

# Minutes

## Facilities Committee Meeting



Wednesday, December 12, 2007

4:30 – 7:00 p.m.

America's Choice H.S. – New Campus

10101 Systems Parkway

4:30 p.m. – Tour

5:30 – 7:00 p.m. Meeting

SCUSD Board Committee Members Present:

Rick Jennings, Committee Chair

### Staff Support:

Bill West, Operations Support Services

Jim Dobson, Planning & Construction

Jim Hicks, Energy Conservation Manager

Christopher Frappier, Project Manager

Tom Barentson, Administrative Services

Luis Freese, Facilities & Maintenance

Terry Brown, Transportation

David Taxara, Project Manager

## **I. TOUR:**

### **1.0 Tour of The America's Choice Small H.S.**

Eric Mifkovic, HMR Architects, spoke during tour about the extensive use of Green School materials used in construction at the new America's Choice Small High School; the use of these materials has made America's Choice the most green school in SCUSD. Tour of site very impressive – small college format with:

- 2 science labs,
- 2 computer labs,
- gym with boys and girls locker rooms,
- full kitchen,
- library with 1276 linear feet of shelving,
- four wings with 16 standard classrooms with teacher offices in each wing;
- a ball field with room on site to expand campus if necessary.

This is a beautiful campus with the quality of workmanship and planning very evident throughout.

## **II. CORE ITEMS:**

### **2.0 Welcome & Review of Minutes and 2008 Calendar**

Meeting kicked off by Rick Jennings at 5:30 p.m. Fred Tanakura from Lincoln Village Neighborhood Association was introduced and invited the America's Choice students to join the United Nation Association in the neighborhood. Lincoln Village is very happy to have new school in neighborhood. Alex Visaya, also from local community, spoke on his plans to be involved with the new school which is in his neighborhood. Alex Visaya also spoke regarding this being his neighborhood high school.

Saw beautiful school, well constructed, well planned out. Mr. Duane Wray, from Regent Development, said that there were no open requests for information, no submittals, and America's Choice is a DSA approved site with no exceptions. In addition, there are utilities in soccer area for a future opportunity to expand the site if needed. HMR Architects, Regent Development and McCarthy Construction worked on this Lease / Lease Back project.

Motion to approve November 14, 2007 Minutes: Bill West  
2nd by Jim Dobson

District staff discussed the need to do a better job of communicating with communities when starting a new school by giving them an opportunity to see site. Regent Development held planning meetings and functioned as a team to bring this very successful design construction and management team to completion. Dave Taxara, the District Project Manager for the site stated that the America's Choice project is one of the best jobs the District he has seen, due to in large part to the winning team put together to work on this project.

### **2.1 America's Choice Project Review by Dave Taxara**

The America's Choice project is still on schedule; plans are in place to turn the school over to SCUSD on January 28, 2008. At the 2<sup>nd</sup> Semester Break, February 11<sup>th</sup> through 15<sup>th</sup>, the America's Choice school will move from interim site at A. Warren McClaskey Adult Center to their new permanent site. After the Semester break in February, students will return to school at their new site. New equipment will be delivered to new site starting January 28, 2008. The majority of the furniture from the interim site will go back to surplus furniture warehouse at Facilities and Maintenance. The instructional materials and photocopier will transfer to new site.

Several site events being planned for the near future:

1. Grand Opening for John Still Elementary School
2. Ground Breaking for School of Engineering and Science at Sojourner Truth Park
3. Grand Opening for America's Choice High School

Linda Carey and Maria Lopez setting up Grand Openings of sites to include local community, parents and dignitaries. Board Member Jennings thought that allowing for a "sneak preview" of the site by the community and other key people a good idea. Each event will include students as part of the ceremony (similar to what was held at the Arthur A. Benjamin Health Professions High School). A timeline of activities will be forwarded to Board Member Jennings by Bill West and will be shared at the Board Meeting on December 20<sup>th</sup>.

### **2.2 Facilities & Maintenance Update / Fire Inspections**

Up to 32 schools inspected by Fire Marshall in SCUSD. 2 schools re-inspected from November. Pre-walks by Custodial Supervisors with site administrators resulting in good inspection process. Fire inspectors are dropping by unannounced at the sites, but are coordinating with the District Custodial Supervisors from Operations who are in charge of escorting the Fire Marshall to each site.

