



Facilities Subcommittee of the Board of Education

Zoom Webinar

Meeting Notes

October 20, 2020 1:00 pm-2:30 pm

Subcommittee Members:

Board President, Judy Appel
Board Vice President, Ty Alper

District Staff:

John Calise, Executive Director of Facilities
Chanita Stevenson, Facilities Planning Analyst
Carol Pacheco, Executive Assistant
Paco Furlan, Longfellow Middle School Principal

1. Call to Order – 1:08pm

2. Approval of Agenda

3. Consider Approval of Minutes of Facilities Subcommittee Meetings Held on June 3, 2020 and June 24, 2020

Minutes for meetings held on June 3, 2020 and June 24, 2020 will be brought to the next Facilities Subcommittee Meeting

4. Public Comment

Robert Collier shared that he didn't have a comment and that Vicky Davis wanted to give a comment but was having trouble signing on.

5. Update from the Executive Director of Facilities

a. Measure G/Longfellow Discussion

- i. Executive Director Calise moved to item 5b since Principal Furlan joined the meeting at approximately 1:20pm
- ii. After Executive Director Calise provided an update for item 5b and 5c, he shared that he and Principal Furlan had had conversations about the upcoming construction at Longfellow, including the the board's directive to spend \$10 million dollars on a set of projects for Longfellow that could be completed quickly and the desire to gather input from the Longfellow community, to allow a more transparent and fair process to obtain the Longfellow community buy in.
- iii. Principal Furlan agreed with what Executive Director Calise said, the excitement moving forward and the concerns. He read the concerns of a small constituency via email of moving the projects the board approved forward. He appreciates their advocacy. He hired 30% of staff and to say that there has been staff buy in is inaccurate. The community and parents were not engaged in the process. Principal Furlan feels that having gone

through the community engagement process for the Rosa Parks Elementary School remodel, the input from the staff and parents and working with the architect, they were able to come up with an incredible plan that was different from what they originally envisioned.

- iv. Planning Analyst Stevenson provided the background of the overarching effort to create parity between middle schools.
- v. Vice President Alper thanked Principal Furlan and stated that this is about equity to fastrack a specific set of projects for \$10 million. The engagement process was not robust but it was a process. The promise was that projects would start soon, they would have started by now. We have to recognize that it is a delay. We need to think about things that can happen in the next year since it is what the board passed and promised to the community.
- vi. Planning Analyst Stevenson acknowledged Principal Furlan point and wants students to be engaged.
- vii. Executive Director Calise advised it would be best to gather the community's input before considering aesthetics.
- viii. Opened to public comment. Vicki Davis noted students that provide input won't be attending the school once the projects are complete. Every 3 years there is a turnaround with new families come and they want different things. Families have been working on this for 5 years.
- ix. Executive Director Calise replied to Ms. Davis. If architects are approved on November 4th, it would take about a month for them to be able to work at the site, which would more likely be January due to the holidays
- x. President Appel asked what would Paco's engagement time would look like. Principal Furlan stated he has the time to do it and has experience with facilities. He wants to engage staff, parents and community.
- xi. Vice President Alper expressed concern with the community choosing an architect. There was zero participation from previous leadership. There were four people who participated, including himself and Principal Furlan's predecessor. He advised creating a shortlist of architects and then get a panel from Longfellow to interview them.
- xii. Planning Analyst Stevenson stated Longfellow had the best STEM/Makers Space.
- xiii. President Appel noted that the small constituency expressing their concern represent the whole school.
- xiv. Principal Furlan wants to collect input from all of Longfellow's parent groups.
- xv. Vice President Alper would like this matter to come back to the board with a new but firm timeline.
- xvi. Executive Director Calise envisions the architect interview panel to include Principal Furlan, two Longfellow community members and 2 Facilities members, with interviews taking place November 9-13. Executive Director Calise would take this matter to the 11/18 board mtg. Then the architect firm can come up with timeline.
- xvii. President Appel advised it would be best to get it done with this



board versus a new board with 2 new board members.

- xviii. President Appel praised Executive Director Calise for the humility to have Principal Furlan take the lead.
- xix. Executive Director Calise expressed he wants to do it right. It is what the Berkeley taxpayers deserve.
- xx. Vice President Alper expressed the board should be transparent in the November board mtg that they had a timeline and now there is a new leader.

b. Architectural Services Update

- i. Historically BUSD has had Request for Qualifications (RFQs) for the architectural, California Environmental Quality Act (CEQA) and construction management (CM) pools. There were 37 applicants for the architectural RFQ and there were 3 readers: Executive Director Calise, Planning Analyst Stevenson and a Facilities consultant. All existing architects scored very high. They interviewed 20. Facilities intends to take its recommendation to the next board meeting: to keep the 8 existing architects and recommend 4 new architects, with a total pool of 12 architects. There are two sets of architects that will be interviewed in the weeks to follow: landscaping architects and parking structure architects will be interviewed in the following weeks.
- ii. CEQA RFQ just closed and it will be taken to the board in early or mid-November.
- iii. Executive Director Calise noted the current construction management firm is excellent but he wants to be fair and will open an RFQ.

c. Proposed Change to How "Soft Cost" Contracts are Awarded

- i. Executive Director Calise explained the current process, in which soft cost contracts, such as geo technical services, start as a very small contract (\$20K). Based on the findings, there are modifications to the contracts. Executive Director Calise feels like the current process damages transparency to the public, since it's hard to keep track of the modifications. Executive Director Calise explained one way to improve this. A soft cost project is allotted to each project, which is usually in the 30-35% range. What he would like to do is that when Facilities takes a project to the board for authorization, with the total cost, is to state what percentage would go to soft costs and list the consultants they intend to award soft cost contracts to. This way once the board has authorized the project, Facilities can award the modifications as they are needed.
- ii. After Executive Director Calise answered questions by President Appel and Vice President Alper, President Appel and Vice President Alper agreed it was fine for Executive Director Calise to proceed with the new soft cost contracts process.

6. Discussion of Upcoming Board Items

a. Lease-Leaseback Budget (LLB) Review

- i. Executive Director Calise reported this item is going to tomorrow's board meeting for the Berkeley Community Theater (BCT). This project was split



into two increments to get it through the Division of the State Architect (DSA). Increment 1 is complete, it was soft demolition of the interior. The permit for Increment 2 came in. Executive Director Calise explained best value versus lowest bid. Executive Director Calise wanted President Appel and Vice President Alper to be up to speed in case they get asked questions at the board meeting. BCT is scheduled to open in August 2022. The Little Theater does not have an architect and it will probably be about 15-18 months until this project is completed. Vice President Alper asked if there would be an overlap between the two theater projects. Executive Director Calise stated that possibly for the summer of 2022.

7. Next Meeting Date - 11/17/20, 1:30-2:30pm

Vice President Alper confirmed that Executive Director Calise didn't have to take new soft cost process to board.

8. Adjournment – 2:13pm