



# MINUTES

## Facilities Committee Meeting

*Approved by the Committee 7-12-06*

**Wednesday, June 28, 2006**

**Genesis High School**

**Room 8**

**5:30 p.m.**

### SCUSD Board Committee Members

- ✓ Rick Jennings, Committee Chair
- ✓ Karen Young
- ✓ Roy Grimes

### Staff Support:

- ✓ Tom Barentson, Administrative Services
- ✓ Jim Dobson, Planning & Construction
- ✓ Dave Taxara, Project Manager
- ✓ Bill West, Operations Support Services
- ✓ Luis Freese, Facilities & Maintenance

**5:30 p.m.**

**Introductions by Rick Jennings**

## I. OLD ITEMS FOR REVIEW:

### 1.1

#### **LDV Basin Update**

By Dave Taxara

Dave met with Mark Elliott of the City Utilities Department yesterday and they are submitting plans to DSA for review – want to start work by August 1<sup>st</sup> – bid process takes two months and is part of a 4 to 5 month process. Due to August start date, the LDV Basin anticipated completion date is May, 2007.

Bill West agreed to contact City Council Member Lauren Hammond to talk to her about the project.

### 1.2

#### **Building Use Permits**

By Luis Freese

Continued discussion from last Facilities Committee Meeting about building use permits and comparison study of rate structures at seven large urban school districts, similar to Sacramento City Unified in size.

Comparison study included rate structure analysis based on:

- Utility Costs
- Additional Fees For Stadium Use
- Artificial Turf vs. Grass Fields
- Size of School District

This study was initiated by direction from the SCUSD Board to look at asset development to generate more income within SCUSD. This was one of the items which came forward as part

## **I. OLD ITEMS FOR REVIEW, 1.2 continued:**

of the Budget Committee recommendations this year. Since 2004 the current fee structure has been used based on three separate use classifications: Class I, II, III – these classifications are codified through the facility use act. The building use fees were raised in 2004 because the District at that time only charged \$5.00 per room.

### **Items for Board Consideration From Committee:**

- Charging a portion of the ticket sales for ticketed events; 50% allowed.
- Increasing building use permit fees to match fee structures of local school districts near SCUSD.
- Establish an on-line data management system to keep track of site use and fees.
- Increase fees after 2:00 p.m., to match additional utility use.
- The need to adequately inform public of rate increase rationale and fee structure.

### **Questions from Committee:**

Do we have a basis for current building use fees?

How do other Districts fix their rate structure?

Analysis of rationale behind raising of rates in 2004?

Will school sites see rate increases directly benefiting site being used?

Do we have any shared uses with schools - we have MS & HS that are used more than others.

Will data management system include age of facility, and site energy efficiency; is there a way of looking at that?

Staff will come back to July 12, 2006 meeting with more information for new building use fee schedule and fees charged by large urban school districts in Northern California. e.g. San Jose, Stockton, Oakland, Clovis.

## **1.3**

### **Fresh Air Mall**

By Bill West & Tom Barentson

Paul Blanco of Paul Blanco Chevrolet, has proposed to various groups in the city to start a Fresh Air Mall behind his dealership. The 13.5 acre area, zoned as a junkyard, would be used to create an upscale open air market. This is a good opportunity to bring people back to the Florin area create income from rental of stall spaces, and start a Foundation to provide student scholarships.

All just in the discussion stage at this time. District staff has been very consistent with Paul Blanco and have not committed anything to him, but if this moves forward, the District may want to be a part of project. Each high school can have their own booth to generate income and inform public about school.

Anticipated use of Fresh Air Mall by 10,000-15,000 people on the weekend and include opportunities for student internships. Rental of parking spaces at Luther Burbank High School would generate student jobs and income for SCUSD. They would like to put murals by students on walls. Interns (students) to manage program. Mike Brunelle, from Adult Ed., is working with City Art group on student mural. Renting of 300-400-spaces at Luther

## **I. OLD ITEMS FOR REVIEW, 1.3 continued:**

Burbank High School a possibility. Paul Blanco has already rented Albertsons parking for new mall and is working with Light Rail to give riders free admission to encourage use of Light Rail. Hiring of retired police as security for Mall. SCUSD Legal Counsel has drawn up a non-binding Letter of Intent. District is looking at \$2000.00 monthly income for parking for the first year. The parking lot income is not part of the foundation to cover expenses of SCUSD scholarships. Possible start date: September 19, 2006, if approved by City.

### **Recommendations:**

- If you are going to issue a white paper, the District needs to do it soon, so that when Paul Blanco goes for his use permit, we will be there with support.
- Discuss this Fresh Air Mall plan with City Council Member Lauren Hammond.
- Block off dates and time by Luther Burbank Principal to limit conflicts with school site activities.

