

MINUTES

Facilities Committee Meeting

Wednesday, November 8, 2006

John Still K-8 School

2250 John Still Drive

Sacramento, CA 95832

5:00 – 7:00 p.m.



SCUSD Board Committee Members Present

Rick Jennings, Committee Chair

Karen Young

Roy Grimes

- Staff Support:
- Bill West, Operations Support Services
- Luis Freese, Facilities & Maintenance
- Jim Hicks, Facilities & Maintenance

I. SITE TOUR:

1.1 New South Area School Tour by PCM3 Staff, Chris Frappier and Emil Muehler of DC Architects

Tour participants rode to the New South Area Elementary site from John Still K-8 School in one of the new small busses purchased for the SCUSD Transportation.

Bus still had the "new car" smell. Very nice, clean vehicle with lots of options for transporting special need students.

Though site is in process of being built, it shows promise of being another asset to SCUSD and community when complete.

New South Area Elementary School:

- ◆ The Contractors for this project are:
 - Phase 1 Seward L Schreder Construction and
 - Phase 2 Mascon, Inc.

II. CORE ITEMS:

2.1 Facilities & Maintenance Update by Luis Freese

- ◆ To date SCUSD has received \$65,000 back from State Allocation Board for Williams Repairs.
- ◆ Recent Wms visits to schools done this year started in Aug. 14th and were completed by September 30th.
- ◆ 32 schools were inspected as part of Williams Visits by SCOE – 19 reports received from SCOE (most reports done within 30 days).
- ◆ Custodial Supervisors are working with SCOE and District Staff. 13 sites still pending reports from SCOE.

A. Fire Inspections:

- ◆ Fire Inspection Information presentation by Jim Hicks
- ◆ Plant Managers receive SIA information on fire department regulations which is reviewed with Site Administrators and custodial staff. Also covered at Plant Manager meetings by Custodial Supervisors.
- ◆ Fire Inspections are in process – Custodial Supervisors, Plant Managers and Site Administrators are assisting and Fire Dept with Walk-throughs at the sites.
- ◆ District Staff is tracking work orders to repair violations – the District has 30 days to complete repairs of cited violations.
 - Items being cited are “daisy chained” extension cords & power strips.
 - Large percentage of paper on walls of classrooms (not more than 25% of wall space can be covered with flammable materials).
 - Blocked exit doors.
 - Boxes and other items stored less than 18 inches from the ceiling.
- ◆ Sacramento City Fire Dept. plans to complete all inspections by June, 2007.
- ◆ There is a projected cost of \$70,000 to SCUSD to monitor and inspect fire sprinklers systems (this figure does not include any identified repairs).
- ◆ 10 SCUSD schools are in Rancho Cordova and continue to be inspected annually by the Sacto. Metro Fire District. (one out of the 10 schools in Rancho Cordova Fire District is the new America Choice school site being built on Routier Road).

B. Technology Needs:

- ◆ Challenge: Schools do not have adequate power to cover new technology in more than one classroom at a site.
- ◆ Increased prevalence of computers in the classrooms have led to increased power needs at the sites.
- ◆ Phasing in of new computers as part of our District Technology Plan have also increased the need for electrical power at the sites. New computers require more power.
- ◆ Financial cost to upgrade electrical needs at sites is a major concern with no budget identified to cover cost.

2.2 Asset Development & Joint Use by Tom Barentson

- ◆ Report on Asset development from Tom Barentson on December 13th.

2.3 Modernization, Construction & Ongoing Projects Update by Jeff Thrift of PCM3

Arthur A. Benjamin Health Professions High School

- ◆ The contractor is Clark & Sullivan.
- ◆ Project is substantially complete.
- ◆ Punch list and closeout work has started.
- ◆ Warranty and extra contract work is being performed.

Sacramento Charter High School

- ◆ The Contractor is Arntz Builders.
- ◆ Demolition and abatement has started and will be ongoing through the month of November.
- ◆ The Phase 1 construction schedule has been set for 8/15/06 to 7/15/07.
- ◆ The Phase 2 construction has been set for 7/22/07 to 8/1/08.
- ◆ Removal of water damaged wall board at the exterior walls is being performed. This is an unforeseen condition and may have a large impact on the project. A meeting with DSA has taken place. There is a meeting scheduled with OPSC.

Albert Einstein Middle School

- ◆ The Contractor for this project is Landmark Construction.
- ◆ Rough plumbing is ongoing in the restrooms.
- ◆ Rough electrical is ongoing in the Phase 1 classrooms.
- ◆ Phase 1 is nearly complete.
- ◆ Project is on schedule.

John F. Kennedy High School

- ◆ HVAC contractor is Airco Mechanical and the Fire Alarm contractor is McCarley Electric.
- ◆ HVAC package is substantially complete. Punch List items are signed off. All Change Orders are complete. Closeout is complete.
- ◆ Notice of Completion for the HVAC project is going to the Board for approval.

