

Minutes

Facilities Committee Meeting



Wednesday January 9, 2008
Serna Center - Michigan/Minnesota Room
5735 47th Avenue
5:30 – 7:00 p.m. Meeting

<p><u>SCUSD Board Committee Members Present:</u> Rick Jennings, Committee Chair Karen Young</p>

Staff Support:

Terry Brown, Interim Assistant Superintendent
Jim Dobson, Planning & Construction
Jim Hicks, Energy Conservation Manager
Dave Taxara, Project Manager

Tom Barentson, Deputy Superintendent/CFO
Luis Freese, Facilities & Maintenance
Christopher Frappier, Project Manager

I. CORE ITEMS:

2.0

Welcome & Review of Minutes and Revision of 2008 Calendar

After review of the minutes from December 12th, the minutes were approved as submitted motion by Karen Young, seconded by Rick Jennings. Minutes accepted and will be posted on the District website as submitted.

2.1

Facilities & Maintenance Update

- Storm Damage Update

Resume Fire Inspections Update at next meeting. This meeting will focus on review what transpired during the storm this last week (the first week of January, 2008).

- Roof loss at CB Wire. Music room, classroom, and library affected. School was ready and open for classes on Monday morning. Loss of 150 books in school library.

Temp Library being set up and will be ready for use on Monday, January 13th. 25 yard section of roof pulled off by high winds. Vince Matranga did on the spot coverage of storm damage and shared it with the news media. Water damage due to missing roof at C.B. Wire set off the fire alarm at 4:30 p.m. According to camera at the site, the roof blew off at 9:08 a.m., the same morning.

- Genesis HS – roof peeled back from 70 mile an hour winds resulting in minor water damage to the site. Contractors out to inspect and initiate repairs by next day. Metal gate between Genesis and Serna Center was blown down and repaired by Monday afternoon.
- Pacific Elementary – Tree damage. Pacific was one of 34 sites with trees down district wide.
- West Campus – roof blew off affecting 6 classrooms. When wind died down at 3:00 p.m. crews began cleanup at site. Upon review, crews found up to three inches of water on floors of rooms.
- CP Huntington: Downed tree

50-60 staff working over the weekend to get the schools back up and running for the Monday January 7th school day. List of major losses passed out to committee by Luis Freese. Crews worked over the weekend with a planned estimated finish of cleanup / repairs within 60 days.

- Power outages at 38 sites. All power restored to the sites by Monday morning, January 7th.

Kudos to Operations Staff for work to facilitate repairs and ensure that schools were ready for students Monday morning. District staff met with SIA adjusters and have started working on hiring contractors to complete major repairs. First time we have seen this magnitude of roof problems in SCUSD. Very fortunate that damage was not more severe and that the schools were closed to students at the time.

SIA will cover cost with \$25,000 deductible per site. District staff is looking into other ways to cover \$25 thousand deductible; possible use of ERP funding. CB Wire is a Williams School – which could possibly cover deductible for partial repairs funding. West Campus is not a Williams School.

Miscellaneous cost of overtime will be in the \$20,000 range. All mileage, overtime and repairs costs are being tracked. ISET personnel working on computers to assist getting sites back up and running. District-wide there were a total of 25 servers down at the school sites.

District staff will do routine inspections of all our schools. Site Plant Managers were encouraged to notify Operations staff of any observed damages to their sites.

SCUSD staff were scrambling to get equipment to deal with damaged sites, frequently renting or leasing equipment. E.g.: Leased a boom from Los Angeles to work on trees.

Estimated Cost: Just under \$1 million to get both West Campus and CB Wire back to operating status. Rick Jennings would like to take pictures of damage to Board Meeting and acknowledge crews for work that ensured no loss of school days.

2.3

Modernization, Construction & Ongoing Projects Update

a. Mod. & Construction Update

PCM3 Handouts. Abatement at Sacramento Charter H.S., pending due to adverse weather conditions. Problem at Sacramento Charter with Phase II construction interfering with access to site by students and parents. District staff will review site remedies to assist with parent and student access.

John F. Kennedy H.S. – Phase I in final stages of completion of first 8 classrooms in three story building. Staff and students will move back in after completion of Phase I work this week. Good communication with on-site staff by construction crews.

Issue: Bird droppings issue being resolved by taking down old netting in eaves and putting up more bird proof netting. Been an on-going problem for some time and will be controlled by next summer.

b. America's Choice

Interim site being prepared for move of students to new site. Moving coordination meeting on January 17th. Transfer of the site to the SCUSD staff on January 28th. January 28th through February 13th: furniture and computers will be moved into new site. (handout of timeline passed out to committee).

