

Facilities Subcommittee of the Board of Education

2515 Ninth Street. Berkeley, CA

Meeting Minutes

Dec. 15, 2024

Subcommittee Members: Board Director, Jennifer Shanoski
Board Director, Ka'Dijah Brown

District Staff: John Calise, Assistant Superintendent
Chanita Stevenson, Planning Analyst
Carol Pacheco, Executive Assistant

VPCS Staff: Kelli Jurgenson, Principal in Charge
Kevin Wagner, Program Manager
Ashley Del Rio, Asst. Program Manager

- 1. Call to order at 12:00 pm.**
- 2. Approval of Agenda**
 - a. Motion to approve - Jennifer
 - i. Second - Ka'Dijah
- 3. Approval of Meeting Minutes from May 16, 2024 & Nov 14, 2024**
 - a. Tabled for next Sub-Committee meeting
 - b. Motion to approve - Jennifer
 - i. Second - Ka'Dijah
- 4. Public Comment**

Total of 1 community members addressed the committee:

 - (1) comment from Berkeley High Boys Tennis Coach speaking in favor of the tennis court project. Emphasizes the need for five tennis courts and the long wait since the existing court was removed 24 years ago.
- 5. Facilities Project Discussion - Presentations**
 - a. Introduction of the facilities project discussion, thanking staff for their time and outlining the agenda.
 - i. The presentation will cover approved projects and recommendations for moving things around.
 - ii. Cash flow implications will be reviewed to understand the financial implications of project changes.

6. Initial Bond Planning Overview

- a. Explanation of the initial bond plan, that was created based on a facilities needs assessment and Measure G passed in 2020.
- b. The needs assessment was \$1.3 billion, which has increased due to inflation, cost of materials, and labor availability.
- c. The district needs for expansion and improved services are also considered

7. Scoring Criteria and Priority Ranking System

- a. Discussion of details the scoring criteria used to evaluate projects, including design standards, achievability, equity, and diversity needs.
 - i. Projects were graded on a scale of one to five in various categories such as teaching and learning, infrastructure deficiencies, and sustainability goals.
 - ii. The scoring criteria allowed for a priority ranking system to determine which projects should be included in the bond.
 - iii. The project list was created based on rough order of magnitude costs (ROMs) and potential order of magnitude costs.

8. Longfellow Project Updates

- a. Discussion of the damage found at Longfellow, including significant issues with the three-story curriculum building and the single-story admin building
 - i. The admin building requires a mandatory seismic upgrade, and the gym is also in need of seismic upgrades. Main Building has been submitted to DSA
- b. The original project budget was \$36.5 million, but the current estimated cost is \$68 million, exceeding the budget by more than 100%.
- c. The board will be asked to approve additional funds in January to cover the cost overruns.
- d. Discussion on new findings at Longfellow, including non-existent concrete footings on the south wall of the curriculum building.
 - i. The building may require underpinning, which could cost an additional \$3 million
- e. Reviewed ongoing efforts to value engineer the project, including redesigning the gutter system to prevent leaking.
 - i. The current gutter system allows water to get behind the gutters and stucco, leading to leaks.
 - ii. The Historic Society has been reasonable in their approach, but the district is working on a redesign to prevent future issues.
 - iii. Facilities speaker emphasizes the importance of addressing these issues to prevent costly repairs in the future.

9. Sylvia Mendez Project Updates

- a. Reviewed current schedule; Schedule has been delayed by two weeks to perform additional safety audits
 - i. Safety mitigations were put in place
 - ii. Authorized weekend work and overtime was required to get them back for full schedule recovery, and get them moved back into the North wing over the summer, but also have the south wing completed over the summer.
 - iii. Discussion of sound wall
 - iv. Discussion of KYA Artificial Turf installation over winter break as a temporary measure and the clarification that a natural grass field will be put back in place

10. Berkeley High Little Theater and Restroom Facilities

- a. Presented the need for additional restroom facilities on the Berkeley High campus and the seismic upgrades required for the Little Theater.
 - i. The project is scheduled to start in summer 2025 and be completed by April 2026.
 - 1. Increment 2 will run from June 2026 - August 2028
 - ii. The project requires state funding, and the district is working to secure the necessary funds
 - iii. The total project cost is estimated at \$90 million

11. Berkeley High School Capacity and Expansion Project

- a. Outline of the Berkeley High School capacity and expansion project, which includes adding nine additional general education classrooms and dedicated CTE space.
 - i. The project also provides additional offices, restrooms, tennis courts, conference areas, and solves a potential Title IX issue.
 - ii. The current schedule is June 2026 to July 2027, but the project is being pushed to June 2027 to July 2028 due to cash flow constraints.
 - iii. The project is a priority for the board and is expected to be completed as planned.

12. District-Wide Solar Project and Cost-Benefit Analysis

- a. Introduction of the district-wide solar project, which was originally included in the bond but is now being canceled due to changes in net energy metering rules.
 - i. The project would have covered the district office parking lot and parking lot at transportation, but the financial benefits no longer justify the cost.
 - ii. Public Comment on the importance of sustainability goals and suggest focusing on more cost-effective measures.

13. Emerson and Berkeley Arts Magnet Deferral Recommendations

- a. Recommends deferring the Emerson project to the next bond due to cash flow constraints.
- b. The project includes high-scoring items such as HVAC upgrades and infrastructure improvements as requested by community members
- c. Discussion of the Berkeley Arts Magnet project also being recommended for deferral due to building envelope and infrastructure issues.
 - i. The project is scheduled to start in 2029, and the district will continue to work on design efforts to avoid losing millions of dollars in investment.

14. Washington Modernization and Safety Concerns

- a. Presented the Washington modernization project, which includes safety improvements and waterproofing issues.
 - i. The project is scheduled to start in 2025 but is being pushed to 2026 due to cash flow constraints.
 - ii. The project addresses safety issues by creating a secure entryway and improving accessibility.
 - iii. The district will continue to prioritize safety and infrastructure improvements in future projects.

15. Berkeley Adult School and Community Communication

- a. Recommendation to defer the Berkeley Adult School project to 2029 due to ongoing construction at Longfellow.
 - i. The project includes safety improvements and infrastructure upgrades, and the district will communicate with the adult school community.
 - ii. The district will continue to prioritize community communication and engagement in future projects.
 - iii. The project is scheduled to start in 2029, and the district will work to secure state funding to move it forward.

16. Summary of Recommendations and Cash Flow Review

- a. Presents a summary of recommendations, including keeping Longfellow and Sylvia Mendez projects on track.
- b. The BHS C&E project is being pushed one year to summer 2027
- c. The Berkeley High Little Theater project stays on schedule
- d. Washington is pushed one year
- e. District-wide solar project is being canceled.
- f. Berkeley Arts Magnet project are scheduled to start in 2029
- g. Emerson deferred to next bond
- h. BAS being moved to summer of 2029

17. Meeting Adjourned: 2:00 PM