

## Draft Meeting Minutes of August 19, 2021

**Members Present:** Sheryl Drinkwater, Carla Schneiderman, Damien Park  
Wade Skeels, Ken Berland, ~~Alejandro Pimentel, Laura Babitt~~

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

**Guests Present:** Kelli Jurgenson, Chris Moreno, Cal Walsh, Ellen Clements

1. Call to Order: The meeting was called to order at 6:07 PM.
2. Public Comments:
  - a. Cielo Rios is present and is the parent of a third grader at Emerson Elementary. She is aware that there have been no HVAC system upgrades at Emerson. Emerson is the only school in the District without centralized air conditioning and she demands that the District install HVAC immediately.
  - b. John Calise responded that every building at Emerson has HVAC. They may be portable or roof top units. There are two buildings in the District that have hydronic systems, but Emerson is not one of those two buildings. Member Park asked if John Ortega was relevant to this complaint. John Calise replied that he does not believe this is the case.
  - c. Member Berland asked if the comment was misdirected. Co-chair Drinkwater added that the information will be addressed via the FOIA request.
3. Approval of Meeting Minutes from June 22, 2021, approved at 6:16 PM.
  - a. Motion by Member Schneiderman
  - b. Second by Member Skeels
  - c. Motion carried by Co-chair Drinkwater
4. Discussion:
  - a. In the future the zoom link should be sent to Wade's personal email not the busd.net email
  - b. Staff Report by Kelli Jurgenson (Van Pelt Construction Services)
  - c. Chris Moreno of Van Pelt Construction Services provided a construction update.
  - d. Co-chair Drinkwater asked if the largest project was BHS theater? Kelli replied that it is the largest active construction project.

- e. Member Park asked if there were any major change orders that stood out to Chris. Kelli replied that we have an upcoming slide that provides an update on the PCO log.
- f. Member Skeels asked about the purpose of the shotcrete in holding up the stairs. John replied that because of the historic status of the building, all of the exterior walls have to remain and the shotcrete and structural steel will be tied to the stairs and the larger structure.
- g. Chris provided a virtual tour of Oxford at West Campus.
- h. Member Park asked if the construction was intended to be permanent or temporary. John replied that the project changed somewhat when the Oxford move was made more long term and reiterated that the campus was always intended to be a swing space for other schools during construction.
- i. Member Skeels asked how construction was addressing the variety of gender groups using restrooms. John and Kelli clarified the restroom requirements set by the Board and by DSA.
- j. Member Park praised the constellation design and wondered if benefits to the teaching program are long lasting and cost effective. The math problems on the steps are an added expense, and they are cool, but we need to be careful of the added expense. Member Skeels agreed that we need to ask about the added expense but applauded that we are trying to create spaces that are more than just a box because a box is the least expensive option.
- k. Member Skeels asked about the murals. John replied that the murals are existing, some are from 1977.
- l. Member Skeels asked if the canopies shown at Oxford are temporary. John replied that they are OLE or Outdoor Learning Environments that are used during Covid. He added that the tents were not bought with bond dollars.
- m. Kellie reiterated that the links to the Virtual Tour were embedded in the slide deck shared with the CBOC.

## 5. Financial Review

- a. Member Park had some questions prior to the presentation:
  - i. Why west campus increment #2 why ADA was unforeseen. John replied that some of the unforeseen conditions that were addressed changed the ADA requirements.
  - ii. West Campus parking lot, \$400k dollar expense, what is that for. John replied that it was resurfacing, bollards, ADA upgrades, upgraded lighting and access control and security cameras.
- b. Member Skeels asked if there were any numbers here that were found challenging and how the numbers came about. John replied that some of the biggest challenges are the supply chain disruption we are experiencing now and the related cost impacts. Some of the larger numbers you will see are the numbers in red, and those deal with unforeseen conditions. Looking at West Campus the increment 2, there were a lot of structural issues that we had to deal with. The prop 39 lighting project grew as we realized increased efficiency in project cost and also the reduced energy costs and available grant funding.
- c. Member Park asked if every project included a 10% contingency. John replied that most projects do and that it is when we exceed that 10% contingency that you see a number in red.

- d. Rosa Parks was a legacy project. John shared that every time we touch something we find more work as we bring the project into compliance with today's code as opposed to the code 20-30 years ago when it was built.
- e. Member Park asked about the BHS Community Theater and whether such a large value project was needed. Co-chair Drinkwater shared that it is a historic building which is a community asset. It will also create revenue in the future when in person performances can start back up.
- f. Member Berland asked what the original project construction cost was on the theater. John replied 42 million with approximately 20 million more- making the Community Theater a 60 million dollar project.
- g. Member Skeels asked about the canopy at Rosa Parks, and does anyone ever question the need for things to be repaired or whether we can remove it. John replied we do look at the cost benefit of the proposed projects.
- h. Member Park mentioned all of the stuff that is in design for the next year and requested a list and a crude budget prior to the next meeting. John replied that we can share the green and yellow, high level sheet that contains everything that has been authorized by the board. Damien asked if there were projects that would not appear on the Board authorized list. John replied that only infrastructure projects would not currently be shown on the list.

6. **Action: Set meeting schedule based on proposed dates**

- a. January 25, 2022, March 8, 2022, April 19, 2022, and May 31, 2022
- b. Member Skeels firsts the approval
- c. Member Schneiderman seconds
- d. Co-chair Drinkwater carried the motion

7. **Committee Comments**

- a. Discussion about future meetings on by-law review
- b. Kelli reminded the subcommittee that comments will need to be received by the District at least two weeks prior to the CBOC meeting.

8. **Adjournment:** The meeting adjourned at 7:17 PM.

- a. Next meeting is September 28, 2021