



Meeting Notes

June 3, 2020

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

1. Call to Order

President Judy Appel called the meeting to order at 1:08pm.

2. Approval of Agenda

Motion to approve the agenda:
Alper/Appel an unanimously approved 2-0

3. Consider Approval of Minutes of Facilities Subcommittee Meeting Held January 29, 2020

Motion to approve the minutes:
Alper/Appel an unanimously approved 2-0

4. Public Comment

None

5. Update from the Executive Director of Facilities

a. Project Updates

- West Campus- going well, on track. Interior would be completed for opening school date, which is being decided with Covid-19 guidelines. Exterior work (playground installation) will be completed after school opens.
 - President Appel asked what is going to happen in the field. Executive Director Calise shared the field is getting a complete redemise, with full turf field, large play area, enchanted forest (teaching and learning play area), solid surfacing, large playground, kinder playground and patio. Parent drop off will be on Curtis Street.
 - President Appel asked if the auditorium is being worked on. Executive Director Calise informed it is being worked on and it is known as Increment 2 and currently scheduled to be completed in December. They just learned of major structural issues that are being dealt with. Since this is going back to be used as a school, they would rather increase the budget to deal with structural deficiencies now as opposed to waiting later.
 - Vice President Alper asked if the auditorium will be the final product or if it will have broader use. Executive Director Calise clarified it will be for broader use, including for things such as the Berkeley Community Theater since it will be closed for 2 years, any of our middle schools, the public could rent it, or it could be used for staff professional development. It will have its own entrance from Bonar Street and bathrooms.
 - President Appel asked if there is a pit in the auditorium. Executive Director Calise



informed there isn't one in this auditorium.

- President Appel expressed interest in a final tour once the West Campus project is completely finished. It was determined that to avoid violating the Brown Act, only the Facilities Subcommittee members would attend this tour. Executive Director Calise shared that eventually a 3D tour would be recorded for the public with the matterport camera that is scheduled arrive in a few weeks.
- Transportation EV Charging Stations – Infrastructure is happening, preconstruction meeting is scheduled for later today, getting ready to break ground to do the infrastructure.
- Columbine Lock Project– Finishing Phase 2 and Phase 3 will be brought the board. Phase 3 includes the high school and the adult school.
- Cragmont and John Muir Cafeterias - Contracts have been issued.
 - President Appel brought up portable use for this project (after Rosa Parks Roofing Project update). Executive Director Calise shared the contractor will build temporary walls in order for the cafeterias to be used.
- Berkeley Community Theater – contractor has been doing a lot of the prep work, they will officially break ground later this month, and the movers have started to move items out of the basement. Facilities Analyst Chanita Stevenson, Purchasing Supervisor Tom Bollinger, and the Van Pelt Construction Services Team have been very helpful with the surplus. Items that are not usable are being surplused through an online auction, with pick ups next week.
 - Vice President Alper asked about the portables for this project. Executive Director Calise shared they are being delivered on Monday.
- Rosa Parks Roofing Project – They are getting ready to remove the portables from Rosa Parks. The project is going along well. ED Calise is incredibly grateful they are doing this project due the amount structural concern they found once they tore into the roof. There are other increments to that project: restrooms upgrade to be ADA compliant, testing and repair for the canopy, and replacement of the panels. This is scheduled to be done prior to the opening of the school, with the exception of the replacement of the panels, due to the manufacturing time of the panels.
- BHS CTE Project – The board authorized some additional work for G112, addition of sound attenuation blankets. This is scheduled to be completed by the end of the week.
- Longfellow Street Crossing – also scheduled for the summer.
- President Appel asked Executive Director Calise if he thought West Campus was still a viable option for staff housing since it's going to be used to house Oxford Elementary. Executive Director Calise responded that the board was very smart and deliberate in leaving both options open. While West Campus is going to used a school, the planning for the housing doesn't have to be immediate. It's good that the study was done and that the RFP was put on the table, which will present the board with a lot of viable options to make a decision. Facilities Analyst Chanita Stevenson suggested considering other sites, on Gilman, between 6th and 7th Street (by transportation area) and Plant Operations if they ever get another location. Executive Director Calise shared the board chose West Campus and the Adult School because they were the two sites where they could maximize the number of units that could be built. President Appel shared she didn't think Plant Operations would not be a good option since it's a residential area.
- President Appel asked for an update for a new location for Plant Operations (Plant Ops). Executive Director Calise was working with a broker in town pre Covid to look for a property. There is one large piece property in Berkeley that is for sale and the potential buyers have



considered splitting it. The district has expressed their interest to the potential buyers that they would be interested in entering negotiations to see the possibility of acquiring a large plot with the possibility of a building on it.

