

Minutes

Facilities Committee Meeting

Thursday, February 22, 2007
Genesis High School - Room 3
5:30 p.m.



<p><u>SCUSD Board Committee Members Present:</u> Rick Jennings, Committee Chair Karen Young Roy Grimes</p>
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SCUSD Staff Present:
Bill West, Operations Support Services
Jim Dobson, Planning & Construction
Luis Freese, Facilities & Maintenance
Jim Hicks, Energy Conservation Manager

I. OLD ITEMS FOR REVIEW: *Meeting called to order at 5:32 p.m.*

1.1 New South Area Update – held over for next meeting in March

1.2 Fire Inspection Update – by Jim Hicks

(Fire Inspection Report – Hand out) 47 sites inspected. Only two re-inspections at L. Burbank and M. Hopkins. There have been clearances on all re-inspections and 10-day notices, except for Sutter Middle School and A. Warren McClaskey Adult Center, which are scheduled for re-inspection soon.

II. CORE ITEMS:

2.1 Facilities & Maintenance Update by Luis Freese

School Accountability Report Card (SARC) Operations staff is working on updating school site information for 2005/06 which will be published by the California Department of Education (CDE) and posted as a link on the SCUSD and CDE websites next year. This year's report will include more detailed information by school. E.g.: students to teacher ratios.

Status of Williams Inspections

Williams Settlement Issues: SCUSD has green lights for schools and working with budget department in order to pursue the Williams reimbursements. Beginning January 1, 2007, Williams reimbursements have been changed to a grant basis program. Most projects that qualify require an architect and engineer and require additional funding to initiate repairs. District wide, staff has received up to \$70,000 in reimbursements. Staff is in process of submitting documents for additional reimbursements repairs in school site kitchens.

There is no cap on reimbursements for a District – At SCUSD, 30 schools are eligible for Williams reimbursements. All schools in decile 1, 2, 3 Program Improvement status are eligible to be a part of the Williams repair reimbursements. As schools improve their API, they do not qualify for this funding.

2.2 Asset Development & Joint Use - Paul Menard, Architect with Capital Unity Council introduced by Bill West. Mr. Menard reviewed possible development scenarios for the former District administration building and annex at 16th & N.

There were concerns expressed by committee members regarding the need to move forward and establish a time line to hire an asset development consultant.

Bill West will look into the hiring of an asset development consultant and get back to the Committee with a time line. To date, two consultants have been interviewed by the Superintendent, A. Plescia and Associates and the IBI Group.

Board members suggested that staff develop a time line to hire a consultant to facilitate Asset Development and bring the time line back to the next Facilities Committee meeting in March.

2.3 Modernization, Construction & Ongoing Projects Update

by Jim Dobson and PCM3 Staff

Design Partner, Lionakis Beumont putting together a cost design update and client advisory. Material costs for construction seems to be leveling off. Lionakis Beumont put together some mitigation strategies for SCUSD and SCUSD staff will put together a Board packet which will go out next week. Report good for approximately six months. This information will be shared with the Bond Oversight Committee also.

PCM3 Report (attached) by Jeff Thrift New South Area Elementary School

Pictures from report show:

Pg. 1 - Administration building

Pg. 2 – MP Room - Bldg. B which is behind schedule.

Pg. 3 – Classrooms

Pg. 4 – Classrooms and Library - Bldg. H

Pg. 5 – Classrooms and student restroom building - Bldg. K

Staff is looking at getting the New South Area School ready for Summer School. This is a Lease /Lease Back project with a finish due date for the project of May, 2007.

At Board Member request, Project Manager Chris Frappier will look into providing sufficient women's restrooms at the New South Area School when the project gets closer to completion. This is due in large part to 85% of most school staffs consisting of women.

Mascon Construction is the contractor of record and the same contractor that built the Charles A. Jones Skills Center.

Sacramento HS Emergency Work: Additional repair money from OPSC being pursued with the assistance of the project architect who has turned in over \$13 million dollars in cost analysis documentation for emergency repairs – not like the other project where if you don't spend it all, you have to give the unused funding back to the State. District staff is finalizing the agenda item to be approved, and once approved we can submit our request for the funding.

III. NEW ITEMS:

3.1 Sacramento Area Flood Control Agency (SAFCA)

Update by Bill West (handout with questions from the Board addressed to Tim Washburn, SAFCA General Counsel)

Sacramento Area Flood Control Agency – parcel assessment for the District, currently being assessed \$128,196.70 per year, will go up \$231,129.71 dollars to \$359,325.41 per year for approximately 110 parcels in the Sacramento City Unified School District to upgrade the Sacramento Region to 200 year protection.

Property owners will be voting for or against this assessment using a ballot which will be mailed out on March 2, 2007 to all property owners. One vote per dollar of the assessment. SCUSD is one of the biggest parcel holders in the City of Sacramento area.

The District does not currently have flood insurance. SAFCA believes that 200 year flood protection needs would be covered by improvements made by this assessment. Staff will share SAFCA assessment information with the Board by email. Staff will bring back further analysis of the SAFCA Assessment to the next Facilities Committee.

3.2 Developer Fee Report by Bill West and Jim Dobson

State Allocation Board Construction Cost Index to increase Developer Fees will be brought before the Board. Important to keep up with the State maximum – this will be used as a justification for adequate funding from the State.

Jim Dobson will send Board Notes and this item which will be placed on Board Agenda.

A meeting has been set up with Delta Shores representatives and Blair Aas, from SCI. Consultants being brought together to look at new development at Delta Shores, Railyard Project and Stone Boswell. The State review for these developments is scheduled in approximately one year. SCUSD will be looking at the number of students generated by new development and plan for developer fees and state funding to plan for new construction of school sites to meet the needs of these students.

Our generation factor is .9 students per home. Downtown Railyard Project possible joint use agreement still being researched; instigated by SCUSD claim for land for a school site due to the Sub-division Map Act.

Downtown Railyard Development– William Land and Washington Elementary schools serve the downtown area currently. Increasing the capacity of these two schools by building up at sites and maintaining the green space could be an option to meet the needs of students generated by new development at the proposed downtown Railyards Project. This option is not part of the District Facilities Master Plan – which is about maintaining the current sites, our current capacity and future growth. There are other Districts at the table as well: North Sacramento and Grant USD. 90% of this development is in our District. They are willing to work with us. Asset Development is not in the Facilities Master Plan. Growth and decline is covered by the FMP. Need to get a consultant on board to address Asset Development.

Prop 39 - District staff is looking at redesignating portables for after school programs with a 21st Century Grant which could also assist with costs for after school care and programs. This grant is directed towards those schools (including Charter Schools) that have to lease or rent space, including portables, above and beyond any District facilities provided under Prop 39.

3.3 Floor Discussion

Next meeting: Wednesday, March 14, 2007

Location: California Middle School

There will be a ½ hour tour of the modernized site beginning at 5:00 p.m. The Facilities Committee meeting will start at 5:30 p.m., in the school library.

March 14th Agenda will include information on:

- Update of asset development consultant and timeline
- Update on SCUSD Fire Inspections
- Update on New South Area Elementary
- SAFCA Ballot

New Items:

Staff will contact Chris Marshall with items who will contact Rick Jennings with Draft Agenda for meeting.

Future agendas will include more itemized information to cover general areas and give details of discussion.

Next Meeting: March 14, 2007
Next Board Meeting: March 1, 2007