

Minutes

Facilities Committee Meeting



Wednesday February 18, 2009

**Location: John F. Kennedy H.S. Library
6715 Gloria Drive**

5:00 – 5:15 p.m., Site Tour

5:15 – 7:00 p.m., Committee Meeting

SCUSD Board Committee Members Present:

Roy Grimes, MPA, MBA, Board President (Area 6)

Patrick Kennedy, Board 2nd Vice President and Committee Chairman (Area 7)

Staff Support:

Mellissa Truitt, Assistant Superintendent

Jim Dobson, Director II

JoAnn Sulli, Contract Office Analyst

Dave Taxara, Project Manager

Christopher Frappier, Project Manager

Chris Marshall, Committee Secretary

Community Participants, City of Sacramento Staff and Contractors:

Craig Rouse, PCM3

Steve Bachor, PCM3

Doug Henning, PCM3

Jeff Thrift, PCM3

Chuck Peterson, Landmark Construction

Silas Nigan, Clark & Sullivan

Michael Echelmeier, Clark & Sullivan

Dick Cowan, Clark & Sullivan

Harold Freiman, Lozano Smith

Tony Wood, Beals Alliance

Joe Yee, ANOVA

John Chwastyk, DC Architects

John McCapes, Roebbelen Construction

Alan Tomiyama, City of Sacramento Parks & Recreation Department

Gary Gery, WWCOT

Wayne Sjolund, PMG

Jeff Jones, PCM3

Tera Masiel, PCM3

Joe Bittaker, Landmark Construction

Louis Yanez, Theodore Judah Parent

Olga Rodriguez, Parent & Retired Teacher

Karen Young, Community Member

Mel Saferstein, Community Member

Harry Hallenbeck, Vanir Construction

Steve Haidet, ANOVA

John McCapes, Roebbelen

I. SITE TOUR:

1.0 There was a 15 minute tour of the site for the John F. Kennedy Performing Arts Center by the Committee facilitated by PCM3 staff.

II. WELCOME & INTRODUCTIONS:

2.0 Facilities Committee Chair, Patrick Kennedy, opened the meeting, introductions were made, and those present reviewed the draft minutes from the January 14, 2009 meeting. After review, the minutes were approved as submitted by the Committee.

III. CORE ITEMS:

3.0 Facilities and Maintenance Budget Update:

- Bond Funds Update: The meeting agenda was revised to postpone the update on Bond Funds to the next meeting on March 18, 2009.
- ERP Funds Update: SCUSD applied for funding of 177 projects, and to date, have three that have been approved by DSA with funding pending from the State.
- Deferred Maintenance could possibly not be funded by the State for the 2009 and 2010 budget.

3.1 Modernization, Construction and Ongoing Projects Update:

- Modernization/Construction Update by PCM3 and PMG staff. The monthly report for January, 2009 was shared with the committee.

Highlights:

1. John F. Kennedy H.S. Performing Arts Center – completion date December 31, 2009.
2. Sacramento Charter H.S.: Nearing completion with 400 punch list items being signed off in the next two weeks. Pending move of students from interim housing back into main building during break in March.
3. Kitchen Survey: All sites being surveyed to assess substandard flooring or ceilings, food code violations, and outdated or obsolete kitchen equipment. The report, when finalized, will be forwarded to Mellissa Truitt for analysis and distribution.
4. ERP Update by PMG staff: No active projects at this time while waiting for State funding of ERP projects.

IV. NEW & ONGOING DISCUSSIONS:

4.0 Construction: Project Delivery Methods Panel Discussion

facilitated by Assistant Superintendent, Mellissa Truitt.

The discussion panel assembled for this meeting reviewed alternative construction project delivery methods for school facilities. The discussion panel updated staff and Board Members on the different project delivery methods in preparation for an RFQ (Request for Qualifications) for the next large District construction project, the Luther Burbank Sports Complex.

Introductions were made of the panel members. All panel members are familiar with traditional and/or alternative construction project delivery methods for schools and included:

- Representatives from Architect firms DC Architects, WWCOT, and ANOVA;
- General Contractor representatives from Clark & Sullivan, Landmark Construction and Roebbelen;
- Construction Management staff from PCM3 and PMG;
- Alan Tomiyama, from the City of Sacramento Parks and Recreation Department;
- Tony Wood from Beals Alliance;
- Harold Freiman, attorney with Lozano Smith; and
- Mr. Harry Hallenbeck, with Vanir Construction and former State Architect under Governor Pete Wilson.

Among project delivery methods reviewed were:

- Design-Bid-Build
- Design-Build
- Multiple Prime
- Lease Lease-Back
- Construction Manager At Risk
- Visualization Imaging Modeling Method

The panel held an informal discussion on the different construction project delivery methods, with opportunities for shared experiences, personal preferences, pros, and cons for each delivery method, and a question and answer period after review of each method. This was a process to assist with transparency and explaining to our new Board Members the different delivery methods; all of which work well if you work the preparation properly and have a good design team put together.

4.1 Energy Management Update by Board President Roy Grimes

Board President Grimes and staff attended a two day Energy Education Seminar in Ft. Worth, Texas this last week. The seminar focused on Green Technology and savings generated by a move to a more energy efficient District. The District's long term goal is to do a condition needs assessment and develop a Green Board Policy and RFQ to prepare for future modernization projects. One of the green pre-requisites will be how to handle construction waste which needs to be included in the front end documents.

4.2 Update: The District will be doing a needs assessment and issuing an RFP by the end of next month to include:

- A school site modernization project in 2010 with a focus on energy and the green component; (40% of our HVAC units are very old and do not have EMS controls);
- upgrade of our District school science labs; and
- upgrade of our District food preparation areas.

District Long Term Goal: Update our District standards and align them with our education specifications. There is a need to align our District standards with our education specifications for education reform which has not been done since 1997. The District would like to make SCUSD a beacon for design standards for all the school districts in the area. We need to have our facilities as smart as our educational programs.

3.1 Open Forum / Public Comment

Question: Martha Quadros from the Language Academy spoke regarding the need to replace the antiquated HVAC at the site and requested a timeline on replacement of the HVAC units.

Answer: The District RFQ's will be out by the end of next month and the District will have a team working on planning by no later than mid-May.

The District Project Stabilization Agreement (PSA): SCUSD being complemented and used as the model for working with unions under the project stabilization agreement (PSA). The PSA will be up for renewal in September, 2009.

Meeting adjourned at 6:50 p.m.

Next Facilities Committee Meeting: March 18, 2009
School of Engineering and Sciences – Construction Site
7345 Gloria Drive

Next Board Meeting: February 19, 2009

Respectfully submitted,
Chris Marshall