Sam Brannan Middle School

- ◆ The Contractor is CC Young Construction.
- ◆ Project is substantially complete.
- ◆ All Change Order have been processed and Board approved.
- ◆ Closeout is at 90% complete.

David Lubin Elementary School

- ◆ The Contractor is Bollo Construction.
- ◆ Project is substantially complete.
- ◆ Punch list is 98% complete.
- ◆ Closeout work is 95% complete.
- ◆ Contractor to submit a reduced proposal for an electrical item and a credit for work not performed to finalize the cost issues.

Golden Empire Elementary School

- ◆ The Contractor is CC Young Construction.
- ◆ Project is substantially complete.
- ◆ Punch list and closeout work has started.
- ◆ Notice of Notice of Completion is going to the Board for approval.

Luther Burbank High School

- ◆ The Contractor is Star Construction.
- ◆ Project is substantially complete.
- ◆ Punch list is signed off.
- ◆ Closeout Documents are 99% complete.
- ◆ Final Change Orders are going to the Board for approval.

2.4 Update on Mitigation at Sacramento Charter H.S. by Bob Diesel, HMR Architects:

- ◆ Demolition phase of Sac Charter HS modernization revealed a significant problem with the exterior walls due to water damage caused by condensation.
- ◆ The Division of School Architects(DSA) has directed SCUSD to replace exterior walls in the main building, due to water damage (due to design flaws). There is 60/40 percent funding from DSA for repairs. Modernization contractor stated that they will do repairs with a minimum time delay.
- ◆ The repairs will include a brick veneer finish with moisture barrier and fully insulated walls.
- ◆ Exterior walls have been abated; all mold and mildew removed.
- ◆ August 8, 2007 original finish date. Possible finish date delay due to repairs needed.
- ◆ Contractor ready to proceed with demo, repair and getting watertight as the work proceeds.
- ◆ District staff has petitioned the Office of Public School Construction (OPSC) to leave interim housing currently housing students on site for longer while doing repairs.
- ◆ New information forthcoming in the near future from Bill West

III. NEW ITEMS:

3.1 America's Choice Update by Bill West

- ◆ Nov 1 meeting with McClaskey Adult Ed. School Community re; update of move timeline for America's Choice HS. 3.5 m. dollars saved by staying at C.K. McClaskey through February, 2008.
- ◆ Transition Team Community Meeting will start in January 2007 to keep stakeholders updated of progress on construction and to have a forum to give input and ask questions.
- ◆ Some issues: Trash at site; additional traffic – community members are working

with principals and staff to address concerns.

- ◆ Note: Per Community Members, students on the whole are polite and well behaved.
- ◆ Attendees: Steve Cohn, Sue Brown, Sue Gilmore, Beate Martinez and staff, Arturo Flores, Tom Barentson, Bill West, Representatives from HMR Architects and Regent Development attended.
- ◆ Voting on Phase II of America's Choice contract with Regent Development tonight.
- ◆ Lease, lease back agreement ensures that developer can buy all materials at beginning of project and save money in the long run.
- ◆ Regent development has committed to transition students to new site by end of February, 2008.
- ◆ Proposed Improvements to C.K. McClaskey:
 - Once portables housing America's Choice H.S. removed from C.K. McClaskey, District will be upgrading the parking lot,
 - painting site and
 - adding grass area.

Note: \$300,000 for new handicapped accessible restrooms have already been installed with funding from Joan Polster's office.

(List of future work to be done will be brought to the Board for review before implementation.)

- ◆ Dates for Transition Team Meetings will be sent to the Board Members by Bill West's office.

3.2 Floor Discussion

Language Academy(LAS) – Presentation by Martha Quadros

- ◆ Would like to lease the Oak Ridge lot from SCUSD – Met with Amari Watkins from the District and Submitted Prop 39 request – empty lot not really part of Prop 39
- ◆ Funding – LAS is Developing a business plan
- ◆ LAS would like information on what kind process needed to follow in order to expand program at Oak Ridge empty parcel?
- ◆ Asking for permission to expand LAS – current situation limited – 200 students on waiting list currently.
- ◆ 3.5 acres at Oak Ridge land
- ◆ Martha Quadros shared new school site drawing with Committee – new design would hold 500 students.
- ◆ Expanded to 8th grade this year. Current student population: 287 with LAS sharing classroom space with Fruitridge Elementary.

- ◆ Preference for Oak Ridge land as it is close enough to current site to allow students to continue to walk to school.

Barbara Stealey, Principal of John Still:

- ◆ McCarley Electric: Kudos to McCarley Electric from principal for WAN upgrade work. Very professional, efficient and courteous to school staff.
- ◆ Current WAN (Wide Area Network) upgrade is part of \$5M dollars to improve technology at the school sites.

Next meeting: On December 13th at Sacramento Charter HS - tour at 5:00 p.m., with construction lighting provided due to Winter light restrictions.

Meeting Adjourned at 6:40 p.m.
Respectfully Submitted,
Chris Marshall