

# **SAN RAFAEL CITY SCHOOLS AGENDA ONLINE MINUTES**

## **Study Session - SRCS Board of Education**

February 27, 2017 4:00 PM

District Office - Boardroom

310 Nova Albion Way

San Rafael, CA 94903

### **Attendance Taken at 4:04 PM:**

#### Present:

Linda Jackson

Rachel Kertz

Natu Tuatagaloa

#### Absent:

Greg Knell

Ms. Maika Llorens Gulati

#### Updated Attendance:

Ms. Maika Llorens Gulati was updated to present at: 4:10 PM

## **I. OPEN SESSION**

## **II. PLEDGE OF ALLEGIANCE**

Minutes:

Mark Schott, Bond Oversight Committee Chair, led the Pledge of Allegiance.

## **III. PUBLIC COMMENTS on Agendized Items (Public comment on items that appear on the agenda will be taken at the time the item is addressed by the Board.)**

Minutes:

None.

## **IV. STUDY SESSION**

### **IV.1. CAPITAL FACILITIES PROGRAM: (ESD/HSD) Capital Facilities Project Updates by School Site**

Minutes:

Senior Director of Capital Facilities Programs Dr. Dan Zaich introduced architects who were present to share conceptual drawings for school site projects and provide an update to the Board. He reviewed an outline of legal details with regard to public schools contracts is being provided at all meetings. A protocol is being followed for an accountability structure that follows California compliance code with competitive selection processes. He provided information regarding selection panels for architects. He reviewed that budgets are tight but the team is committed to getting the most out of the available funds.

Dr. Zaich introduced Mark Van Pelt, President of Van Pelt Construction Services (VPCS) reviewed the importance of the schematic design process which includes meetings with site design committees with representation from principals, teachers, community members, parents, and site maintenance staff working with architects to review projects. Executive committee meetings are held once a month to review site design committee work and make recommendations to bring to the Board for consideration. At the end of the schematic design phase site design committees become static but will receive progress reports on the projects. In response to Trustee Jackson's question, Mr. Van Pelt noted that members of the site committees were invited to attend this meeting.

Dr. Zaich reviewed that districtwide standards and Education Specifications (Ed Specs) will tie curriculum and instruction to construction. He reviewed the accounting system that is being set up specifically for budgeting and accounting of the Capital Facilities Program. In response to questions from Trustee Jackson regarding modular buildings, Dr. Zaich and Mr. Van Pelt noted that the high school buildings are primarily traditional construction but the ESD will have a significant number of modular buildings (not portables). The Master Facilities Plan that was widely publicized predetermined the use of modulars. It was noted that DMS and VV already have some modular buildings on site.

Dr. Zaich reviewed site specific internal and external groups that will be targeted for outreach and communication regarding the status of projects.

Bill Savage, a consultant with VPCS reviewed planning assumptions related to CEQA and the initial review with the legal team to see if projects fit into exemption categories and if any sites need further level of study.

*Architect Updates/Highlights:*

Wally Gordon of DLM Architects provided updated highlights of Terra Linda HS and Glenwood projects:

**TLHS:**

- community outreach meetings have been occurring in collaboration with SRHS and HY Architects to make sure there is parity with the two sites.

- reviewed plans for food service and Student Center

- Ed Specs for STEAM and STEM discussed

**Glenwood:**

- four community meetings have been held

- there is general consensus for a multi-purpose room design after a look at other site MUs

- the process and discussion has been around optimizing spaces with available funds

- ready for full schematic design

Mr. Dasher, as a representative on the site design committee for Glenwood, shared that the meetings have been overwhelmingly positive.

Lee Pollard from HY Architects reviewed SRHS and MHS projects:

SRHS:

- meetings have been held with the principal and staff
- one site committee meeting has been held so far; mostly discussed validating the master plan
- PE building has size issues and poor drainage in the area that will need to be remedied
- working with a kitchen consultant to keep the central kitchen operating so it can continue serving meals to sites while it is being replaced

MHS:

- to be further discussed are a couple of options being considered: 1) building MHS on the corner of Union and Mission where childcare center is now; 2) placing it next to the new CTE building to locate on the side of the school instead of the back. Next steps would be holding a MHS Site Design Committee meeting in coordination with Ed Specs.

In response to Trustee Tuatagaloa's questions, Mr. Pollard clarified the space that the CTE/MHS combination would take over and noted they are exploring ways to keep the CTE operating during building.

Trustee Jackson noted at the committee meeting the science building was discussed; makes fiscal sense to keep the building where it is, and neighbors favor a 1-story building instead of 2-story. She also noted that MHS is not interested in being a subset to SRHS; there is internal circulation and drop off capability at the childcare center site.

Tim Steele of HY Architects reviewed San Pedro projects:

- four site committee meetings have been held to date
- proposed is a new building to replace the administrative building and the K structure; large enough to house classrooms currently in portables
- discussion around how to build an interim campus to support the site during construction and what the new 2-story will look like
- the field is the best location for interim housing
- he reviewed a proposed layout; committee liked the idea of a 2-part structure with K facing a K play area in the back; safety and visibility were considered in the location of the play area.
- Classrooms and communities rooms will be upstairs

- Surveys and geotechnical work are being done
- the approximate budget for interim housing is \$1.7M and \$13M for larger building

John Dybczak from QKA Architects reviewed LD and DMS projects:

LD:

- a large site committee has met four times already
- challenge to match the scope of work with the funding available; the master plan was over budget with a proposed 2-story so a 1-story is being proposed instead
- existing MU and K wing buildings will be kept and remodeled and the rest of the campus will be modular single story
- improvements will be made to the drop-off area
- a large front of the school will be created with the new larger administration building in front
- two additional access points onto campus can be locked during the day
- the MU building will be made larger
- original MU to be converted to classrooms and K building will become new library
- interim housing will be in the Annex

Mr. Dybczak responded to trustee questions regarding the location and size of play areas. Laurel Dell Principal Pepe Gonzalez spoke about visits to other sites to see building configurations and positive and productive site committee meetings.

DMS:

- four site committee meetings have been held
- challenges with the size of the area and the buildings that need to fit in the space; fire access needed to back wings
- new modular 2 story science and art building proposed; sensitive to concerns from the neighbors with a 2-story and proximity to the street
- art lab at the front of the school

Chris Bradley of SVA Architects reviewed BV and VV projects:

BV:

- the location for a single shade structure/lunch shelter has been identified near play area

VV:

- six site committee meetings have been held; going through different iterations of the master plan
- revised the order of the projects to best meet the needs of the site, starting with classroom replacement instead of STEAM building; less cost escalation in construction
- existing gym will remain as the gym with the funds instead going to a new MPR and kitchen
- demolish D,E,F and I wings and replace portables in the back with new construction
- a new 2-story classroom building with separations between K and 6-8
- replacing 22 classrooms
- G, H and K buildings will remain but will be modernized
- J and M buildings will be relocated to open up center of campus
- creating a proper front entrance to the school was important to the committee
- working with a traffic consultant on improvements to the drop-off area
- still looking into a shade area for lunch as a later project

Mr. Bradley responded to trustee questions regarding placement of fire access, consideration and communication with neighbors on the East and West sides of campus and their feedback to date.

President Kertz concluded the study session with thanks to all the presenters, noting that all Board members have adopted a school or two to participate and hear community discussion and input.

#### **V. ADJOURNMENT: 5:29 P.M.**

Minutes:

There being no further business, President Kertz adjourned the study session at 5:18 PM.

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President

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Superintendent