These inspections are a very intensive process (Every room is inspected). It takes on the average 3 days for each large comprehensive High School; Middle Schools average 1.5 days.

A sample brochure was passed out on *Fire Safety in the Classroom* (attached). 45,000 brochures have been provided by the Schools Insurance Authority to the District. Staff is working to ensure that these brochures are in the hands of every parent and staff member district-wide. Many of the same safety rules apply at home as well as at school. This brochure could be posted on the District website also. District staff is also working on an Administrative Regulation on fire safety at the sites per Tom Barentson.

The Fruit Ridge Elementary School fire hydrant access question came up during site visit by staff. Jim Hicks will follow-up on this issue to ensure that it had been taken care of – believed the issue had been taken care of two years ago and maybe needs to be communicated to the site staff to alleviate concerns. Board Member Jennings would like to ensure that the Safety Committee gets same Fire Inspection information in future.

## **2.3 Modernization, Construction & Ongoing Projects Update**

### **a. Mod. & Construction Update – Monthly Report and **PCM3 Project Summary handouts (attached)****

#### **b. Emergency Repair Program Funded Projects: Wayne Sjolund, PMG**

5 site projects – applications for funding through Emergency Repair Program (ERP), also known as the Williams Settlement program.

At Sacramento Charter High School, the estimated cost of pool repair being looked at as a partial – Williams ERP funding. Staff has met with OPSC staff who administer program and the Emergency Repair Program will not pay for all repairs at pool. Out of estimated cost, \$4m repair will be paid for with ERP money which does not cover code issues or improvements. Funding can only be applied for when there is a safety hazard (broken sidewalk) or safety deficiency. Paint and new, non-safety issues are not covered. Information on the ERP Program will be brought back to the next meeting.

#### **c. Renaming of Waldorf Methods/Social Justice H.S.**

Chris Frappier – setting up dates and looking for a Board member and student Board Member to serve on the committee to rename the Waldorf Methods/Social Justice High School. Board Member Jennings agreed to serve on the Committee.

First meeting will be held on Thursday, January 10<sup>th</sup> at 4:30 p.m.

Meeting Location: John Still Middle School Library

Christopher Frappier will contact the student Board Member.

#### **d. JFK Theater**

Design to DSA in early part of January, 2008, where it is anticipated to take 4-6 months for review.

#### **e. John Still Elementary – Nothing new to report.**

#### **f. Development Projects Update: Railyards & Delta Shores – Jim Dobson**

Project was approved by 5-0 vote on Tuesday, December 11, 2007 by City of Sacramento. New sites for students are in discussion phase; no commitment at this time. Thomas Enterprises has committed to pay for modernization of sites currently in SCUSD to serve students living in new development. This agenda item will be brought back to the next meeting.

## **2.4 Asset Development & Joint Use**

### **• Athletic Field Study Update**

Bill West Meetings with athletic directors: Jeff Thrift PCM3

Meeting with all stakeholders on options for fields study. Staff is working on development of athletic fields standards for SCUSD fields. One item to come back – school sites will prioritize what their needs are and fund appropriately. Will have to come back to the Facilities Committee Meeting with priorities and remaining funds to provide seed money for improvements. ADA compliance alone is huge. Master Plan will be used to assist with planning. Staff will be working on identifying funding for sites and special funding (e.g.: from Bonnie Pannell for Luther Burbank H.S.); run bids out this Spring, 2008, and identify possible naming rights to facilities and fields (Teichert, e.g.).

Need to look at Board Policies, review and send to the Policy Committee. Need to be proactive and make Board Policy fit needs. Beals Athletic Field Study has to be completed first to prioritize needs at sites and determine which sites are upgraded first. The Study will be done by the middle of December. Staff will need to talk about Study when we get it. Discussion will be generated around the policies and marketing our district as well. District staff will have Board Policy done so that we can go out to community who want naming rights.

Tom Barentson will work on Board Policy for this agenda item. Further discussion regarding this issue will take place at the January meeting.

