

MINUTES

Facilities Committee Meeting



Wednesday, June 27, 2007

5:00 – 7:00 p.m.

New South Area Elementary School

2200 John Still Drive

5:00 p.m. – Tour

5:30 – 7:00 p.m. Meeting

SCUSD Board Committee Members

Board Member Rick Jennings, Committee Chair

Board Member Karen Young

Board Member Roy Grimes

Staff Support:

Tom Barentson, Administrative Services

Jim Dobson, Planning & Construction

Jim Hicks, Energy Conservation Manager

Dave Taxara, Project Manager

Bill West, Operations Support Services

Luis Freese, Facilities & Maintenance

Chris Marshall, Committee Secretary

Christopher Frappier, Project Manager

I. TOUR:

1.0 New South Area Elementary School Tour

The Facilities Committee toured the New South Area Elementary School; *new name for school is the John Still Elementary School*, and is located next door to John Still Middle School on John Still Drive in the Meadowview area of Sacramento.

Tour included Nurses Office, Library, 500 person capacity Multi-Purpose Room and a state of the art kitchen with stainless steel walk-in freezer and refrigerator. All classrooms have TV stands on the wall and book shelves. Rooms appear to be very spacious with lots of storage space and the latest energy efficient light fixtures.

The City will be installing a 3-way stop sign in front of the school to increase safety at the site for students, staff and the community.

Barbara Stealey, Principal of the John Still Middle School, commended the construction management company for conducting tours of the new site for staff and the community at John Still.

The Committee was introduced to the new Principal for the site, Jeff Kilty, who will be taking up residency at the new school in August, just in time for the start of school. First day of school for students at Traditional School Sites: Tuesday, September 4, 2007.

II. CORE ITEMS:

2.0 Welcome & Review of Minutes

Board Member Jennings opened the meeting at 5:30 p.m. by welcoming group and thanking Construction Management Firm, PCM3, for refreshments provided for the meeting.

Review by Committee of Facilities Committee Meeting Minutes for April 11, 2007.

Changes to the Minutes:

- Page 1, Line 27, change word from directed to suggest.

- Page 2, Line 11, change: Board approved the allocation of \$15m for educational programs; \$5m was earmarked for technology. (\$15m was not used just for technology).
- Page 2, Line 47: change the word directed to suggest.

Motion to accept minutes with changes by Board Member Young

Seconded by Board Member Jennings

Motion carried. 3 ayes; 0 nos; 0 abstentions

Review of Facilities Committee Minutes for May 9, 2007:

Motion to accept Minutes as submitted by Board Member Grimes

Seconded by Board Member Jennings

Motion carried. 3 ayes; 0 nos; 0 abstentions

April 11, 2007 and May 9, 2007 Committee Minutes will be changed as directed and posted on the District website.

2.1 Facilities & Maintenance Update

- Fire Inspection Update
- Energy Management Plan Update

Fire Inspection Update: The Sacramento Fire Department presented an award to the District Operations Custodial Supervisors in recognition of their assistance with the Fire Inspections at the school sites across the District this year. What resonated with Board Members during this presentation was how supportive our staff was working with the inspectors and being a part of a solution that leads to safety for our schools and our kids.

The District is going through final fire re-inspections and will restart the inspection process again in Fall, 2007. Approximate number of fire inspection and re-inspection visits: 250.

Energy Management Plan: The District is spending \$8 million dollars a year on utilities and the cost continues to go up every year. As part of the District Energy Management Plan, measures are being taken at the sites during summer months. Some measures to save energy:

- Shutting off HVAC sites after hours to save energy costs.
- Meetings with Plant Managers and Custodians re: conserving energy.
- 400 new timers requisitioned with 4 hours running time (timers can be reset at end of 4 hours).
- Setting irrigation timers to run during non-peak hours before 2:00 p.m. and after 8:00 p.m.

Total energy savings to date will be brought forward to the Board in Fall, 2007.

2.2 Modernization, Construction & Ongoing Projects Update

a. Modernization & Construction Update (see hand out from PCM3) by John Gostomski

- New South Area (John Still Elementary School) Landscaping contract awarded on June 21st at Board Meeting on consent agenda. Work starts next week. 60 day schedule from July 1 through end of August. Project will finish before start of the school year. Ball fields will be hydro-seeded, and consequently will not be ready for use at the start of the school year. Fencing will be installed and the intrusion alarm system is being installed by end of this week. Additional traffic signs being added to John Still Drive: flashing light in front of site and addition of traffic signs being installed by the City along John Still Drive.
- Sacramento Charter HS: Administration and staff working in main building which is currently without HVAC. Portables with students have HVAC. Kitchen area and chiller issues being resolved. Contractors had to wait until the end of school to install structural steel to support the new chiller and cooling tower and will have start-up of new system this week. Phase 1 work will be done by the end of the 2007 year.
- Einstein MS: Phase 6 - Summer Phase (final phase) is under way. Multi-Purpose Room, Gym and Administration Building nearly complete. Kudos to site staff and District

Technology staff, Marc Monachello and Kevin Balinski, for assistance during move. Blacktop repair, overlay and re-paving, is pending at site.