## **II. CORE ITEMS:**

### **2.1**

#### **SCUSD Joint Use**

By Bill West & Tom Barentson

Staff working with City Planning Department and business partners regarding joint use opportunities; we have tremendous assets and mixed use opportunities.

- Sojourner Truth Library
- 16th & N Boutique Hotel
- Luther Burbank High School Parking Lot
- Delta Shores Development
- Rosemont Daycare Facility
- Thomas Jefferson Community Center
- New Tech Charter High School Track
- Downtown Railyards Development

#### **Downtown Railyards Development**

Presentation by Suhel Toda, Vice President of Thomas Enterprises (329-4500) regarding the Railyards Development Project, 240 acre urban infill project at old Railyards location in Sacramento. Includes six development districts:

1. Depot District: Amtrak / Light Rail Station / Sacramento Intermodal Transportation Facility ( S.I.T.F.). 5600 housing units and primarily residential. Creating a family environment. Starting EIR process and specific plan, -to be released in October 2006.
2. Fifth Street Emporium - Retail District with housing above
3. Central Station District: A Historic and Cultural District of old and vacant buildings renovated into retail space. Use stored trains as exhibits; want to bring back and use trains for cultural district with RR Museum taking part. Public Market place or Farmers' Market, mixed use residential, Jazz Clubs, art facilities. Developer is working with Sacramento Music Co. and Theatre Co. to be included in area entertainment planning.
4. Riverfront District – housing & hotel marina; plan to add to riverfront area by removing Jaboom Street.

**II. CORE ITEMS, 2.1 continued:**

- 5. Sports & Entertainment District - Outdoor World; 2000 square feet Sports Arena; stores; work with School Districts with activity programs for students.
- 6. Canal District – similar to the RiverWalk in San Antonio, TX. 10,000 housing units – 4 to 40 stories; mixed rental, retail and single family housing.

Developer is working with the City and expects their Phase I approvals by April, 2007. This is a 15-20 year project with construction planned to start in the 2007 year.

School Districts impacted by development: North Sacramento, Grant and SCUSD.

Consultant, SCI, is conducting a project specific analysis and District staff expects results within approximately one week. Staff will pass along questions as they come up.

The Railyards is a superfund site. DTSC involved as part of school process. The soil work is all done on west and south side – all clean will be complete in approximately 3 years.

The current SCUSD upper boundary is across the top of development. Development is for the most part in SCUSD boundaries. Grant and No. Sacramento at northern boundaries. We have talked about a boundary adjustment that will have to go to the boards of all involved districts. Most residential development is in the SCUSD area. North Sacramento has a bussing problem if they don't adjust boundary. Grant has a unification issue going forward at this time.

Nearest SCUSD schools to new Railyards Development are:

Washington Elementary  
16<sup>th</sup> and N

William Land Elementary  
8<sup>th</sup> and V

**2.2**

**Current Modernization & Construction Update**

By Jim Dobson & PCM3 (See Attachment A by PCM3)

**2.3**

**Facilities & Maintenance Update**

By Luis Freese

District Facilities and Maintenance Staff preparing for next Williams Inspections by Sacramento County. Further update at next meeting on July 12<sup>th</sup>.

**2.4**

**SCUSD Policy Review**

By Rick Jennings

The purpose of this agenda item is to allow an opportunity for staff to review things that we can submit to the Policy Committee before it goes to the Board. Beginning with July 12<sup>th</sup> meeting, District staff will have something to share for review. If we can start getting that leg-work done here, then we can be prepared to present to the Board at a later date.

**Parent Project: C.K. McClatchy Track**

Parent project proceeding. Concern expressed by Land Park Neighborhood Association regarding scope of project (article will be posted in Thursday July 5<sup>th</sup> City Section of Sacramento Bee – Maria Lopez aware of article). Don't want to stop parent group – school is owned by community – but we need to look at how all our schools fit and work on a district plan. Parent group has

## **II. CORE ITEMS, 2.4 continued:**

engaged an architect to develop plans, communicated with the City of Sacramento, Sacramento River Cats and is looking at a new track, and a 1500 seat stadium.

Next Land Park Neighborhood Association meeting is July 6<sup>th</sup>. Question whether District staff needs to attend Neighborhood Association meetings brought before Committee. Agreement that school site Principals should represent District at these meetings concerning their school sites.

Concerns: Adequate Parking, Noise, Stadium Lights and Increase in District Maintenance Costs and Fiduciary Responsibility incurred by this development.

