



Facilities Subcommittee of the Board of Education

2020 Bonar Street, Room 125, Berkeley, CA 94702

Meeting Notes

August 21, 2019 9:18 – 10:30 AM

Subcommittee Members: Board Directors Ty Alper and Julie Sinai

District Staff: John Calise, Executive Director of Facilities; Chanita Stevenson, Facilities Analyst

1. **Meeting was called to order at 9:18 am.**
2. **Approval of Agenda**
3. **Approval of minutes of Facilities Subcommittee Meeting Held March 13, 2019.**
4. **Public Comment**
None
5. **Update from the Executive Director of Facilities**

John Calise informed the committee that staff are currently moving into the VAPA space at West Campus. PG&E designs came in late and site will have temporary power for 4 months. Now that Building E is vacant, the general contractor working on West Campus can begin work in that space. Furniture has been ordered for VAPA and is on the way.

There will be a future project at the Berkeley High School natatorium to replace the HVAC system. During construction we will work out an alternative pool for student use, potentially at Legends Aquatic Center at Cal. BUSD and Cal have a reciprocal agreement.

Longfellow CTE is moving forward. Maintenance is painting and furniture is being vetted. Existing tables will be used until new furniture arrives. A teacher is in place and is ready to use the space as a collaborative workspace. Committee discussed that this is the first phase of the project with a second phase to follow once a program has been developed.

Staff Housing contracts were received yesterday after three weeks of negotiations and three updated schedules.

Oxford geotechnical report is anticipated to be received at the end of August. We do not expect any definitive answers from the report. It is possible a full modernization may not be viable. It may be more economical to build a new campus on a concrete slab which could cost \$45-\$50m. Another possibility is to have a smaller modernization for finishes and minor work. Committee discussed the cost of the project would not serve BUSD well considering there are only 290 students enrolled at Oxford. The original budget for the project was \$8m and much of the modernization was to improve spaces for special needs students.



Staff is researching a new location to house Maintenance. The old Pacific Steele property was explored. The site would need a lot of remediation.

6. Facilities Construction Update

John Calise went through the presentation which highlighted recent summer construction projects including: VAPA new ramp on Lehua Way and interior renovation of old locker room into music storage facility; King auditorium space with newly refurbished seats being installed, paint, carpet and refinished wood flooring; Prop 39 Lighting Upgrades at BHS, BAS, King, Cragmont, Emerson, BAM, Washington and B Tech – this work is being installed off-hours during the school year. Energy Management Systems improvement at the pool at Berkeley High School. West Campus existing choir/band room is currently being renovated into a library as well as modernization of the kitchen facilities and classrooms. West Campus Auditorium construction will begin pending DSA approval in August.

Through a grant from PG&E we will receive 8 electric buses. We have started designing the electric charging stations for them at the transportation yard and will be taking a geotechnical contract to Board 9/4.

Security Door Hardware Projects: the first phase has been completed, the second phase will include the secondary door at elementary schools and middle schools, Phase 3 will be BHS and Phase 4 will be BAS pending funding.

Muir Kitchen has been approved by the Division of the State Architect (DSA) and is ready to be bid for construction. There has been some concern raised regarding the after-school program being impacted by the construction project. A temporary construction wall will be built between the cafeteria and construction. A community meeting is scheduled for 8/28 to inform parents of the project and reassure them that the Kids in Motion program will continue during construction. Staff has met with the principal and after-school staff in preparation of the community meeting.

Cragmont Kitchen has also been approved by DSA and is ready to be bid for construction. We have talked with the principal and will build a temporary construction wall between the work and the cafeteria. Bonnie Christensen has been fully involved with all kitchen projects.

Rosa Parks Roof Project is being impacted by some certification issues which were not resolved as part of the original school building. DSA is requiring us to address these deficiencies which include staff restroom and elliptical canopy as part of the roof project. We anticipate bidding in the fall with construction being performed from November through Summer 2020. A portable will arrive in October for site to use during construction of MPR roof. We met with the new principal to apprise her of the upcoming construction projects. We are currently advertising projects through E-Tree and postcards. Committee suggests posting a big yellow sign at school entries. We met



with the Berkeley Health Department and they approve of students eating lunch in the portable during inclement weather.

Berkeley Community Theater is in the Construction Documents phase with DSA submittal scheduled for September 2019. Collaborative of High Performing Schools (CHPS) registration has been completed, Commissioning Authority has created the Owner's Project Requirements, a lease-leaseback developer has been selected pending Board approval on 8/21, submission of geotechnical report to the California Geological Survey occurred 8/23, we are scheduling a meeting with the City of Berkeley transportation manager to discuss a traffic plan on Allston during construction, Interim Housing is in design with installation of portables on the basketball courts planned for Summer 2020, construction of the classroom wing and stage crossover will take 2 years and will begin Summer 2020.

We learned the existing electrical system in the house would not be able to support a new audio-visual system and we are redesigning to address this. A second electrical transformer will cost an additional \$1.2m. Having a current AV system will enable us to rent out the facility. Our next step is to value engineer the project. We anticipate a \$10m end balance on Measure I which includes State Funding to supplement the budget.

CTE at BHS: the vacuum system at the wood shop was under designed. The architect is redesigning to address this issue.

7. Future Meeting Dates and Topics

- a. Project Labor Agreement
- b. Bond Planning

Meeting was adjourned at 10:30.