

**Santa Monica-Malibu Unified School District
Measure BB Advisory Committee Meeting**

Meeting Minutes

December 12, 2011

Time: 4:00-6:00 pm

Location: District Testing Room

1651 – 16th Street, Santa Monica, CA 90404

- I. **Call to Order:** Meeting started by **Dennis Crane** at 4:06pm with no quorum. Called to order with quorum at 4:34pm.
- II. **Approval of Minutes:** September 19, 2011 meeting minutes approved by **Don Girard. Michael Sidley** seconded. Minutes were unanimously approved.
- III. **Announcements:**
 - a. **BBAC Membership Replacement Update**

Dennis Crane announced that there would be another vacancy on the BBAC with **Barbara Stinchfield's** retirement from the City of Santa Monica. **Dennis Crane** introduced the newest member to the BBAC, **Donna Clandening**.
 - b. **JAMS & Edison Groundbreaking**

Stuart Sam spoke regarding the groundbreaking events that took place at John Adams and Edison.

Dennis Crane announced the State of our Schools meetings to take place in Malibu and Santa Monica.
- IV. **Discussion:**
 - a. **Formation of Design Facility Advisory Committee**

Stuart Sam described a committee based around CCJUP/Capital Improvements and Facilities. **Elaine Rene-Weissman** asked about specifics of proposed committee. **Dennis Crane** suggested that Stuart shape the description of this proposed "committee" and come back and present it to the BBAC
- V. **Discussion/Action:**
 - a. **Washington West Vacant Structure Repair Plan**

Stuart Sam presented the proposed repair plan. **Michael Sidley** asked if facility would be appropriate for students to occupy. **Stuart Sam** replied in the negative. Structure would be appropriate for office use but not to DSA code for student use. **Ralph Mechur** noted that without complete structural rehabilitation students would not be able to occupy. **Michael Sidley** asked if there was a possibility that no one would be able to occupy even after the roof is repaired. **Stuart Sam** replied in the affirmative; however the structure would be waterproofed and would still be able to be used for storage. **Stuart Sam** noted that preserving the structure is to our advantage. **Michael Sidley** expressed his concern about spending money only to end up having to spend even more. **Stuart Sam** noted that the first phase is to rehab the roof and go from there. **Dennis Crane** asked if this was a change in scope and if BB was taking this item to the Board. **Stuart Sam** replied in the affirmative. **Don Girard** noted that adding a 9000 sq. ft. of space is helpful and reasonable. **Bill Jepson** asked if there is any water damage and if so is there mold. **Ralph Mechur** replied that either way we have to mitigate. **Bill Jepson** responded that there will be additional costs associated to abatement if it's needed. **Stuart Sam** added that he believes that there is moisture damage in the 2nd floor.

Ben Allen asked for a better sense of the long term plans for the site. **Stuart Sam** replied that site is already used for faculty professional development and there is a potential for facility use. Space will also be used for dry storage space. **Judy Abdo** added that she strongly supports the renovation and that CDS currently has 2 rooms that are used for storage that is critical to CDS.

Judith Meister asked if this work will impact the original project. **Ted Bardacke** added that we would lose the space if we tried to tear it down adding that it would be nice for the community if the building was occupied. Neighborhood would see it as a community asset.

Don Girard moved to authorize an examination of the roof for \$150k and then based on further evaluation move forward with another \$150k. The motion was seconded by **Judith Meister**, 9 approved, 3 opposed (Michael Sidley, Ben Garbuio & Bill Jepson).

b. **Samohi's Science and Technology LLB Proposals**

Lar Bjorum presented this item. **Stuart Sam** reviewed the proposals received. **Don Girard** asked Stuart to go over what the project includes & does not include. **Stuart Sam** replied that all scope associated to BB package and softball field is included. Scope does not include fire alarm. **Ted Bardacke** asked if it included value engineering in the numbers. **Stuart Sam** replied that it was bid to scope. **Ralph Mechur** noted that any left over money goes into a pot and once all projects are completed it will be determined where it will go.