### **IBI Group on Asset Development**

Patrick Leier: working with Supt. and Facilities; IBI finishing up study and will be presenting at the January 17, 2008 Board meeting. Patrick Leier will be meeting with Cabinet next week to look at some sites and local development of SCUSD sites.

Focus will be on what District can do to make the sites more efficient and maximize flexibility and expandability of sites.. The Superintendent, the Board and Cabinet need to review results of study before it becomes public. This agenda item will be brought back at the January Facilities Committee meeting. Mapping done by IBI will be of sites, businesses around sites, non-DSA sites, DSA sites, and growth development. Will need 45 minutes to present information at next meeting.

### **Prop 39 Update**

Through Asset Development we want to have all our sites identified. The District is working with sites that are underutilized and Charter schools.

### **Sacramento Arts Council - Bill West and Tom Barentson**

On November 19, 2007, District staff met with Sacramento Theatre Company, Sacramento Arts Council, former Senator Gary Hart and Bonnie Plummer and toured some select sites in the interest of starting after school arts programs of 300 plus students. By far, the group preference was for Washington Elementary School due to it's location and small theatre stage. The Principal at Washington was interested in implementing this program at his site as well. The group will be back to talk to the District re: Washington Elementary School after the holidays. There are three portables vacant at the site and the Principal would like to expand the arts program as an after school program. Staff believes that this is a good opportunity for the Arts program and for Washington Elementary School, who would like to have a performing arts after school program.

The Arts Council would be bringing their own funding for the program and would pay the District for space at the school site. This would be a part of the asset development program for the District.

The Arts Council will eventually be looking at a Performing Arts School in the downtown area as part of the Railyards Development. Washington Elementary School would be a good location as a satellite campus for the program while Railyards project is being.

## **III. NEW & ONGOING DISCUSSIONS:**

### **3.0 Attendance Area Adjustments - Jim Dobson**

This deals with the facilities portion of the attendance area adjustments and not any program impacts. Facilities attendance area adjustments are being looked at working with the LSU Associates, Special Ed. and Transportation to clean up attendance area issues. Three remaining schools with non-contiguous boundaries – Lisbon, Sequoia, and C.B. Wire. Also, looking at converting John Sloat back into a neighborhood school by transitioning from a Basic to a neighborhood program. The District goal is to provide equity and access to facilities and programs district-wide and allow students to attend the school in their neighborhoods.

Adjustment timeline is critical due to Open Enrollment; the anticipated changes are in early January. Per Board Policy: No action required by Board to change attendance boundaries. Information needs to be sent out in Board Notes. Operations will work with Mary Hardin Young to share this information with the Board.

Next year, Mary Hardin Young has asked that we look at Phoebe Hearst and Leonardo Da Vinci which will need to be evaluated yearly to ensure equity and access. Late CBEDS data results in delays in establishing attendance boundaries; transportation needed actual count of students.

Jim Dobson will add to Board Notes number of students affected by changes and to let the Board know that it does not have to come to the Board for a vote. May need to agendize this information to allow parents an opportunity to vocalize concerns about changing attendance boundaries for their students.

### **3.1 Floor Discussion**

Tammy Blunk: Note: Open Enrollment was held up last year, and Phoebe Hearst lost 27 students to private schools.

- Mrs. Blunk is a Rosemont Parent, and Paul Martinez, Athletic Director at Rosemont talked about the need for a scoreboard at Rosemont High School. Would like help getting scoreboard in installed. Cost of \$17,000 for one scoreboard installation. Would like assistance paying for scoreboard installation at Rosemont High School. The installation requires DSA approval, and Architect plans. To use bond dollars to fund for Rosemont, would have to fund other sites as well to be equitable for all sites. Tom Barentson asked if they had looked into finding a vendor to sponsor the scoreboard. Parent Participation Form – can we get volunteers to do work. Has not gone to DSA, and therefore looking at a 2009 delivery date. DSA timeline is 8 weeks. The District installed a scoreboard at C.K. McClatchy; by using same plans and scoreboard installed at CKM, could cut 2-3 weeks off DSA timeline. Need to find out what other sites have, and compare needs to determine funding through Bond funds. They will fill out Parent Participation form and once filed, Luis Freese and Dave Taxara will work with Rosemont parents to get scoreboard installed at Rosemont High School.
- C. K. McClatchy Athletic Director spoke about the need for Track and Baseball needs – would like Luis Freese to come out to school for assistance. Need water on baseball field. Need some things to make us competitive at C. K. McClatchy. Bond money in the past has been spent at school sites by Principals requests changing the priorities at the site during modernization when Bond funds are being used – sometimes scoreboards and other items dropped.  
Tom Barentson spoke about the need to ask our business partners about funding for advertising – this is something that can be worked with.
- Kevin Heisted: ST. Hope Schools – PS7 flooding in courtyard area fixed – thank you to Operations staff. St. Hope would like to get MOU signed for continued use of Sacramento Charter High School facility and well as the PS7 facility on Strawberry Lane.

