to take place in Summer 2016
- b. Solar and Roofing - \$1M was allocated for this project. It is scheduled to take place in summer of 2019
- c. Playground – This project would take place in summer of 2020. The current project budget is \$444,000.

Staff explained that current project schedule would require Facilities to return to this site three different times. It is inefficient and costly.

Staff noted that the descriptions of the overall modernizations are vague. The past projects have gone significantly over budget and Facilities has not comprehensively addressed overall site needs.

The following slides address the rest of the projects and funds allocated for technology, furniture and equipment.

6) Considerations for change:

Staff gave a brief explanation of why Facilities would like to change the reallocation. The overall goal is to consolidate projects. The program currently contains multiple small projects. The projects are inefficient with high management, architectural and engineering costs. These costs continue to rise. Professional services become overlapping and redundant. The scope accomplished by the small projects is necessary but limited. The upgrades do not consider the broad spectrum of needs of

the facility nor does it consider how the District's facilities accommodate the educational program. Member Bolster-Ott mentioned that Staff's previous presentation demonstrated the site disruption caused by multiple construction projects on a site with the current plan. She stated that Staff should highlight this point in the presentation.

7) By consolidating the projects, the Facilities Division will:

- i. Address educational program deficiencies by providing upgrades to support 21<sup>st</sup> Century Learning. It supports core classroom teaching spaces.
- ii. Improve the adequacy of student support and special education facilities in our elementary schools.
- iii. Implement the educational specifications at our schools
- iv. Address elementary school needs including capacity and infrastructure upgrades to improve the multipurpose/cafeteria experience

8) Background to Capacity

Staff shared multiple slides that explained shifts in school capacity and density. He presented attendance numbers that show an influx of students in the Southeast Zone. Co-Chair Allan asked about the repurposing of B-Tech as an elementary school. Staff responded that the District does not plan to consider B-Tech for a future elementary school because the school is too close to other elementary schools and it would potentially serve as a swing site for other programs.

He presented the two options to fix this issue would include creating additional capacity within Southeast Zone and rebalance zone or rebalance the zones by adding capacity in Northwest Zone. Any solution requires changing attendance options, boundaries with supporting assignment policies.

He explained the drawbacks of adding capacity to a particular site, like LeConte and John Muir. John Muir does have space but its historic status and configuration would make it difficult to locate an addition close to core areas. LeConte Elementary School also has space, but its current Two Way Immersion Program may limit opportunities to increase enrollment.

The allocation plan includes the renovation of the West Campus Site to house an elementary school. This could relieve capacity from the Northwest Zone schools and serve as a swing site for schools under construction.

9) Criteria for reallocation:

Staff discussed a slide that shows the criteria used for the project reallocation. The goals are to:

- Consolidate Projects

- Support Educational Program needs
- Support Student Capacity
- Finish incomplete, un-modernized buildings

10) Staff shared his proposed reallocation of the Measure I program with the Committee. Some of the highlights include the following proposed projects:

- LeConte Elementary Modernization: This modernization will upgrade systems and upgrade the cafeteria.
- Oxford Modernization and New Construction: The planning for the modernization project has begun. The reallocation would add a new multipurpose room, administration and new classroom space in the existing building.
- West Campus Elementary Capacity Project: This project would modernize the auditorium, gym and locker room. Create a new cafeteria, new playground and drop off parking.
- Berkeley High Community Theater: The reallocation would increase the project budget to include a classroom wing, reconfiguration of the Schwimley Theater along with planned system upgrades.
- Plant Operations: This project will build a new facility to house Maintenance and Operations on the Russell Street location. The consultant will review the Oregon Street side as a potential site for teacher housing.

11) Schedule and phasing: The reallocation will return to the Board for action on December 7.

5. **Next Scheduled Meeting Date:**

- The next meeting is tentatively scheduled for December 15.

6. **Adjournment:**

- The meeting adjourned at 7:27 PM.