

## **Facilities Advisory Committee (FAC) Notes, December 5, 2018**

### **Call to Order**

Meeting was called to order at 7:44 p.m.

Members present: Antonio Birbeck-Herrera, Tarrah Henrie, Liz Fischer, Henry Fung, Irene Shen, Sharon Coco, Andrew Law, Bryan Gebhardt

Members absent: Robert Hou, Akshaya Aradhya

Others present: Ken Blackstone PIO Facilities & Construction; John Chwastyk, Director of Facilities; Aaron Kael, Vanir Construction Management, Inc.

An introduction to the Committee was made by Mr. Chwastyk of a new employee to the Facilities Department, Eric Chu. Mr. Chu's main purpose is to work on non-bond projects.

### **Adopt the Agenda**

The Chair asked for a motion and second to adopt the agenda. On a motion by member Gebhardt, and a second by member Henrie, the agenda was adopted.

### **Approval of Previous Month's Meeting Notes**

The members approved the meeting notes with corrections.

### **Oral and Written Communications**

Ken Blackstone provided a summary of an email sent by the American High School Track Coach, Renee Zamora, regarding her concerns. Initially, the emails had gone to the CBOC, but were better suited to be received by the FAC. Staff has requested that an email for the Facilities Advisory Committee be created and should be up and running soon.

At this time, the Chair reminded the Committee that no action could be taken those items listed as action on the agenda. Due to the lack of a quorum, there could be discussion only.

### **Second Reading of the Bylaws**

As there is no quorum, the Second Reading of the Bylaws will be on the January, 2019 agenda. Please send any comments to the Bylaws Sub-Committee.

### **Collect Form 700**

The Chair requested any outstanding Form 700 from members.

### **Percentage of Temporary Portable Classrooms**

John Chwastyk, highlighted information as it pertains to portable buildings, through a document he created and was included in our packet. The information answered the question, "Should there be a Cap on Portable Buildings?" The document focused on:

- Considerations
- Benefits of Portables
- Drawbacks of Portables
- If Portables are Capped
- If Portables are not Capped.

This item came about as the result of a Board member's request. So, if the Committee could have the guidelines/targets, it would be very useful. The committee held discussion and commented on the life expectancy of a portable; mitigation; the size of a portable; cost of portable buildings/permanent buildings; percentage of portables, by site; variation in population; what are the top five complaints about portables; and a request for information on the following:

- What is the current percentage of portables?
- What is the Level II developer fee trigger/portable threshold?
  - Liz Fischer cited the recent SFNA where the Summary of Statutory Requirements {for Level II fees} states “At least 20 percent of the teaching stations are relocatable classrooms.”
- The variation in population over the last 5-10 years?

Mr. Chwastyk stated that at first pass, we are at 15-16% of our campuses, district wide that have portables/modulars. The size of a portable is 960 square feet. They are configured in different ways. 24x40; 30x32, both = 960 sq. ft. and 1440 square feet for other buildings, i.e., science lab or small library.

We have growth in the North, (American Attendance Area), the South, (Warm Springs area/Kennedy Attendance Area) and it is growing into the Washington Attendance Area. The Mission Attendance Area is in declining enrollment and receives student overloads.

The district spends approximately \$550,000 per year for leased portables district wide. Site work for a portable is approximately \$100,000.

Questions/Comments:

- The age of the portable might be an important issue when it comes to air quality.
- What are the age of the portables at Irvington High School?
- Would like to understand the fixed cost of a portable building.
- Prioritize the requested items.

### **Thornton & Centerville Middle School Discussion**

Will the Long Range Facilities Plan be coming back? Response: There is no definitive date at this time.

The Chair shared that a board member sees using the FAC to review the projects. The Chair asked about the various funds and the dollar value for each. Information will be provided on:

- Fund 25 (Developer Fees)
- Bond
- Fund 40 (Sale of Site Funds)

Member Gebhardt suggested that the FAC should look at the Bond financial document and provide recommendations to the Board. Look at the list of projects that have been delayed or not completed. Mr. Blackstone will provide members with a link to the Bond agenda item on the December 12, 2018, Board meeting agenda. The Chair suggested the FAC review the agenda item and come prepared with questions at the next meeting.

Mr. Chwastyk shared that the available funds information will be the amount listed in the program contingency on the Bond financial document.

Member Gebhardt shared that there are different levels of modernization of Middle Schools.

Per Mr. Chwastyk spoke about facilities scores. In the original implementation plan showed that each year, one middle school, one high school, three elementary schools would move forward. The schools were selected based on the facilities scores. Mr. Kael added that the architect along with their team come together to conduct an assessment of campus needs, which provides the scoping document.

Member Henrie asked: What is the risk of not doing the seismic upgrades? Are seismic upgrades a choice, or not?

### **Review of Current Demographics and Overcapacity**

The Chair suggested that we do a review of the September 27, Projected Enrollment information, and shared a spreadsheet based on this information.

Discussion took place regarding areas of attendance, areas of residence, capacity numbers and if it is considered when the district is maxed out on portables.

The demographics report contains information on what the numbers look like when the Middle School conversion is complete, at the bottom of the first page. This is projected out for seven years.

What are the capacity numbers? Response: Mr. Chwastyk explained that inventory is the physical space and the capacity is when a site is fully loaded.

The Chair shared that we are currently waiting for new data for this year and asked if there is certain data the group would want to focus on.

Mr. Chwastyk explained that Inventory is the physical space of a site; Demographics/Enrollment is the number of students in attendance at a site; and Capacity is when a site is fully loaded. When looking at capacity, keep in mind the variables like Special Ed lower teacher/student ratio and class size reduction.

Member Gebhardt stated that looking at capacity is crucial. He requested the definition of:

- Full capacity of each school site
- Functional or use capacity

He also commented that boundary changes is an excellent way to utilize facilities.

Mr. Chwastyk stated that the demographics shows where the growth is occurring.

Member Shen commented that traffic is insane at Oliveira Elementary School and the core facilities are not adequate.

Member Henrie asked if the option of looking at boundary changes is a part of the LRF? Response: Mr. Chwastyk - No.

### **Air Quality Index Management**

The Chair asked what other information do we need? Members requested information on:

- Age of HVAC
- Areas without HVAC, by school site level
- Request for staff to look at peer districts and what they have
- How close to standards is FUSD?
- Mr. Fung shared what occurred at school, and that they were receiving constant updates.
- Is there a way to place a CO2 monitor in older classrooms?
- Are my kids safer indoors at school or at home when the air quality is bad?

Mr. Chwastyk responded that we do share information. Any occupied space, by codes and law has to be ventilated, but aren't required to have HVAC. Code compliance for new buildings is absolutely mandatory. Adherence.

### **Future Items**

- The Chair asked to review items before they go to the Board.
- Bond Measure E after December 12, 2018
- Developer Fees - the need to maximize
- Provide the value of Fund 25-Developer Fees; Fund 40-Sale of Site; and the Bond

**Adjournment: 9:42 p.m.**

Respectfully submitted,

Sharon Coco  
Secretary