

MINUTES

Facilities Committee Meeting

Wednesday, July 12, 2006

Genesis High School – Room 8

5:30 p.m.



SCUSD Board Committee Members

Board Member Rick Jennings, Committee Chair

Board Member Roy Grimes

Staff Support:

Tom Barentson, Administrative Services

Bill West, Operations Support Services

Jim Dobson, Planning & Construction

Luis Freese, Facilities & Maintenance

5:30 p.m. Meeting called to order by Board Member Rick Jennings.

I. OLD ITEMS FOR REVIEW:

1.1 LDV Basin Update by Project Manager Dave Taxara

Currently contacting Mark Elliott for an update of progress. Bill West sent a letter of support for project to Council Member Hammond.

Committee Agenda will have new Core Agenda Item to cover ongoing projects entitled: Pending Projects

1.2 Fresh Air Mall Update by Bill West & Tom Barentson

Tom Barentson spoke about Mr. Blanco and Fresh Air Mall pending approval of Fresh Air Mall by the City of Sacramento. Mr. Barentson suggested that the District form an Advisory Committee and move forward with support for this project, as it is a good asset development opportunity for SCUSD and Luther Burbank High School. This would provide job opportunities and internships for SCUSD students at the high school, current Adult Education and ROP programs. The District, through Joan Polster's office, has work experience coalition of staff working with students and creating opportunities for students.

The Advisory Committee has not been formed as yet. Financial staff doing research on accounting processes needed. It will boil down to August 24th or 25th review by City Council.

Tom Barentson is optimistic regarding project. Looking to see if City Council will be behind project; Lauren Hammond is City Councilmember.

Questions regarding:

- What are District options if City Council says yes or no?
- Has Paul Blanco has done CEQA for development?
- Will the Fresh Air Mall be ready for opening in mid-September?
- Who determines the make-up of Advisory Committee?
- Do we have an asset development process?

Tom Barentson explained that this would not happen until after August 1, 2006. The purpose of bringing this item forward to the Facilities Committee as this time, is so the Committee can review as a possible asset development opportunity for District. Committee decided to work on setting up a clear process for review of all asset development projects using this initial project as a template for the future.

Process Suggestions included:

1. Assessment of Asset Development Project by District Staff to Include:
 - a. Financial credits & debits & processes
 - b. Benefits to students
 - c. Ed. Code supporting District participation
 - d. Possible legal issues
 - e. District benefits
 - f. Logistics (CEQA, etc...)
2. Initial Review by Facilities Committee
3. Formation of an Advisory Board (include broad-based participation)
4. Review by Facilities Committee
5. Review by City Council & Community as needed
6. Review and Approval by School Board

Determination was made that the Fresh Air Mall should not be before the Committee at this time as we are not set up to review an actual proposal. Staff will return with back-up information at future meeting; specifically, Ed. Code backing up participation by the District.

II. CORE ITEMS:**2.1 SCUSD Joint Use by Bill West & Tom Barentson**

Asset Development Policy (see attachment)

Asset development Policy recommended by Board. Legal Counsel worked on developing Ed Code process/policy for asset development. This policy has not been reviewed by Board Policy Committee as yet.

The policy would involve:

- Working with matching funds for school and community purposes.
- Joint Occupancy: Any private person can construct See hand out. Entails mixed use of facilities. Mixed use has Tom Barentson
- Sale or Lease of Real Property.
- Intellectual Property Rights – need to protect.

Suggestions:

- Add history to this document. Policy Committee can do at next meeting.
- Need more out of the box thinking. Need language that the District can develop as a developer. This is something we need to look into.
- Look at Asset Development from a planning point of view – be more specific.
- Direction from Superintendent to be more aggressive in this type of revenue generation.
- Developer area not covered in document - Joint developer project vs. Single developer project.
- Inclusion of City Parks and Recreation as possibility
- Have developer look at proposed policy

Staff expressed concern that if we get too specific, it will restrict use. We need to have flexibility that will not take Board action to change.

Questions:

- Does this lock SCUSD into a lease with only educational agencies?
- If I wanted to lease with others, how would we do that with this policy?

