

Facilities Committee Meeting Minutes



Wednesday, October 11, 2006

Transportation Department / 3101 Redding Avenue

5:00 – 7:00 p.m.

SCUSD Board Committee Members Present

Rick Jennings, Committee Chair

Roy Grimes

Staff Present:

Tom Barentson, Administrative Services

Jim Dobson, Planning & Construction

Luis Freese, Facilities & Maintenance

Jim Hicks, Energy Conservation Manager

Terry Brown, Transportation

I. OLD ITEMS FOR REVIEW:

1.1 Transportation Tour – Terry Brown, Director of Transportation

Wednesday evening the Facilities Committee toured the Transportation Building located at 3101 Redding Avenue which was dedicated as H.C. Muddox Elementary School in 1942.

Using a fleet of 150 buses, our transportation department runs:

- ✓ 94 bus routes for Pre-school through High School Special Education students, and
- ✓ 33 Regular Education routes and 3 dedicated Concap routes for Kindergarten through Sixth Grade students.

Driver training constitutes an integral part of the Transportation Departments mandate to provide safe and timely service to the students in our District. Training includes classes in traffic rules and regulations, special education student needs, hydraulic and air brakes, bus maintenance, first aid, emergency evacuation and stringent written and driving testing through the California Highway Patrol.

1.2 Facilities & Maintenance Update by Jim Hicks and Luis Freese, Facilities & Maintenance on Williams inspections at 30 of our District schools. (see hand out)

- ✓ \$59,000 has been received to date for Williams Reimbursements.
- ✓ \$34,000 in reimbursements from the State still pending.

II. CORE/NEW ITEMS:

2.1 Modernization, Construction & Ongoing Projects Update by Jeff Thrift, from PCM3 and Jim Dobson, Director of Planning and Construction

See Handouts from PCM3 - Monthly & Weekly Update by Jeff Thrift at PCM3

Arthur A. Benjamin Health Professions H.S.: Running through warranty items at the school site. Warranty requests currently being sent to contractor, with a notice sent to District staff regarding repair schedule. Principal working directly with PCM3 staff to remedy issues concerning warranties.

Sacramento Charter H.S. Update by Jim Dobson: Water damage resulting in wall structural damage was discovered as part of the site modernization. Condensation at each one of the supporting beams in some walls led to water damage. In addition, some mold was evident and tested. The Environmental Report on mold is expected back by Monday, October 16, 2006. District staff has contacted Melissa Lei at the California Department of Education (CDE) with questions regarding additional funding for emergency repairs as Sacramento Charter H.S. Sacramento Charter H.S. is a Williams School and may qualify for the additional funding from the State.

Jim Dobson is preparing a couple of different options to repair damage and will bring recommendations to the Cabinet and the Board. Students are not in the building with damage at this time.

2.2 America's Choice High School Update by Dave Taxara

America's Choice High School – Regent Development, Phase I

Second week of work on 1st Phase of construction. Moving along quite well. Excavated all building pads. Sewer and underground electrical work expected to begin next week and being coordinated with the City, PG&E and SMUD. Cost for 1st Phase was low.

America's Choice High School – Regent Development, Phase II

Cost came in high on 2nd phase of contract. 2nd Phase contract is being negotiated with value engineering included to lower cost. Regent 2nd phase contract may be going to the Board as early as Oct. 19, 2006.

2.3 School of Engineering & Sciences Joint Use Update by Jim Dobson

SCUSD, City of Sacramento and the Library Authority would like to build a Library on site of what is currently called Sojourner Truth Park. School of Engineering and Sciences Design Review Team has been meeting regularly and discussing the following items:

- ✓ footprint of library;
- ✓ how mechanically it would work;
- ✓ where on site library would be located; and
- ✓ the need to work around lower right corner of site where there is a transformer pad.

District is looking at parameters of a possible lease, sale or “swap” agreement with the City of Sacramento. Staff will be coming to the Facilities Committee for direction before taking proposal to the Board.

- ✓ The District is working with the City of Sacramento City Council, Library Authority and the City Planner to develop a joint use plan for the site.
- ✓ The District would like to have construction proceed at once with both projects as a Joint Use Project. While the District, Library and City have not come to an agreement on that point at this time, the District is looking to award the job in the near future.
- ✓ The School District owns the majority of parcels at site and has set an estimated opening date for the School of Engineering and Sciences of September, 2008.
- ✓ There is strong support for this project from the City of Sacramento Planner, City Council Members, Library Authority, Community, SCUSD, and Congresswoman Doris Matsui.

2.4 Asset Development & Joint Use by Tom Barentson

The District is currently looking at “profiling” or exploring use possibilities for District sites. Sites being considered are: Luther Burbank, 16th & N, C.K. McClatchy and all athletic fields in the District.

Some possible uses that we can develop for sites:

- ✓ Culinary School with Restaurant
- ✓ Film School – Going after George Lucas funding
- ✓ Ongoing track project at C.K. McClatchy
- ✓ Luther Burbank Athletic Field*(see agenda item 2.5 Sports Field Update)

District staff is working on joint use possibilities and establishing benchmarks for all athletic fields in SCUSD. *Estimated timeline for use possibilities or profiling study will be within 30 days. (per Tom Barentson).*

2.5 Sports Field Update by Tony Wood, Beals Alliance and Tom Barentson

Tony Wood from Beals Alliance, Senior Architect, presented an in depth look at Luther Burbank H.S. as a mixed use facility with an upgrade to the site athletic field behind the school. Beals proposal

includes establishing standards/benchmarks for athletic field development for the entire District that ensures equity, safety and joint use opportunities for the District and the community.

Beals has worked on facilities in the State and been instrumental in setting standards/benchmarks for athletic fields in the San Jose Unified District, a similar District to SCUSD, which drove the bond measure in San Jose.

Work at Luther Burbank H.S. could be partially funded by the *Youth Benefactor Program*, a grant from Beals Alliance.

Items discussed:

- ✓ Synthetic turf
- ✓ Stands for 4000 (2500 on home and 1500 for visitors) with possible storage of 9000-10,000 square feet under stands
- ✓ Site security & maintenance
- ✓ Lighted facility
- ✓ Combine baseball and football fields to use space more efficiently
- ✓ 70 yard soccer field
- ✓ 3 to 4 lane track
- ✓ Additional Traffic Light (Considered traffic light metering to assist with flows)
- ✓ Some loss of parking to ensure secure entrance and exit and facilitate people and traffic flow for events
- ✓ Landscaping
- ✓ Concessions and restrooms (concession /storage building option)
- ✓ Security fencing

Questions arose about Injury factors at current facilities with current fields. It was agreed that there is a need to take a look at the minimum injury standard that is acceptable to SCUSD; an issue that has been neglected for some time.

2.6 Floor Discussion

New Committee reporting process implemented beginning with the October 12, 2006 Board Meeting. Each Board Committee will report on committee discussion in a three minute recap of monthly meetings. The Budget Committee and Facilities Committee will report October 12th; Safety Committee and Governance Committee on October 19th.

Next Facilities Committee meeting will be held at John Still K-8 School and the New South Area Elementary School on November 8, 2006.

5:00 p.m. tour / 5:30 p.m. meeting in the Office Conference Room.

Meeting adjourned promptly at 7:00 p.m.

Respectfully Submitted,
Chris Marshall