

Berkeley Unified School District
Facilities Safety and Maintenance Oversight Committee (FSMOC)

Minutes

February 21, 2017
1720 Oregon St.

Committee members present

Fred Dodsworth Toni Stein Igor Tregub – via phone at 6:30 pm

Committee Members absent

Marc Beyeler

Staff

Steve Collins Rhonda Cervantes

1. Call to Order/Quorum/Approve Agenda

The meeting was called to order at 5:49 pm. The Agenda was unanimously approved. Tregub called in at 6:30 pm. A quorum was established and Minutes from 06/08/16 and 10/12/16 were approved.

2. Report from Maintenance Management

Collins presented the 2nd Quarter Report covering the period from October 1 through December 31 and the 2nd Interim Report covering the period from November 1 through January 31.

Committee Discussions

2nd Quarter Report-

- The evening crew is currently down three positions; Committee members asked if they could assist with regard to filling vacancies. Collins explained that hiring is under the purview of the Personnel Commission. Committee members can talk to Board members regarding the difficulty with filling positions.
- Stein asked if it is required that the Committee Chair speak at Board Meetings; Collins said it is not required and Committees are asked to speak on an annual basis.
- Dodsworth stated that he would like to see more people on the Committee.
- Collins explained that there has been an unusual amount of heating and leaking issues this year.
- With regard to fire inspections noted in the 2nd Quarter Report, Stein asked if inspectors note clutter and electrical issues; Collins said blocked egress and improper extension cord use are cited.
- With regard to elevator inspections, Collins explained that elevators are serviced through publicly-bid service contracts. Newer elevators have more monthly inspection requirements.
- Dodsworth expressed concern regarding an out of service wheel chair lift at the Adult School. Collins explained that the lift is situated at an old entry that is never used and solutions are being explored.
- Collins informed the Committee that the riding mowers currently being used are not designed for frequent use. Collins received a recommendation from the City of Berkeley and that model is being purchased.

- Stein suggested replacing grasses with mulch that doesn't require water which require less care and greenhouse emissions.
- Collins explained that solar panels are different systems at different sites because each site with solar panels installed them via publicly bid projects. He is looking for a centralized system that will work with all systems.

2nd Interim Report-

- Stein asked how vehicles are sourced and said she will forward State Contract vehicle information. Collins said in the past, the State Contract did not work well.
- Stein noted that 1/4 of what is spent on salaries is spent on contracts. Collins said that contracts are virtually all specialized, and that there is not always saving using staff rather than a specialized contractor.
- Following review of the staffing model, Dodsworth noted almost 10% vacancies.
- Collins noted deficit spending in this budget. The expected fund balance is \$766,764. The budget will continue to tighten.
- A vacant Maintenance Technician position on the night crew is being eliminated. This will result in a savings of approximately \$80,000 annually.
- Dodsworth asked Collins if he believes the staffing model is adequate; Collins replied that he does.
- Going forward, flooring and fencing will have a set budget to which to adhere to the extent possible.
- Stein will submit comment regarding questioning Gaia building's indigence status.
- Tregub commented that there is an item that the School Board approved or is in the process of approving with regard to developer fees. He is speaking to the Board to exempt non-profit housing. He will put Gaia in a different category.
- Dodsworth asked about LED lights. Collins replied that they are being installed on any modernization. Proposition 39 was passed which closed a tax loophole. Half of the resulting revenue is to go to schools for energy-efficient projects. The District has hired a consultant and has a plan for three projects this summer: All exterior lighting will be LED; replacement of air handlers at Berkeley High G & H Buildings; and pool pumps to get VFDs and EMSs.
- Another project is to replace foot tubes with LEDs at Berkeley Adult School.

4. Committee Statement to the Board of Education

The Committee had no statement this month.

5. Public Comment on non-agenda items:

There were no members of the public in attendance.

6. Adjournment

The meeting was adjourned at 7:15 pm.