Tom Barentson: Will bring back to Legal Counsel for review on Thursday July 13, 2006, with suggestion from Board to focus on the entrepreneurial. Staff will come back with update to Facilities Committee on July 26, 2006, after which it will go to the Policy Committee and then to the Executive Board Committee meeting.

2.2 Current Modernization & Construction Update by Jim Dobson

- Monthly construction report (see attachment) for month of June, 2006.
- Project Stabilization Agreement by Steve Bachor, PCM3
Next Tuesday contractors will execute attachment B regarding their commitment to the academy. Mike Brunelle will attend meeting. This needs to be a “no cost to the SCUSD” program. Planning for next week a tour of a typical academy set up next to the union offices. Took Dave Taxara and Chris Frappier, District Project Managers to review the academy facility last week. Students would be chosen to participate in the program through the ROP program already in place. The contractors’ commitment is to hire some of these ROP students as interns/apprentices and the details of the program will be worked out in the coming weeks.
Jim Dobson, Director of Planning and Construction complimented Steve Bachor on his work for the District working with the Union representatives to set up this program for students.

2.3 Facilities & Maintenance Update by Luis Freese (attachment)

Hands On Sacramento / AmeriCorps Day.

On Saturday, July 8, 2006, AmeriCorps *NCCC volunteers from around Sacramento participated in the Oak Park Neighborhood Enhancement Project Plan. It was also graduation day for the AmeriCorps volunteers that have worked with the District for the past year.

Congresswoman, Doris Matsui, spoke at the opening ceremonies, along with Associate Superintendent, Joan Polster, representing SCUSD and American Legion School. Other dignitaries attending were David Gonsalves from Assembly Member Dave Jones office, Keith Caudle, the AmeriCorps Western Region Campus Director, and Tim Quintero from the Department of Neighborhood Services for the City of Sacramento. Working alongside the volunteers was Luis Freese, the Director of Facilities and Operations Supervisors, Richard Conn, Richard Remund and Fred Fuentes.

The four participating Oak Park Schools chosen by the LSU Associate Superintendents were:

- American Legion - general exterior and interior cleaning
- Oak Ridge Elementary - 13 rooms deep cleaned, top to bottom
- Father Keith B. Kenny School - 20 trees planted
- St. Hope PS-7 School - 4 trees planted

After a morning of cleaning classrooms, washing walls and windows, planting trees and general improvements to the school site grounds, a luncheon was served at 12:00 p.m., at the American Legion Cafeteria.

The next Hands On Sacramento Day is scheduled for September 30, 2006, and will be hosted by corporate sponsors working with schools in South Sacramento.

Committee members noted that Comcast is also involved in this type of program and should be contacted for participation with SCUSD. Luis Freese has worked with Comcast in the past and will contact to assess interest. Roy Grimes will give Comcast contact information to Mr. Freese.

Concerns:

Re: notifications. We need to make sure that this information goes to the Board in advance of these events and is posted on the internet. Check with Jean Kawahatsu in the Board Office about keeping calendar of events for Board.

Mark Hopkins Landscaping

We are doing curb appeal at Mark Hopkins Elementary School per Associate Superintendent Susan Miller’s request. One problem encountered at the site is regarding the toilets not flushing when the sprinklers in front of school are running.

Suggestion: Put landscaping sprinklers on a timer after 11:00 p.m., when site is closed thereby temporarily solving this problem.

Review by staff of Deferred Funding projects this Summer.

2.4 Policy Review:

Civic Center/Building Use Fees by Luis Freese

a. Use Permits

Quick synopsis of Class I, II, III, Civic Center Permit use was presented to the Committee. (see hand out).

Staff is looking at labor burden associated with permits and feel there is a need to focus on increasing the charge for direct costs. Areas we are starting to study are utility costs by square footage. Will be bringing information to share back to a future Committee meeting. Also look into the cost of renting/leasing pools at sites, and additional fees for rubberized tracks and artificial turf.

