

## Draft Meeting Minutes of December 15, 2020

**Members Present:** Sheryl Drinkwater, Damian Park, Carla Schneiderman, Wade Skeels

**Staff Present:** John Calise, Carol Pacheco, Chanita Stevenson

1. **Call to Order:** The meeting was called to order at 4:17 PM.
2. **Approval of Meeting Minutes for October 6, 2020:** Chairperson Drinkwater moved to approve the minutes. Member Schneiderman seconded the motion. The motion was unanimously approved.
3. **Public Comments:** There were no public comments.
4. **Staff Report:**
  - a. **Measure I Program Budget:** Director Calise shared updates to the Measure I Budget. There was a \$14.5M shift from the Oxford Site budget line to fund multiple projects, including a follow-on project at West Campus, BHS Natatorium (addition of solar panels and replacement of air handler), B-Tech Safety & Career Technical Education (CTE) upgrades, Willard Legacy and Willard CTE Upgrades. There was also a funding shift to furniture, fixtures, and equipment for Covid-19 related expenses. Chairperson Drinkwater and Member Park asked questions regarding the solar component of the BHS Natatorium project. Director Calise explained that placing the panels on the east side of the roof will maximize energy. Committee Member Park requested additional information regarding specific costs for installing solar and the expected kilowatt per hour generation within a given year. Director Calise stated that the data is available, and it can be provided in an email or as an update in a future meeting.
  - b. **Measure G Update:** Staff presented information regarding the first issuance of bond funds and currently approved projects in Measure G in planning. The projects include BHS Little Theater, BHS Parking Structure with Tennis Courts, a small host of projects at Longfellow Middle School, a modernization of Silvia Mendez, and a host of solar and sustainability projects throughout the District. Director Calise explained the two issuances for Measure G. The more significant portion Series-A is for a 30 year Bond for capital projects. The \$2.2M is a Series-B two-year bond for Technology purchases. Overall the total issuance was \$72M, with total costs for the issuance of \$2.25M. Secretary Skeels requested information about the fees of issuance and additional information regarding previous bond issuances in Measure I that may have been refunded (refinanced).

Director Calise discussed with the Committee various scenarios of why Districts may have to do bond financing and the cost-savings for the taxpayer when bonds are refinanced.

c. Committee Member Questions on Various Topics:

- i. Developer Fees related to Taxpayer savings: Chair Drinkwater and Secretary Skeels asked questions about why Developer Fees are collected and how they fund projects in the District. Staff stated that the Board adopted the implementation of Developer Fees in 2017. The District can utilize fees for facilities that add use or capacity only.
  - ii. Reallocation of \$14.5M from Oxford Elementary Modernization to Fund additional projects: Secretary Skeels asked for further background regarding this funding shift. The modernization was initially a larger planned project for the Oxford site in 2017. During the project planning, the geotechnical reports explained that it would require additional structural work at a higher cost to complete the project and site risks. The Board committed to engaging the community regarding the plan for the Oxford site before the pandemic. Once Facilities expensed all funds for planning, it was recommended the Board approve a shift in funds to create these new projects to avoid arbitrage on unspent funds.
- d. West Campus Increment 1 (Capacity): We are in the punch list phase for this project.
- e. West Campus Increment 2 (Auditorium): This project is experiencing increased costs due to unforeseen structural and abatement issues. The expected completion is in April 2021.
- f. Berkeley Community Theater: This project has started, and the classroom wing has been completely gutted. The outer walls will remain due to the building's historic status. This project utilizes the Lease Lease Back delivery method, which allows for collaboration with the architect and contractor. This project is slated for completion in August 2022.
- g. Silvia Mendez Roof Project: The contractor installed the skylights, and the project is close to completion.
- h. Safety and Security Door Hardware Group III: Student Safety Group I installed columbine-style locks at our elementary schools. Group II including all secondary doors for elementary schools not included in Group I and II middle schools (Longfellow and King). Group I project is complete, and Group II is in the closeout phase. Group III includes Berkeley High School and Berkeley Adult School. The project awarded the project. The contractor ordered materials, and installation will occur over Winter break.
- i. Prop 39 Projects (Lighting Retrofits and Mechanical Systems Upgrades): These projects are in the closeout phase. The District received funding from the Prop 39

Clean Energy Grant that focuses on systems updates and provides clean energy jobs. The return had to be a minimum of \$1.01 for every dollar spent. The District has exceeded this retirement.

- j. Rosa Parks Roof (Increment #1), Rosa Parks Elliptical Canopy (Increment #2), and Interim Housing Project (Measure AA): The roofing subcontractor installed a substandard roof. The contractor removed the current roof and replaced it with new materials at no cost to the District. Solar panels are currently being installed. Secretary Skeels asked who oversees the project to ensure that the contractor meets all project requirements. Director Calise responded that each project has an Inspector of Record, Construction Managers, Architect, and sometimes the manufacturer's representative if it is a specialized project such as a roof.
- k. Kitchen Upgrades to Cragmont and John Muir Elementary Schools: These projects are currently under construction. Cragmont is nearing completion. At John Muir, there was dry rot in the columns and subfloor under the cafeteria. The Design team is working on a solution for corrective action.
- l. Rosa Parks Increment #2 Elliptical Canopy: This project is a part of DSA legacy closeout work from the original project. The contractor is doing the corrective welding and replacing the panels of the canopies as a part of this project.
- m. Transportation EV Bus Charging Project (Measure AA): This project is almost complete. There was a delay in receiving the chargers. The chargers have arrived, and installation will begin. Once completed, PG&E will provide power. The Transportation Department acquired the buses through a grant.
- n. Closeout of Measure I projects: There are several completed projects where the District must submit paperwork to DSA for closeout. We anticipate the closeout of these projects in March.
- o. BHS Interim Housing – Director Calise gave an update on this project in response to a question posed by Secretary Skeels about the placement of students during Berkeley Community Theater construction. Director Calise explained that the portable installation project is complete. Due to the uncertainty of when students will return, Facilities was unable to delay this project. Teachers on campus are utilizing the portables to deliver remote instruction.
- p. Updates for Request for Qualifications for Architects and Other Consultants: BUSD received an enormous response for the Architectural RFQ request. We had 37 RFQ responses, and we have set aside multiple days for interviews. In November, we went to the Board to approve the Architectural Pool. Additional pools for Landscape and Parking consultants were approved. The RFQ for Construction Management firms was released, and we received nine applications. We expect to interview in January.

- q. Updates regarding CBOC Member Oversight: Director Calise provided an update to questions from the last meeting about creating a new committee for Measure G. Staff reviewed this topic with Legal Counsel and the Board. The Board updated the By-Laws to reflect the changes in committee oversight. One Committee will provide oversight for all Construction Bond measures.
  - r. Additional Questions from Members:
    - i. The bond language states that no more than 2 percent of the school proceeds of the bond can be paid for administrative costs. The costs for the issuance were higher than that. Could you advise what those costs include? These are not administrative costs. The costs are related to the issuance.
    - ii. Are laptops a proper expenditure of the bond? It also says you can acquire real property for the facilities project. Does that count? There is language in the ballot text that talks about technology from infrastructure to end-user
    - iii. How many issuances are planned for Measure G since the 1<sup>st</sup> issuance is about one-fifth of \$380M of Measure G. Are four issuances left? The intent is to issue every two years.
    - iv. BHS Parking Structure: Is there a cost of how much an estimated parking space will cost? These costs will be determined once design begins and value engineer the project.
5. **Future Meeting Dates:** Facilities staff will poll the Committee for future meeting dates and times.
6. **Adjournment:** The meeting adjourned at 5:32 PM.