

# Minutes

## Facilities Committee Meeting

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**Wednesday, April 11, 2007**

**Fern Bacon Middle School**

**5:30 – 7:00 p.m. Meeting**

SCUSD Board Committee Members Present:

Rick Jennings, Committee Chair

Karen Young

Roy Grimes

Staff Support Present:

Jim Dobson, Planning & Construction

Chris Frappier, Project Manager

Luis Freese, Facilities & Maintenance

Richard Conn, Custodial Supervisor

### I. TOUR

#### 1.0 Fern Bacon Modernization Review by Principal, Rich Cvitanov.

Committee members commented on impressive Bulldog mural from early 1990's on the front of the site. Mr. Cvitanov noted a few remaining modernization issues and the need for adequate lighting in areas with cameras for safety. Principal otherwise very pleased with the new lighting in the classrooms and HVAC that has been done at the site. Maintenance and Operations is working with administration and will be installing additional cameras starting June 11, 2007. School site enrollment is 940 this year; will drop to 720 next year when the 6<sup>th</sup> graders will be going to different sites. Capacity for the site is approximately 1100 students.

### II. CORE ITEMS:

#### 2.0 Welcome & Review of Minutes

Welcome & Review of Minutes and Calendar by Karen Young – meeting commenced at 5:10 p.m. at Board Member Young's request. Minutes approved with one abstention. Next meeting in May will be held at Einstein Middle School.

#### 2.1 Facilities & Maintenance Update

##### Fire Inspection Update by Luis Freese & Richard Conn

Completed 63 of 95 sites with initial inspections by the Fire Department – 29 identified for re-inspection. The 95 sites reflect all district facilities including non-student occupied sites. The 63 completed sites include transportation, and other buildings. Staff believes that there is a good rate of progress with between 5-8 inspections taking place per week. The Fire Inspectors have committed to finish all SCUSD Fire Inspections by June, 2007.

Repair funding is a significant problem; when staff is finding deficiencies, inadequate funding available to correct deficiency and bring repair up to code. Bond funds can be used, but are already earmarked for specific projects. Most repairs come directly out of the general budget. Board Member Jennings suggested staff consider bringing this issue to the Board for additional funding or resources. This item will be brought back to the next meeting.

## 2.1 Facilities & Maintenance Update, continued

### Other Facilities Projects:

- Work is being done at Luther Burbank High School to create another classroom and increase the student capacity of the truancy attendance center. In addition, Facilities staff has added a room where school site staff can meet with and counsel students.
- The Library Services is moving from Leonardo Da Vinci School to the District Warehouse - May 1st deadline. The Indian Education program will expand into the space vacated by Library Services at the Leonardo Da Vinci school site.

## 2.2 Modernization, Construction & Ongoing Projects Update

### WAN Upgrade by Wayne Sjolund and Sarah Range of PMG, Inc.

At the March 6th Board meeting, the Board approved the reallocation of \$15 million dollars of bond funds for educational programs with \$5 million earmarked specifically for WAN (Wide Area Network) Upgrade.

Covered in upgrade:

- Purchase and exchange of new Hewlett Packard computers for classrooms (Windows 98 or below were exchanged for newer models) with a focus on Middle School and High School high speed internet needs.
- Upgrade of servers at the sites to incorporate the expanded band width provided by ATT fiber optics.
- District has contracted with ATT to do this upgrade. There are 78 sites total involved in this upgrade. Projected project finish date: May 31, 2007.

4500 computers replaced to date with 9000 replaced computers as the final goal. Education Technology Plan did not anticipate power needs of new computers. Staff will have to go back and take care of increased electrical power needs at the sites resulting from computer upgrades. All power upgrade work is being done in-house with District staff as part of the overall contract.

Computers at the sites are being swapped out on a one-to-one basis. Old computers are being shrink-wrapped and picked up for disposal and listed as surplus items on the Board Agenda. The plan is to take the oldest models out of service and replace them with new PC's (Personal Computers) with high speed internet access in the classroom.

Next month Sally Savona and staff who support schools on the Education Technology Task Force, will update the Facilities Committee on the progress of this program.

### Questions directed to staff from Board Members regarding the WAN Update:

1. Out of the three firms listed, are these National Electric Contracting Association members?
2. How was this coordinated with the academic side of the house?
3. How does this fit into the Strategic Plan ?
4. How are the teachers being trained to use new technology?
5. Heavy residential area may need more time to install optic fiber. Will the completion date be before school starts next Fall?

Jim Dobson and Luis Freese will investigate and bring answers back to next meeting to share.

It was suggested that staff to look at what John Bidwell, New Tech and other innovative schools are doing to incorporate technology into their program.