Of note was the fact that the bulk of use in Class I Building Permits (1200 out of 1700 permits) were for youth groups. Questions regarding how groups qualify for different classifications. E.g.: START programs from the City, falls under Class I. Classifications (Class I, II, & III) are actually determined by the Board. Luis will pull up records from last 4 to 5 years, to see shift in fees and do a chart as a back-up for next meeting.

As our fees are increased, the schools do not feel they are getting their fair share of funding and are allowing use of the facilities without going through the permit process. If people go through school site to use our campuses, and don't have insurance, that is a liability issue for the District.

b. Public Record Requests - Susan Pointer

Luis Freese, working with legal counsel, handles 200 requests per year. The District is limited to recoup costs for copying only for Public Record Requests – labor not included. A study of paper and toner costs showed \$1.75 cents per copy to the District. Legal Counsel has advised that the District raise the charge per copy. District cannot recoup any of the labor costs associated with Public Record Requests. Some Public Record Requests are Certified Payroll Requests. Certified Payroll Requests certify that the contractor pays the correct rate of pay for the job specification. The rate of pay is based on State of California regulations. The contractor can be penalized for not paying correct rate of pay. AB50-06 covers this certified payroll issue.

Staff is working with Lozano Smith, and will bring back more information for next meeting. Would be hard to justify an increase in charges for Public Record Requests at this time.

Comparison Rates: The City of Sacramento charges the certified payroll rate for all their Public Record Requests.

III. NEW ITEMS:

3.1

Sojourner Truth Library Project by Bill West

District is currently in process of hiring a principal for the new Engineering and Sciences School. From last SIT (Site Implementation Team) meeting, despite the fact that Prop 81 did not pass, the new total for the Library at Sojourner Truth is estimated at 14.9 million dollars will be provided from the City of Sacramento.

Staff received communication regarding a request from City Councilmember Robbie Waters, for a sign that says "Future Site of New Science and Engineering School Library." City could help pay for the sign. Bill West will facilitate installation of sign if City will pay for installation. The purpose of installing a sign at the site is for community awareness of new school and library project.

Upcoming Events in South Area:

- Delta Shores Project Meeting: August. 2006
- Friends of the Library Fundraiser: at Friday September 22nd at Elk's lodge at 7:00 p.m.

Congresswoman Doris Matsui would like to sit on Engineering and Sciences School panel to design school and possibly send money our way for program. More information later.

Question: Is this information getting out to the whole pocket area community?

Answer: This information has been shared with the immediate neighbors of the Sojourner Truth Park and parents and staff at the surrounding schools. Staff has set up School of Engineering and Sciences Community meetings for next three months at the school sites. City Councilmember Robbie Waters has a monthly article in the Pocket News local newspaper. District staff is doing the outreach and finding a lot of support in the neighborhood for the School & Library project.

Comparison between Genesis and Arthur Benjamin Health Professions High Schools was discussed. Much of the difference between the two sites was the active participation of the site principal with the school site community and outside partners in the implementation of the site plans at Health Professions. Genesis was a pre-planned building and built within one year. Genesis was the first Lease/Lease Back project in the District and had little input from the Community.

Suggestion: Hold our Facilities Committee Meeting at the Arthur Benjamin Health Professions High School on Wednesday, August 23, 2006. This will allow Committee to tour site of new high school. Some members have already toured site and are very pleased with the site as a whole.

Question: What about America's Choice High School? Where will they be next year?

Answer: Staff will bring forward updates on the MET, America's Choice and Waldorf/Social Justice High Schools at next Facilities Committee Meeting. Due to legal issues, staff is not prepared to discuss the Consent Decree High School at this time.

Current update on the Waldorf/Social Justice Meetings: Planned to start up again in August with two meetings per month.

3.2

Floor Discussion

Review of Minutes from June 28, 2006 meeting.

Minutes approved by Roy Grimes, seconded by Rick Jennings.

Minutes approved by Committee for posting on the District website.

Luis Freese will facilitate meeting on July 26, 2006, due to absence of Bill West, who will be attending FEMA Training in Edmonton, Maryland.

Request from Board Member Jennings to put a package together for Karen Young from tonight's meeting.

Next Meeting: July 26, 2006

*Respectfully Submitted by
Chris Marshall,
August 9, 2006*