- Luther Burbank H.S., Bldg. 5, under construction. This is the final modernization work at school except for J Wing (portables) which will begin soon.
- John F. Kennedy HS: Fire Alarm drawings approved by DSA and will be brought before the Board on August 2, 2007. Modernization on hold at this time pending review of available funding and adjusted timeline.
- David Lubin and Crocker Riverside Wheelchair lifts by same contractor – demo complete and the contractor has begun the framing and electrical for both sites. Planned completion date: July 2007.

b. New Development Projects – no report

c. America's Choice – Hand-out from Chris Frappier

Overall the project is 45 – 50 % complete – looking at a finish date of the end of January, 2008. We will hold our Facilities Committee Meeting in December at the new America's Choice site on Systems Parkway. The December 12, 2007 Facilities Committee meeting is scheduled with a tour of the site to start at 5:00 p.m. A map will be sent to the Committee members by the Facilities Committee secretary.

2.3 Asset Development & Joint Use – Tom Barentson

Moved forward in place of 2.1 due to Tom Barentson schedule conflict.

Part of asset development that District has been researching has been in Development of Teacher/Employee Housing. Staff met with person from Santa Clara who implemented the first teacher housing development by a school district in Santa Clara in 1988. Teacher/Employee housing development was due to the increasing cost of housing in the Santa Clara area, prohibiting teachers who work in the District from buying property. Santa Clara had considerable success with teacher apartment complexes and development of a Teacher Mortgage Assistance Program to help teachers to buy and live in the communities where they were teaching. This was a joint project with the City of San Jose as well. Hand-Out from Tom Barentson on teacher apartment complex: Casa Del Maestro. Teacher apartment complex is built on a closed school site which is a District owned property and financed through COP's with rent from \$700-1150 per month.

Barbara Stealey, Principal at John Still Middle School and a former Santa Barbara resident, spoke on the merits of this program.

Local firm in Sacramento did financing work for Santa Clara. This is an opportunity for SCUSD to determine the highest and best use of sites and is currently being researched by District consultants.

Board Member Grimes spoke on Governor's plan, Proposition 1C, a plan to use predevelopment funds and select two test sites for planned development of teacher housing in the State of California. Member Grimes is working with Department of Housing, a liaison from the Governor's office, and contacts in Los Angeles Unified and meeting with California Senators to promote SCUSD as a 3rd test site for use of predevelopment dollars for District employee housing. Member Grimes believes this would be good for the District and a "value added" program. Other districts are looking at this program also. Board Member Grimes has met with the City Redevelopment Department who are interested in seeing this happen and being a partner with the District.

Board Member Young: The reason it is working in Santa Clara is because of the scarcity of professionals in the Bay Area due to housing issues. Before rushing to executive committee, we need to have some in-depth data on the program:

- Is this something the District takes a loss on?

- Is this part of contract negotiations; as far as salary and compensation?
- Is this something that comes out of maintenance and repair, where does the money come from to maintain buildings?*

These are all questions to be addressed before bringing before executive committee. Asset Development was to be a financially positive thing to bring income into the District perhaps that also means resources that are not financial.

*Answer to question on maintenance from Luis Freese: First program in Santa Clara was for rentals and District maintenance would not be involved in maintaining facilities of rental property.

This is one option for asset development; other options include co-location and joint use of campuses. Options for employee housing is a policy issue moving across the State; a Governor's initiative. Asset development includes what would benefit our education programs and what type of schools as well as what type of utilization can be made of our surplus properties.

Board Member Jennings initiated a discussion on duties of Facilities Committee and the process whereby items brought before the Committee are brought before Cabinet and the Board of Education.

- Staff does research on agenda items; and
- Answers all questions from Board; and
- Brings forward additional information as needed for future meetings.

The question was asked: At what time do we bring information to the full Board? Do we want more information here, before we take it to the executive committee? At some point in time we need to decide what the process is on going from the Committee to the Board and who makes the decision to take information to the Board.

Next Steps:

1. Expand on probable revenue coming to District due to housing development program?
2. What are the benefits to teachers?
3. If we become a potential test site for this program, how would all of this come together from a timing standpoint?
4. Get more information at the next Committee Meeting and talk about next steps after that.
5. Engage District staff in discussion by bringing proposal before the executive board as a Cabinet agenda item for discussion.
6. After review by Cabinet, bring before the Board as continuation of discussion on Asset Development.

III. NEW & ONGOING DISCUSSIONS:

3.0 2007-2008 Calendar – see hand out

In the Summer of 2006, we met two times per month due to the number of projects being worked on. This year this accelerated schedule is not necessary. Consequently, the Committee took July 25th, and August 8th off of the meeting calendar for 2007.

Future Committee Meeting Dates:

September 12, 2007 - Location: John Still Elementary School.

October 10, 2007 – Location: Interim School of Engineering and Sciences (formerly Bear Flag)

November 14, 2007 - Location: To Be Determined

December 12, 2007 – Location: America's Choice – 10101 Systems Parkway

New South Area will become John Still Elementary School, in order to keep grant funding applied for under the John Still School CDE code. John Still K-8 School qualified for QEIA (Quality Education Investment Act) funding.

3.1 Floor Discussion

Health Clinic Information shared with Committee by Roy Grimes

Next Meeting:

Wednesday, September 12, 2007

John Still Elementary

2200 John Still Drive

ITEMS TO BE BROUGHT BACK TO NEXT MEETING

1	Security by Vince Matranga – SCUSD success at reducing vandalism at the sites; a lot of it is footwork, SCUSD police patrols, and principal interactions with community; have seen \$250,000 savings per year. Some of the costs still being seen: Copper Theft and Graffiti.
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Motion to adjourn by Rick Jennings

Seconded Roy Grimes

Motion passed.

Meeting adjourned at 6:25 p.m.

Respectfully submitted,

Chris Marshall