Michael Sidley moved to support request to Board to select 1 of the 3 lowest bidders for the Science & Technology project. Motion was unanimously approved.

c. **Recommendation to Propose Studies for District Siting Study Including Academic and Athletics**

Stuart Sam presented this item. **Barbara Stinchfield** asked how much we spent on the initial master plans. **Jan Maez** replied \$1.5-2 million. **Dennis Crane** added that there was some value in the draft master plans. **Bill Jepson** added that he completely disagreed. **Michael Sidley** asked how much it would cost to update the plans. **Stuart Sam** replied 500k. **Dennis Crane** asked if that money would be spread over more than one site. **Stuart Sam** replied in the affirmative. **Don Girard** added that SMC has 2 staff to complete campus plans. Noting that a master plan is a consultant's heaven and that it needs to be clear from the beginning what the needs are. **Ralph Mechur** added that we need to go back to the elementary schools and confirm if the plans are still relevant and appropriate as well as go back to Samohi and confirm if the academic programming is necessary. **Ted Bardacke** added that the beauty of the master plan was an understanding that some of these buildings would be built inquiring about the timing of this request and asking if it is potentially setting us up for another bond. **Ralph Mechur** responded that there is the potential for a bond in 2012 and that a separate committee is looking at the potential. **Dennis Crane** added that Samohi does have a need to finish the academic side. **Dennis Crane** also inquired about where the money would go. **Stuart Sam** replied that it would be done in phases, first hiring a consultant through the RFP, RFQ process. **David Reznick** responded that while there is work for a future bond, he does not think it is appropriate to use BB funds to do additional studies. **Bill Jepson** agreed with the exception of Samohi. **Jan Maez** noted that it would be a legal expenditure of BB, asking if there would be support if the scope was committed to just the Samohi site. **Ralph Mechur** suggested a workshop for this issue alone.

David Kaplan requested a review of the master plan with the BBAC. **Stuart Sam** asked if BBAC would like to see this item as a workshop or an agenda item. **Dennis Crane** suggested an agenda item. **Elaine Rene-Weissman** added that there should be a session for just this issue. **David Reznick** suggested that Stuart come back with a modified proposal. **Ted Bardacke** added that he would like to examples of what was inadequate in the original studies.

- d. **Olympic High School Modernization Increase in Scope of Work**
Stuart Sam presented this item. **Michael Sidley** inquired if the architects should have seen this. **Stuart Sam** replied that we are looking into that possibility and potentially reassigning the project to another architect, adding that he is also looking into the liability of the architect. **Michael Sidley** added that codes have not changed that much. **Stuart Sam** replied that the architect did go to DSA and that DSA initially said it was fine and came back later saying that it was an eventual safety hazard. **Michael Sidley** responded that we don't have a choice about doing the work now. **Stuart Sam** replied that the scope will push the construction budget up to 450k with additional soft costs. **Ralph Mechur** noted that the decision is the Districts to do this for the children. **David Reznick** inquired as to where the money will come from. **Stuart Sam** replied, program reserves. **Elaine Rene-Weissman** noted that once the work is recommended it is our responsibility to do it. **David Reznick** moved to approve the increase in the scope of work. Motion seconded by **Judith Meister**. Motion was unanimously approval.

VI. Information:

a. **Construction Updates**

Stuart Sam gave update on Malibu HS EIR. **Rashmi Menon** updated BBAC on Edison Language Academy, John Adams Middle School and Lincoln Middle School.

Dennis Crane thanked **Barbara Stinchfield** for her membership on the BBAC and wished her well in her retirement from the City of Santa Monica

Motion to adjourn make by **David Kaplan**, seconded by **Ted Bardacke**, unanimously approved.

Meeting adjourned 6:02pm

NEXT REGULAR MEETING: January 30, 2012 at Lincoln Middle School

Measure BB Advisory Committee Members:

Craig Hamilton, Co-Chair
Dennis Crane, Co-Chair
Ben Garbuio
David Reznick
Barbara Stinchfield, City of SM
Michael Sidley
Don Girard, SMC
Elaine Rene-Weissman
Judith Meister
David Kaplan
Ted Bardacke
William Jepson
Bob Stallings, City of Malibu (not present)
Donna Clandening

Board Liaison:

Ralph Mechur
Nimish Patel

Student Liaisons:

Samohi: Vacant (not present)
Malibu HS: Vacant (not present)
Olympic HS: Vacant (not present)

Faculty Liaisons:

Harry Keiley, SMMCTA (not present)
Sarah Braff, SEIU (not present)

SMMUSD Staff:

Sandra Lyon, Superintendent (not present)
Debra Moore Washington, Asst. Superintendent,
Human Resources (not present)
Janece Maez, Asst. Superintendent, CFO
Stuart Sam, Director of Facilities Improvement
Projects
Kathy Staib, Administrative Assistant, Measure BB
Judy Abdo, Director of Child Development Services

Prop 39 Committee (copied for information)

Jeff Jarow
Jerry Nicklesburg
Larry Charchut
Neil Carrey
Ralph Ericson
Robert Tompkins
Steve Rodman

District Consultants:

Parsons/CCM:
Rashmi Menon, Deputy Director, Project Manager,
Facility Improvement Projects

Independent:

Janie Buelow, Project Coordinator