## 2.2 Modernization, Construction & Ongoing Projects Update, continued

### Hand out from Jeff Thrift, & John Gostomski of PCM3. (see attachment)

Schools reviewed on hand-out: New South Area, Albert Einstein, John F. Kennedy, Sacramento Charter, Luther Burbank, Crocker Riverside and David Lubin.

Monday morning, April 9<sup>th</sup>, it was reported that neighborhood vandals were building a fort/cave in slope of the detention basin by Rosemont High School. District staff contacted contractor to fill-in cave.

There was a recent request for information on modernization work done to date under Bond Measures E, I and the State component and how that work looked geographically in District. Jim Dobson passed out a hand out of a pie chart of completed work to date divided by City Council Districts and Sacramento County.

Board Members requested for a list of schools under each City Council Member and County Supervisor name be created. This packet of information will be used to assist City Council Members and County Supervisors with which schools are in their Districts and work begin done with Bond funds at the sites. Staff will include SCUSD maps in packet of information and bring back to the next meeting.

PSA Academy Update: Draft Handbook being handed out to contractors on how to work successfully with student interns as part of the PSA (Project Stabilization Agreement) was shared with the Committee. Students in boot camp details being added to the final draft of this document. The Draft Handbook, with editing by Steve Bachor, Mike Brunelle and Matt Kelly, will be brought back to the May 9<sup>th</sup> Facilities Committee meeting. Comments and suggestions on Draft Handbook from Board Members will be directed to Rick Jennings or Committee Secretary by May 2<sup>nd</sup> to share with editors of handbook.

## 2.3 Asset Development & Joint Use

### Asset Development Plan Consultant & Timeline by Jim Dobson

The IBI Group out of Southern California has been hired to do a preliminary review of SCUSD Asset Development to look at the highest and best use of some District facilities. Their study will be shared with the Facilities Committee on June 20<sup>th</sup>. Sites under review are:

- 8th & V
- 16th & N
- Fremont Adult School

The plan is that other District sites will be reviewed after the preliminary report from IBI at the Facilities Committee Meeting on June 20, 2007.

### Sojourner Truth MOU by Alan Boyd – City of Sacramento

Staff from SCUSD, the City of Sacramento, the project Architect and the Library Authority have been meeting and discussing two MOU's regarding the Sojourner Truth Project which includes the building of a small high school and library at Sojourner Truth Park in the Pocket Area of Sacramento. The two MOU's being discussed are for:

1. Construction Development; and
2. Maintenance and Operations of a High School and Library.

The full Board will hear about this item in mid-May. The Committee consisting of City, Library Authority, Architect and District Staff meet most Fridays and have identified 25 construction points dealing with MOU's and researched other MOU models involving Joint Use Projects. They do not have a name for the Sojourner Truth School and Library project at this time. A committee will be formed to name the facilities at a later date.

## Sojourner Truth MOU by Alan Boyd – City of Sacramento, continued

Mr. Boyd talked about other joint use development projects. Currently the City of Sacramento is embarking on a sports field study to inventory available parks and fields, including school sites. The City of Sacramento is looking at contributing to the District's Sports Field Study; City Council Member Bonnie Pannell, in particular is interested in development of the Luther Burbank sports field.

A request from District Staff for NSA beautification funding has been denied. Funding for project is tied with Delta Shores development. Neighborhood park of 10-15 acres next door to John Still and NSA would be included in project some years from now.

Two new State Recreation Bonds with money possibly available through the State Park Recreation Bond Act. Community Gardens are also being considered as joint use projects with the City and District.

Beyond Sojourner Truth Project, Alan Boyd sees the City working increasingly with SCUSD in future endeavors. This is not new as SCUSD and the City of Sacramento had one of the first MOU's in area in the 1930's.

### III. NEW & ONGOING DISCUSSIONS:

#### 3.0 Sacramento Area Flood Control Agency (SAFCA)

Cost Analysis Update presented by Jim Dobson to the Committee. Stein Buer and Bob Cermak from SAFCA reported on formation of district to promote a ballot measure to fund 200 year flood protection for the Sacramento area. The ballot, if passed, would allow for projected 200 year flood protection by:

- Modifying Folsom Dam by adding two additional flood gates to allow greater water flow flexibility
- Strengthening and raising the levees along rivers in the Sacramento Area.

Ballots are due April 19th and results will be announced on April 26th. SAFCA used the same methodology to estimate assessments for all Districts by looking at depth of flooding, square footage of buildings and type of land use. New SCUSD Assessment: \$362,450.94 can be paid in installments over the course of the year (currently SCUSD is paying \$132,185.73 as part of a previous SAFCA assessment). This new assessment would only be increased in future years if there is an increase of additional square footage of District buildings (e.g.: by building new schools). Public Notices from SAFCA in October, January and March were mailed to parcel owners affected by the assessment. This ballot measure was also publicized in the Sacramento Bee and on local radio stations. \$18.11 million will be generated annually by passage of this measure with the District contributing \$362,000. This item will be brought before the SCUSD Board on April 12, 2007 for action.