Site staff does not want start move of portables at A. Warren McClaskey Adult Center until America's Choice school staff has moved to new site. Once site is taken over, problems at site may be covered under warranty. District staff do not anticipate any problems. School should notify maintenance department if there are any problems during the warranty period and Operations staff will notify the vendor.

Meeting with Community members and developer at new America's Choice site still pending. Maria Lopez is working on Grand Opening; District staff working on site tour for Fite

Development to alleviate concerns of business community. Fencing concern – Fite would prefer a masonry fence on site. Invitation to Fite Development and other businesses in the area to attend a tour of school. District staff need to reach out to business community in February, 2008. Believed by District staff that everything at the new America's Choice site exceeds CCR standards. Beautiful school site should impress local business and property owners.

c. Renaming of Waldorf Methods/Social Justice H.S.

The Community has been invited to a meeting on Thursday, January 10th, regarding the renaming of the Social Justice / Waldorf Methods H.S.

Time: 4:30 p.m., in John Still Library. Notices sent out to neighborhood associations, with Board Policy for renaming sites and a list of Board approved names.

d. JFK Theater

DSA review starting early next week. Theater design almost complete.

e. Emergency Repair Program funding for SCUSD

As part of our four core item section, the ERP program update report will be shared on a monthly basis at future Facilities Committee Meetings. Handout of report from Jim Dobson to track application numbers, estimated cost of repairs, DSA amount of funding, and date approved. This report will continue to change and with time, additional scope of work will be added. Out of \$2.5 million worth of potential work - \$379,000 recouped so far. Goal: Would like to see the \$2.5 million continue to grow.

The question came up regarding whether the progress of the work was affected by the funding we get? Staff has identified a pot of seed money to proceed with repairs (architect fees), and once refunded, money can be used for next project. May be able to use deferred maintenance or with additional consideration funded under our bond program.

Luisa Parks, OPSC retiree and former SAB Director, has been meeting to put together applications that are funded. Ms. Parks is willing to consult for the fee contained in the program and will not cost any additional dollars to gain her expertise.

f. Development Projects Update: Railyards & Delta Shores

No update at this time – will keep as placeholder on future agendas.

2.4

Asset Development & Joint Use –

- IBI Group on Asset Development

IBI will do a presentation to entire Board on Asset Development – possible presentation date will be in February. Do not have study completed on childcare marketing initiative at this time.

- Athletic Field Study Update – Beals completing their athletic field study and will be presenting to the entire Board in the future as well.

Staff will look at what money we can use from Bond funding for educational programs for our fields. This is a great opportunity to upgrade our fields now. Luther Burbank stadium idea being considered; John F. Kennedy, McClatchy, Rosemont and Hiram Johnson large comprehensive high schools being looked at options being considered with all the athletic directors. Next step: Go before the Board and talk about what can be done to improve our District athletic fields. Saving of \$140,000 per year Turf vs. Grass. Fields guaranteed for 15 years and possibly 20. \$140,000 x 15 is a considerable savings to the District. Possible date of February, 2008, the athletic field report will be presented to the Board to get information out before going into Board Workshop on Asset Development in a two hour format.

Asset Development is all means to develop our assets by many means. IBI, Beals Alliance, present in a way that doesn't confuse and two sides of same project. Incorporate both studies into one study for asset development for entire District. Need to figure out a presentation that covers both agenda items as a combined presentation.

Need to look at all of our assets, sites, athletic fields, business opportunities at our sites and how is this going to help our sites and our communities. Need to look at our schools, programs, attendance, success rate, and while we look at the whole school, we want to support success.

The City of Sacramento is engaged in master sports field study for all the schools with interns walking schools to identify needs at all our schools with a focus on equity and access. There is state bond for recreation facilities in Sacramento, with per capita funding pending. Joint use projects will come up high on the list for funding per Alan Boyd, with Sacramento City Parks and Recreation.

III. NEW & ONGOING DISCUSSIONS:

3.0

Floor Discussion

- The Theodore Judah PTA President, Mr. Yanez, brought a CD with pictures of cracked asphalt, pot holes, dark hallways and other concerns to the Committee to emphasize needed repairs. District staff committed to investigating and moving forward with repairs as soon as possible. There are limits to what can be done at the site due to its Historic Site status, but staff would investigate and bring back an update to the Committee.
- A PowerPoint Presentation will be presented to the District Board of Education at the February 7th Board Meeting by Rick Jennings on the storm damage and repairs to District sites in January, 2008.

Next Facilities Committee Meeting: February 13, 2008
Next Board Meeting: January 17, 2008

