



Berkeley Unified School District

Facilities Division  
1707 Russell Street  
Berkeley, CA 94703  
p. 510.644.6066  
F.510.644.8983

[www.berkeleyschools.net/departments/facilities](http://www.berkeleyschools.net/departments/facilities)

## Draft Meeting Minutes of February 7, 2019

**Members Present:** Carla Schneiderman, Sean McMurray, Jane Logan, Alejandro Pimentel

**Staff Present:** Chanita Stevenson

**Board Director Present:** Ty Alper

1. **Call to Order:** The meeting was called to order at 5:40 PM.
2. **Approval of Meeting Minutes for December 13, 2018:**  
Chairperson Schneiderman moved to approve the minutes as amended. Member Pimentel seconded the motion. The motion was approved unanimously.
3. **Public Comments:** There were no public comments.
4. **Staff Report:** Staff provided the following updates:

Before going into the Project Updates Executive Director Calise discussed the Berkeleyside article regarding the Berkeley Community Theater. The article discussed the recently held community meeting regarding the Community Theater project. Architect provided an overview of the activities that led to the creation of the current project now. The article stated that an estimate to complete the entire community theater project is \$107M which caused great concern. Executive Director Calise explained that the number provided during the presentation was based on a masterplan that included reducing the size of the theater seating, creating additional spaces and phasing upgrades. The Masterplan was not adopted by the Board. The Board will adopt the schematic design for the Berkeley Community Theater project focuses on prioritized upgrades to the theater based on the site masterplan. The total project costs are to \$51M. The difference in the initial budget will be offset by the \$17M of State funding from OPSC. The District is also reviewing whether it can apply for additional state funding from the Seismic Mitigation Program. The upgrades include the classroom wing, ADA upgrades to the stage and the creation of the crossover space that connects the little theater to the large theater and classroom wing. All of the upgrades will enhance teaching and learning. Staff expects to follow up Berkeleyside to clarify the scope and current budget for Berkeley Community Theater project.

Member McMurray asked the following questions:

- a. What additional projects are slated for Berkeley High School? He noted that a lot of the classrooms particularly in the C Building that are too hot. Executive Director Calise responded there are no other projects planned for Berkeley High School. He is currently working with the Maintenance Division for cooling options for the classrooms.

- b. When the bond was passed, how was the project list determined for the sites? What was the process used to determine the list of projects?
- A workgroup was created to develop a list of priority projects. The original allocation included a lot of smaller projects that focused on systems replacement and upgrades. In 2017, the current facilities director at that time wanted to shift away from smaller projects to larger projects that focus on the site's greatest needs. The Board approved a reallocation of the Facilities program.
  - Facilities Analyst Stevenson provided additional information to the committee about the original Board project allocation and her perspective of the Facilities Program and its impact on the school sites. She noted that Facilities plans to meet with the PTA council and do additional outreach to the school communities to understand site needs and wants.

Co-Chair Schneiderman noted that some community groups have asked why this particular project is a priority. Staff responded that this was always a project in the plan, but will require additional upgrades to deliver a project will benefit the classroom spaces to enhance the programmatic needs of the site.

**Project /Program Update:**

- *Berkeley Community Theater – This project is going to the Board for schematic design. Board Director Alper asked if the current project would work for the students as designed or would it still require additional elements of the masterplan. Staff responded that the current project covers the majority of the upgrades. There could be some smaller items to change but there is nothing that will be done that would be a waste. Board Director Alper asked a follow-up question if portables will be needed during the project. Staff responded that the site will need portables to house classes during construction. Staff is trying to determine where on campus to house the portables. Staff plans to have additional meetings.*
- *Lease Lease Back Delivery Method – Executive Director Calise discussed the new type of project delivery method that he expects to bring to Board for adoption. The goal would be to use this method for the Berkeley Community Theater Project. Member Logan asked what level of oversight the District will have with this method. Staff responded that District will have full oversight and control of the process. The process allows for collaboration with the architect, contractor and the district.*
- *School Safety Project: The Contractor is working on submittals and the locks have been ordered. We anticipate the Contractor beginning work in 3-4 weeks. Malcolm X is the first site scheduled. Facilities reviewed the costs of adding locks to classrooms with two doors as a potential change order to the project and determined that the costs were too high. The project will remain as is. There may be a future project to address the additional doors. Chairperson Schneiderman asked if this project was planned to have minimal disruption to the site. Staff responded that this project takes place after hours and during breaks.*

- *Oxford Modernization: Geotechnical samples were taken over the winter break. The analysis was planned to be done in February but due to the complex nature, the results of the study are not anticipated until the end of March. Staff expects to communicate this update to the Board and the Oxford community.*
- *VAPA Modernization: This project is one month behind schedule due to site remediation. Staff also expects cost overruns.*
- *King Auditorium – Bid opening was this week. We are currently reviewing bids.*
- *Cafeteria Upgrades at John Muir, Cragmont: Schematic Design has been approved. The architects are working on documents to DSA.*
- *Cafeteria Upgrades at Washington: Facilities agreed to have one additional meeting to address the additional request for upgrades of the Washington community. Facilities will determine if the project is able to move forward once the meeting is held.*
- *Mendez Roof & Skylights – This project will begin again in the summer to complete the skylights. The Architect has requested additional services related to the delays in the contract and additional scope. The District is meeting with the Architect to resolve this issue.*
- *Berkeley High School CTE – Berkeley Adult School CTE: This project is at completion stage. Staff is working with the contractor to complete final punchlist items and to submit paperwork to the Division of the State Architect for certification.*

**Follow Up questions during Staff Report**

- Board Director Alper asked staff about the question posed by Member McMurray around the recruitment for additional committee members. Staff responded noted that there is one vacancy for the Members of Bonafide Taxpayer’s Association. It is a legal requirement. Staff plans to work with the Board to do more outreach regarding filling this vacancy.

**5. Future Scheduled Meeting:**

- Our next meeting is scheduled for April 11, 2019 at our normal time 6:00 PM.

**6. Adjournment:**

- The meeting adjourned at 6:51PM.