#### 3.1 Development of Teacher/Employee Housing by Roy Grimes

Options for re-use of properties or joint partnership with the City and State. As part of Proposition 1C there is \$100m in funding available for public schools to use for housing development for employees. This option is currently being considered by Los Angeles Unified School District and Oakland. Board Member Grimes has spoken to 1-2 developers who do this kind of work and would like this to be brought forward under Asset Development and discussed with staff at the next Facilities Committee meeting. Board Members Grimes and Jennings believe this is something we should look at for our teachers.

### 3.2 Floor Discussion

Sacramento Theatre Company contacted Board Members regarding a building use permit for California Middle School. They are a non-profit organization and cost of permit did not reflect their non-profit status. Luis Freese will research and bring back information to next meeting.

Next Facilities Committee Meeting: May 9, 2007

Next Board Meeting: April 12, 2007

#### PENDING ITEMS FOR FURTHER DISCUSSION:

1. America's Choice
2. Downtown Railyard Development
3. Prop 39 Update

#### ITEMS TO BE BROUGHT BACK TO NEXT MEETING

Wednesday, May 9, 2007

5:00 – 7:00 p.m.

Einstein MS - 9325 Mirandy Drive

1. LDV Detention Basin by Mark Elliott, City of Sacramento
2. New South Area Update - Community Engagement & Beautification
3. PSA Academy Update by Steve Bachor, Mike Brunelle and Matt Kelly
4. America's Choice
5. Downtown Railyard Development
6. Prop 39 Update

Roy Grimes and Karen Young will facilitate meeting May 9, 2007 at Einstein M.S.

*Respectfully Submitted with Amendments,*

*Chris Marshall*

*June 27, 2007*



## Project Updates 4/9/07

### **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: Ceramic floor tile is being installed in the restrooms. The exterior painting is schedule to be completed. Glazing is being installed. Tackable wall surfaces are being installed.
- Building B: Wall framing is complete. Plaster brown coat has started and is ongoing. Metal roofing installation is complete on the barrel roof.
- Building C: Casework is being installed. Exterior painting is complete. Tackable wall surfaces are being installed.
- Building D: Drywall is complete. . Exterior painting is complete. Casework has been delivered. Ceramic tile in the restrooms has started.
- Building G: Drywall is ongoing.
- Building H: Drywall has been hung and will be taped this week.
- Building I: Drywall has stated and is proceeding.
- Building K: Framing is complete. Lath has started.
- Building B is approximately 8 weeks behind schedule.
- Utility connection in the street has started. SMUD crossing has been installed.
- Grading and placement of aggregate base rock for concrete has started.
- Phase 1 has remobilized on April 2, 2007.

## 2006/2007 Modernizations

### **Sacramento Charter High School**

- The Contractor for this project is Arntz Builders.
- Contractor continues to install drywall and taping at all interior walls.
- Electrical and plumbing continue to install rough-in in exterior and interior walls.
- Floor and wall tile installation has begun in the restrooms.
- Door and hardware installation has begun.
- HVAC is continuing to install throughout the Phase I portion.
- Exterior framing is complete.
- Work has ceased in the Annex and Auditorium due to asbestos issues. Awaiting new plans/options from HMR re: possibly changing from smoke detectors to beam detection.
- Painting of interior walls and columns continues.

### **Sacramento Charter High School, continued**

- In the Careers Courtyard skylight framing is complete. The remaining framing will start on T&M due to lead abatement on the concrete beams.

- Entek will be out to test the beams for Phase II work to confirm if lead paint will be an issue on the overall project.

#### **Albert Einstein Middle School**

- The Contractor for this project is Landmark Construction.
- The Phase 4 move back and the Phase 5 move out took place last weekend.
- Phase 4 is complete.
- Phase 5 has started.
- Project is on schedule.

#### **Luther Burbank Building 5**

- Project has been advertised and is in the bidding process.
- Mandatory Pre-bid walk took place on Tuesday March 27, 2007 at 3:30 PM.
- Bid Opening is scheduled for Tuesday May 1, 2007.
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#### **John F. Kennedy High School**

- HVAC Contractor is Airco Mechanical and the FA Contractor is McCarley Electric.
- Plans and Specifications are on the street for the Modernization package.
- Bid Opening took place on Thursday March 29, 2007

#### **Crocker Riverside Wheelchair Lift**

- Bid Opening took place on Monday April 2, 2007.

#### **David Lubin Wheelchair Lift**

- Bid Opening took place on Monday April 2, 2007.