



Putting  
Children  
First

# Facilities Committee Meeting

SCUSD Maintenance Yard  
425 1<sup>st</sup> Avenue  
Sacramento, CA 95818

## *Minutes* September 13, 2016

### **1.0 Welcome/Call to Order**

### **2.0 Roll Call/Establish Quorum**

**Members Present:** Members Hansen and Pritchett

**Members Absent:** Member Arroyo

**Staff Present:** Cathy Allen, Jim Dobson, Elena Hankard, Amna Javed, Nathaniel Browning

**Quorum established.**

### **Public Comment**

None

### **3.0 Approval of Agenda**

Motion by: Christina Pritchett

Second by: Jay Hansen

**That the agenda be approved as presented.**

### **4.0 Approval of Minutes**

June 10, 2016 – Regular Meeting

Motion by: Christina Pritchett

Second by: Jay Hansen

**That the minutes be approved as presented.**

### **5.0 Old Marshall Update**

SCUSD conducted a pre-submittal conference and a tour of Old Marshall on August 30, 2016. It was well attended. Chad Wakefield of Overland, Pacific and Cutler was present. Any questions presented that day and through email by the deadline listed in the RFP were answered and emailed to all interested parties by the deadline listed in the RFP. Proposals will now be due. We will most likely bring them to closed session if counsel allows. Proposals are due on September 30, 2016.

Today the Facilities Committee will talk about the composition of the review committee.

*Public Comment:*

*Question: Is there a list of those who attended the mandatory pre-submittal meeting? Yes. We will post it on the website. We will also post the Q and As on the website.*

*Member Hansen: Were the requested changes to the Old Marshall RFP made?*

*Cathy Allen: I did not receive direction from the Superintendent to change the RFP.*

*Member Hansen listed the committee participants: George Raya, Tom Quasbarth, Julie Murphy, Ellen Cochrane, and SCUSD staff. We will then take this list to the Board and ask for approval if it is necessary.*

*Member Hanson will make a presentation of the item when he gives his Facilities update at the next Board meeting this Thursday.*

*Nathaniel Browning was added to the review committee. Legal counsel will be brought in as needed.*

*Question – Julie Murphy: How will the appointment of two new SCUSD Board members affect the timing of the process?*

*Answer: They will not be sworn in until December 20, 2016. Final advanced proposals are due December 22, 2016. These proposals will be reviewed January 9, 2017.*

*Member Pritchett: It is important to keep the incoming Board members updated.*

#### **6.0 Thomas Jefferson Update**

*One proposal from Cresleigh Homes was received to swap the land located at San Joaquin with 16<sup>th</sup> and N. The Board has received some information in closed session. We have had conference calls with Cresleigh and our Legal counsel. We are in the due diligence phase right now. Both parties are working on obtaining appraisals. We also need to know what types of will serve letters we will need for the proposed project.*

*Member Hansen recommended that Nathaniel Browning assist Cathy Allen with setting up a meeting with Eric Guerra or his Chief of Staff. He is the Councilmember that represents the area. He is on the Central Kitchen Task Force. Member Pritchett offered to attend this meeting.*

*Member Pritchett: There is graffiti painted on the tarp that surrounds part of 16<sup>th</sup> and N.*

*It belongs to Enterprise. Staff will reach out to them.*

#### **7.0 Athletic Field Improvements at Area High Schools – One Time Allocation**

*Cathy Allen led the group through the prepared Measure Q document. Per Member Hansen's request, we are looking at reallocating some of the bond funds to provide for athletic improvements at our high school sites.*

*Previously, there was a concern raised by Member Arroyo whether the per ADA allocation was an equitable way to allocate the funds.*

*Cathy Allen and Crystal Hoff: \$148m has been sold to date. We have already spent \$58m.*

*In order to come up with \$10m for athletic improvements, staff identified roughly \$10m in projects that would be postponed indefinitely. These projects represent the next projects in priority order identified in the Master Plan and the Deferred Maintenance Plan.*

*Member Pritchett: Why did we change out phone systems? Answer: VOIP isn't even the latest of technology. SCUSD is behind in current phone technology. It will put us all on the same 4 digit system.*

*Member Pritchett: Did the upgrading of our phone system come out of Facilities' budget?*

