



Facilities Subcommittee of the Board of Education

Zoom Webinar

Meeting Notes **November 17, 2020 1:30 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

1. Call to Order – 1:34pm

2. Approval of Agenda

Motion to approve the agenda:

Alper/Appel an unanimously approved 2-0

3. Consider Approval of Minutes of Facilities Subcommittee Meetings Held on June 3, 2020, June 24, 2020 and October 20, 2020

Motion to approve the minutes:

Appel/ Alper an unanimously approved 2-0

4. Public Comment

None

5. Update from the Executive Director of Facilities

a. Measure G/Longfellow Update

- i.** Verbal update for Longfellow Middle School. The Board has approved the architectural pool for Measure G. Three firms have been shortlisted and interviews will be on the 30th, and the panel will consist of: Executive Director (ED) Calise, Planning Analyst Stevenson, Longfellow Principal Furlan, Longfellow Vice Principal Mitchell, BHS CTE Program Supervisor Skeels and Longfellow Gardening Teacher Alm. Each firm will have an hour and a half. Vice President Alper expressed that at the December board meeting he wants to be clear in the change of the timeline (of this board item going to the board on December 9th versus November 18th) for the purpose of full transparency. The shift in timeline was due to ensure that the correct stakeholders were a part of the panel.

b. Projects' Progress and Change Order Logs Update

- i.** ED Calise explained the goal is to keep change orders percentage below 10% . If it goes over 10%, a futility resolution needs to be approved by the board.
- ii.** The West Campus Increment 1 Project is at negative 12.8% change orders because of



the \$.8.2 million increase that went to the board in February when there was an increase in the scope of work. This project is at 98% completion.

- iii. The West Campus Increment 2 Project is at 13.52% change orders and that number is expected to increase due to a number of unforeseen conditions (insularly structural issues, etc.) that are being taken care of before the project is completed.
- iv. Both of the CTE projects are in their closeout phase.
- v. The Berkeley Community Theater (BCT) Increment #1 project is at 90% completion rate and the Berkeley Community Theater (BCT) Increment #2 project has just began. Both projects have 0% change orders.
- vi. A lot of the projects are in closeout (please refer to item attachment for full details).
- vii. The Sylvia Mendez Roofing Project's contract value on the PDF is incorrect, it is a \$2.3 million contract, not a \$754,948 contract, with 0% change orders.
- viii. The Longfellow Street Crossing Project is in red, with 17.06% change orders. This is due to the contract price going up as a result in change of city requirements from the beginning to the end of the project. This was a city project, not a DSA project.
- ix. The Prop 39- Lighting has 47.23% change orders and it was strategic. Two projects were combined and in essence there was a 0% in change orders.
- x. The John Muir Cafeteria is 10.26% change orders because the exhaust broiler needed to be replaced and there was rot in the cafeteria floor.
- xi. ED Calise answered questions.

2. Discussion of Upcoming Board Items

- a. Design Build Deliver Method Presentation
 - i. ED Calise reviewed the PowerPoint presentation attached to this item.
 - ii. Design-bid-build: what we have usually done, lowest bidder method, very clear us vs them. A lot of unforeseen conditions (what's in the wall, in the ground, etc.).
 - iii. Lease-leaseback: district and architect work together, collaborative approach, selection is based on value, cost is the final thing that is looked at.
 - iv. Design-build: architect and contractor work together.
 - v. Please refer to the PowerPoint for full details.
 - vi. ED Calise asked for questions. Vice President (VP) Alper deferred to ED Calise for his expertise and the proposed method looks good to him. President Appel suggested the use of the simpler method.
- b. Natatorium Design Build Using Gov. Contract Code 4217 Presentation
 - i. The Facilities Subcommittee can decide on this per code 4217.
 - ii. BHS is the largest electricity consumer for the district.
 - iii. ED Calise clarified that he wants the permission to take this to board. VP Alper advised it brought to board as a consent calendar item. President Appel advised publicizing the amount of solar that is being added, perhaps a report card. VP Alper advised that it could also be in the A+ news.
 - iv. VP Alper brought up the communication with the water sports families and advocated that everything be done to ensure that water sports season not be affected.



3. Next Meeting Date

It was decided it would be best to wait until board members are assigned to committees on December 9th. Judy thanked ED Calise and Planning Analyst Stevenson for their work.

4. Adjournment- 2:17pm