**Facilities Subcommittee of the Board of Education**

2020 Bonar Street, Room 125, Berkeley, CA 94702

**Meeting Notes September 5, 2018 9:09 – 10:10**

**Subcommittee Members:** Board Member Judy Appel, Board Member Karen Hemphill

**District Staff:** Lew Jones, Interim Executive Director of Facilities, Chanita Stevenson, Facilities Analyst

1. **Meeting was called to order at 9:09 am.**
2. **Approval of Minutes of Facilities Subcommittee Meeting Held August 8, 2018 at next meeting when both board members are present.**
3. **Public Comment**

None

1. **Information Updates**
   1. Project Delivery Options

Bill Savidge, Facilities Consultant, opened the presentation with a discussion about why the District should consider delivery options. Reasons include the challenges with hard bidding including contractors who low-ball a bid and follow up with lots of change orders and low quality of work. There is a shrinking pool of highly qualified contractors.

Design-Bid-Build: Contractor selection for this delivery method is based on lowest price. The contractor needs to be “responsible” which means they have a contractor license and DIR number. They also need to be “responsive” which means they have submitted the proper paperwork required of the bid documents. Change Orders to increase the dollar amount to the contract are common in design-bid-build.

CM Multi-Prime is when the construction manager is selected on qualifications and they manage subcontractors for the District. This method is more work for purchasing and accounting.

CUPCCAA contractors are prequalified for projects under $175,000 and formal bidding is not required.

Lease-leaseback is most popular in California and is allowed per Education Code 17406. The code was revised in 2017 to clarify the process for procurement. The preconstruction process includes constructability reviews, cost estimating and value engineering. A Guaranteed Maximum Price (GMP) is awarded after drawings are approved by the Division of the State Architect (DSA). Subcontractors are selected in a public bid process. The delivery method gives districts the option to select a builder based on Best Value, which includes cost, experience and other criteria the Board of Education outlines in a resolution. Lease-leaseback selection is like other professional services.

Design-Build can be used on projects as small as $25,000. The District contracts with the contractor, not the architect. The architect is a subconsultant to the contractor. A GMP is established at the beginning of the contract. This can sometimes impact the scope and quality of the work.

Staff suggests using LLB on the BCT and West Campus and Oxford projects due to their complexity and aggressive schedules.

*Committee requests follow up information for the next meeting including a draft resolution, evaluation criteria and for David Golden to attend the next meeting.*

* 1. Mitigation Program Funding

The steps to apply for seismic mitigation funds are: eligibility, analysis and prepare plans which are DSA approved.

Two (2) opportunities the District has include: Berkeley Community Theater and Berkeley High School Old Gym. The theater project is currently in design. The gym project has been completed. There are potential costs for the District of ~$100k for each project to apply for this funding with the potential to receive millions in grant money.

CDE Update – we have completed submission of four (4) projects with a potential of receiving $13m.

1. **Next Meeting Date: September 19, 2018**
   1. Possible MOU timeline
   2. Recommendation to apply for Seismic Funding

**Meeting was adjourned at 10:10.**