- Vice President (VP) Alper asked if rentals were being looked at for a new location for Plant Ops. Executive Director Calise informed him that no because of the of the recurring expense that would be an encroachment on the general fund and that is why they are looking at purchasing. Executive Director (ED) Calise shared the rental we have is on a 5-year lease for space for archives that were moved from West Campus and will then be used for the Berkeley Community Theater and possibly the next projects that will be discussed for Measure G.
- President Appel asked what would be involved if the board were to propose that Plant Ops to be torn down. ED Calise it would be about\$30-35 million for a full abatement, clean up, tear down and rebuild. A year-long environmental review would take place. It might be more affordable to do it in an industrial area.

b. Update on Funding Projections for the State’s School Facility Program

i. Future Deposits of State Allocation Board (SAB) Funding

- Three weeks ago, we received an update from the School Facilities Consultant regarding the anticipated release of dollars from the SAB. This anticipated release has been moved to Fiscal Year 2023-24. The anticipated impact was that that this would put us at a cash short fall with the Berkeley Community Theater Project. ED Calise checked in with the bond council and we are fine. We could use money from Measure G, the new bond, if need be and when we receive the state monies, we would backfill it into Measure G.
 - President Appel asked if this money is secured. ED Calise shared that although nothing is set on stone, it is in the workload list, and historically once you are on the list it is a matter of time before the money is allocated.

ii. Cash-flow Analysis for the Berkeley Community Theatre Project

- Did not occur

6. Discussion of Upcoming Board Items

a. Discuss Measure G Project List and Schedule

- VP Alper asked if ED Calise could share his thoughts about having to reallocate any funds to prepare for the re-opening schools with Covid-19 guidelines. President Appel asked if the Berkeley Adult School (BAS) was going to be used as an Education Camp. EC Calise shared this is not a Measure G matter right now. He shared the Board had authorized an assessment of adding handwashing stations at all campuses. The assessments were completed and sent to principals for their feedback. The intent is to this project over the summer. In regard to building desk six feet apart, we do not have the storage capacity to store 50% of desks. The idea is to cross off desks that are not to be used. Protective shields are being looked at for school offices. Automated and sanitizer stations will be installed in every classroom and common area throughout the district. Electrostatic cleaning has been adopted; it still uses green products and deals with how the products is delivered. It allows for a custodian to completely disinfect a classroom in ten minutes. This equipment has been bought for custodians, front offices and the Transportation Department. ED Calise expressed gratitude for Operations Manager Raymond Young for conducting the research for this equipment.
- VP Alper asked ED Calise if there is flexibility with the new Measure G monies in case there is a need for Covid-related matters. ED Calise informed that there is some flexibility to



improve our facilities to deal with Covid.

- VP Alper followed up regarding President's Appel inquiry about BAS. ED Calise reminded that the BAS used to be an elementary school but no longer has the bathroom fixtures for children. It would not be plausible to furnish BAS with children's furniture by August to the high demand for it.
- ED Calise reviewed the Measure G Project List and Schedule, where the marquee projects are listed. The list includes the projects that appeared in the bond language and that were determined to be a priority in the Superintendent's Work Group. A 6% yearly escalation cost is added to each year. The schedule is based on when it makes most sense to do the project, as he explained with the BCT Little Theater Renovation (Year 2), the Sylvia Mendez Campus Renovations (Year 3), BHS Parking Structure/Tennis Court (Year 4), etc. This list will be brought to the board on the 10th.
- President Appel inquired about the negative ongoing balance figure of \$10 million for year 4. ED Calise is not worried about it due to the additional money that will be coming in from the state in 2023-24, the 6% yearly escalation calculation and all these numbers are rough orders of magnitude (ROMs), estimates. A project in a later year can be moved up, which means that a project from earlier year would need to be pushed back.
- President Appel inquired as to how the monies for Longfellow were decided on and ED Calise explained.
- VP Alper asked for clarification if this ten-year was set in stone and ED Calise confirmed it was not.
- All of the projects have to go through the California Architect Board, which takes 8-12 months. It takes about 3 years to fully modernize schools. The year in which the cost is reflects the mid-way construction point for that project.
- President Appel suggested to ED Calise that he explain the reasoning of how the projects were planned out, which was by zone for equity.
- VP Alper suggested that when this item is brought to board, to prioritize talking about the BHS parking and tennis courts, because it was important for the previous BHS Principal Schweng and BHS staff.
- The reason for the 2 scheduled readings of this item is to give the board enough time to ask questions.
- VP Alper advised to inform the principals with projects on the list and let them know it's going to the 6/10 board meeting for the opportunity to speak on behalf of the school during public comment.
- President Appel asked VP Alper what he thought and the plan outline by ED Calise is agreeable. President Appel agreed.
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7. Next Meeting Date

ED Calise proposed a July date to have more discussion to regarding the Measure G Project List. A date will be scheduled in June for West Campus tour.

8. Adjournment – 2:24pm