### **Rosemont Daycare**

Staff talked with Architect who asked for different direction from Tom Barentson - Have not heard anything from Rob Jones at this point. Principals with community/parent groups interested in developing school sites, need to be site leader – on financial side, when you start to create non-profits at school site there is a fiduciary responsibility of the SCUSD. We need to have policy/master plan in place to work with community/parent groups in future.

Bill West and Tom Barentson will follow-up with Rob Jones on project.

## **III. NEW ITEMS:**

### **3.2**

#### **Floor Discussion**

We will continue to hold the Facilities Committee Meetings two times per month during July and August. This is a good opportunity for us to get things done. Starting with this meeting, the minutes will be posted on the District website.

**Next meeting is on July 12, 2006 at Genesis High School, Room 8.**

#### **Future Meetings:**

- July 26, 2006
- August 9, 2006
- August 23, 2006

We will set up one meeting at the Arthur Benjamin Health Professions High School for Facilities Committee Meeting in August. Date to be determined.

Next Meeting: July 12, 2006

*Respectfully Submitted,*  
Chris Marshall  
Operations Support Services  
Sacramento City Unified School District



## **Project Updates 6/26/06**

### **Schools**

#### **New South Area Elementary School**

- The Contractors for this project are: Phase 1 Seward L Schreder Construction and Phase 2 Mascon, Inc.
- Building A wall framing is 70% complete, rough electrical and plumbing are 10% complete.
- Building B stem wall forms are 80% complete.
- Building C wall framing is 80% complete, rough electrical and plumbing are 80% complete. Steel columns are 40% complete.
- Buildings D & G wall framing is 75% complete, rough electrical and plumbing are 75% complete.
- Buildings H and I are sill plated and ready for framing to start.
- Project is on schedule per the overall schedule.

#### **Health Professions High School**

- The contractor is Clark & Sullivan.
- Building C carpet installation is ongoing with 4 classrooms completed. Plumbing finish and sink installation has started. The stucco color coat of the elevator tower is complete and the scaffolding is removed.
- Building D plumbing finish and installation of the sinks and drinking fountains is ongoing, motion detectors for the intrusion system are installed, and carpet installation has started in the classrooms.
- Building E metal roof installation is ongoing, exterior color coating is ongoing, and the interior painting has started. Painting of door and window frames is in progress. The installation of ceramic floor tile in the restrooms has started.
- Building A casework installation is proceeding. The painting of the interior doors has started. Light fixture installation has started.
- All portables for the interim campus have been removed.
- Project is on schedule per the overall schedule.

### **2005 Modernizations**

- Closeout work is proceeding well, as all parties are working to complete and finalize these projects.

### **2006 Modernizations**

**John F. Kennedy**

- HVAC contractor is Airco Mechanical and the FA contractor is McCarley Electric.
- The existing HVAC units are disconnected and are prepped for the helicopter to remove them this Wednesday.
- The FA portion of the project is ongoing and is 50% complete.

**Sam Brannan**

- The Contractor is CC Young Construction.
- The campus move is complete.
- The Contractor is working on demolition.

**David Lubin**

- The Contractor is Bollo Construction.
- Abatement demo of restrooms is 100% complete.
- The flooring demo is 100% complete for carpet and 35% complete for the VCT.
- The concrete demo is 100% complete.
- HVAC & plumbing demo is 100% complete.

**Golden Empire**

- The Contractor is CC Young Construction.
- Campus move is complete.
- Plumbing demo is 100% complete.
- Ceiling tile demolition is 30% complete.
- Abatement demo in Building C restrooms is 85% complete.

**Albert Einstein**

- Entek to begin ACM/LMB testing on 6/26/06. Report scheduled to be completed on 7/6/06.
- 9 units for interim housing have been delivered and set up. The flooring and electrical is scheduled to start on 6/26/06.
- Project has been advertised and the pre-bid walk is 7/5/06 and the bid opening is 7/25/06.

**Sacramento Charter**

- 15 portable units for interim housing have been delivered and set up. The electrical is complete and the low voltage is ongoing.
- Storage bins are scheduled to be delivered on June 26-28.
- The Phase 1 construction schedule has been set for 8/13/06 to 7/15/07.
- The Phase 2 construction has been set for 7/22/07 to 8/1/08.
- ACM/LBP sampling is completed. Test samples of the hydraulic lifts are complete. The survey reports delivered 6/22/06. Addendum # 5 scheduled to be issued on 6/23/06.
- Storm drain and water laterals are complete. Scheduling with the City for the taps in to the main.

**Luther Burbank High School**

- The Contractor is Star Construction.
- The campus move is complete.
- The Contractor is working on demolition and abatement.