### **Next Board meeting December 20th.**

January 9th next Facilities Committee meeting at Serna Center in the Michigan/ Minnesota Rooms at which time we work on the remaining Committee meeting dates and locations.

### **Special Acknowledgement by Rick Jennings**

Special recognition of retiring Committee member, Mr. Bill West by Rick Jennings.

Next Facilities Committee Meeting: January 9, 2007

Next Board Meeting: December 20, 2007

**ITEMS TO BE BROUGHT BACK TO NEXT MEETING**  
**Wednesday, January 9, 2007**  
**5:00 – 7:00 p.m.**  
**Location: Michigan/Minnesota Rooms**

<b>1</b>	<b>Emergency Repair Program funding for SCUSD</b>
<b>2</b>	<b>Development Projects Update: Railyards &amp; Delta Shores</b>
<b>3</b>	<b>Athletic Field Study Update</b>
<b>4</b>	<b>IBI Study Results</b>

*Respectfully Submitted,*  
*Chris Marshall*



## **SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

### **Project Updates 12/10/07**

#### **Schools:**

##### **John Still Elementary School**

- The Contractors for this project are: Phase 1 Seward L. Schreder Construction, Phase 2 Mascon, Inc. and Phase 3 JM Slover Landscaping.
- Punch Lists have been issued for all of the Buildings. The Building Contractor is not complete with the Punch Lists items.
- The Landscaping is substantially complete.
- Punch List walks have been performed for the Site work, Civil, and Landscaping scopes of work.

##### **School of Engineering and Sciences & Pocket-Greenhaven Library**

- The project is in the design phase with the Architect and their consultants working on the final stages of construction documents.
- The plans are now scheduled to be submitted to the State Architect (DSA) for review in December.
- Meetings have been held with District maintenance staff for electrical, plumbing, HVAC, and landscaping for plan review and design input.
- Design meetings have also been ongoing for the joint use library with city and library personnel. The floor plan for the building footprint is now complete.

### **2006/2008 Modernizations**

##### **Sacramento Charter High School**

- Bldg. C– Wall fabric installation is complete in all areas except for the north entrance to the Theater. Floor installation is complete in classrooms and corridors; carpet is complete in office areas. The transformer pad in the east parking lot has been installed, but the wires need to be pulled. There is still no window alternative “fix” or flashing at the bottom of the exterior windows on Bldg. B & C.
- Career Courtyard – The concrete pour is complete. Sky lights are installed. Awning panels are complete.
- Move meetings are taking place with the site staff. The Phase 1 move is on schedule.
- Punch List walks have started in the Phase 1 Buildings.



### **John F. Kennedy High School Modernization**

- The Contractor for this project is Landmark Construction.
- Phase one classrooms in the 3 story building are well underway.
- Work completed to date includes soft demolition, hazardous materials abatement, insulation and drywall on the upper partition walls, taping, and electrical rough in.
- The phase one restrooms began with toilet fixture removal, demolition of toilet partitions, and abatement of ceramic tile. Plumbing rough in is underway along with some blocking and backing for lavatories.

### **Albert Einstein Middle School**

- The Contractor for this project is Landmark Construction.
- The project is substantially complete.
- Punch List work is complete.
- Notice of Completion was Board approved on 12/6/07.
- Closeout is ongoing.

### **Luther Burbank Building 5**

- The Contractor for this project is American River Construction.
- The project is substantially complete.
- Punch List work is complete.
- Closeout is ongoing.