*Cathy Allen: Some of it came out of Erate. There have been three phases. The first phase was all Erate with a small portion of District funds. The second phase was all Measure Q for another third of the District and the third phase has yet to be completed.*

*The idea of the VOIP project is to take the phones off of AT and T which hits the general fund. It is a savings for the general fund but paid for by Facilities.*

*Member Hansen: What is the status of new bond sales?*

*Cathy Allen: 2017 is the next scheduled bond sale. We will likely come to the Board in March. We have to sell for projects that have been identified. By then we will know about the kitchen. We would sell enough out of Measure R for the Central Kitchen. Whatever amount we sold in Measure Q would be for the next two core academic projects.*

*We did have a \$14m bond sale this year. It paid for K-3 Class Size Reduction and for Judah, Washington and William Land improvements.*

*Member Pritchett is glad to see AM Winn is at the top of the paving list.*

*Member Hansen: Our fields are in poor conditions. We've had a lot of twisted ankles. The very first thing written on the Measures Q and R verbiage is regarding athletic fields. It is the one thing we have hardly done anything on.*

*Cathy Allen: It would be ideal to take three different options to the Board regarding the available \$10m as long as the funds are spent on something that is bond allowable.*

*Member Hansen would like to explore some of the proposed field allocations. Example: The Met does not have any athletic programs. They should be taken to zero. There are a lot of schools on the list that do not have athletic programs.*

*Member Hansen would like to talk with Gerardo regarding having developer fees go to Facilities.*

*Prop 39 funds are being used for the pool project at JFK. We have also been utilizing Prop 39 for HVAC replacements to include Cal Middle and Washington Elementary.*

*Member Hansen: What about the arena money?*

*Cathy Allen: Gerardo has already used these funds as payment for debt service.*

*Member Pritchett: Can this be brought back to the next Facilities meeting or can Gerardo prepare a BC? Overall, where did the Arena money go?*

*Cathy Allen: It went to debt service.*

*Member Hansen: We are paying for Serna Center until about 2030, 2040 with impact fees. So instead of impact fees being used for infrastructure, the developer fees are being used to pay for the Serna Center. Serna center should be coming out of the general fund. The first thing that is cut is the facilities budget.*

*Cathy Allen: Maybe we should just concentrate on the comprehensive high schools. We could see what that dollar amount comes to. This list would include, HJHS, JFKHS, CKMHS, LBHS, RHS. West Campus is not considered a traditional comprehensive high school. Not all Board members have a comprehensive high school in their area.*

*Member Hansen: This would free up almost \$1.9m.*

*Member Hansen: Let's revisit this and look at just doing the core high schools. 5 high schools.*

*Cathy Allen: Right now this is tentatively scheduled to come to the Board at the first Board meeting in November.*

*Member Hansen: Let's bring this subject back to the next Facilities meeting.*

*Cathy Allen: The focus will be on the 5 comprehensives. We would reduce RHSs allocation by approximately \$300,000 that it's going to cost to fix the pool. Then we would figure up what each of the five schools would receive. Then the balance could go back to postponed projects.*

*Cathy Allen: We will bring to the next meeting this document cleaned up a bit with a couple of different scenarios. We will talk with Cathy Dominico about when and how much the next bond sale will be and what that might look like with the kitchen and Measure Q.*

#### **8.0 Project Labor Agreement**

*We interviewed 18 students. We placed 15 students. 10 finished the program. Our Transportation department assisted with getting the students to their construction site. Joe Stymeist's department paid for this. We would like to turn this into a summer school program for elective credits and more pay for the students. We would also like to increase the costs to the contractor to cover pay for Andy Woodward for the summer.*

*We would like have the student participants present to the Board.*

*Member Hansen: How many projects were in the PLA and what schools?*

*Cathy Allen will send this information to the Facilities committee. There were 6 or 7 projects over the \$1m threshold.*

*Member Pritchett: Can we install a speedbump, after the walkway, near the preschool at Bancroft?*

*Cathy Allen and Jim Dobson: Yes.*

**Next meeting: October 10, 2016  
12:00 to 1:30pm  
425 1<sup>st</sup> Avenue**

**Adjourn 1:05pm.**

**Motion by: Member Hansen**

**Second by: Member Pritchett**

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