

Facilities Advisory Committee (FAC) Minutes, November 7, 2018

Meeting was convened at 7:15 p.m.

Members of the Facilities Advisory Committee and the Citizens Bond Oversight Committee were present.

A Brown Act presentation was provided by Bond Counsel, David Casnocha to a joint session of the FAC and CBOC from 7:15 to 7:45 p.m.

Highlighted areas:

Conduct all business at the open meeting.

- Include Public Comment on all agendas, keeping in mind public comment does not drive the meeting, it is not the public's meeting, it is the FAC meeting conducted in public.
- Sub-committees are not subject to the Brown Act.
- Email communication – avoid emailing regarding topics that are within the jurisdiction of the FAC, this should be saved for the public meeting.

There was a request from a member to ask the District to provide a brief on Developer Fees.

Ken will provide the committee with a copy of the Brown Act presentation.

Call to Order 7:49 p.m.

Members present: Sharon Coco, Robert Hou, Bryan Gebhardt, Antonio Birbeck-Herrera, Tarah Henrie, Henry Fung, Liz Fischer, Andrew Law, Akshaya Aradhya, Irene Shen

Members absent: Rachelle Currie, Miriam Mustafa, Joyce Recar

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

The meeting began with the Pledge of Allegiance and introduction of members.

Approval of Agenda

On a motion by Andrew Law, and a second by Tarrah Henrie, the agenda was unanimously approved.

Approval of Previous Month's Meeting Notes

The Chair asked for approval of the minutes of the October meeting with noted changes. The minutes were unanimously approved as corrected.

Oral & Written Communications

There were no oral or written communications.

Subcommittee Reports

Bylaws:

Input provided:

Page 2, Article III Responsibilities and Duties, F., grammatical change

Page 5, VI Governance, C. Duties of the Officers, 1) Chair, added language
Page 6, Article VIII Meetings, B., added the word “majority” in place of two-thirds
Page 7, Article VIII Meetings, F., remove []
Page 7, Article IX Governance Documents, remove 4) Rules of Order

On a motion by Bryan Gebhardt, and a second by Liz Fischer, the FAC unanimously approved the First Reading of the changes to the FAC Bylaws, with noted edits.

Standing Rules

The Chair introduced the Standing Rules, noting they are in line with the Measure I, Standing Rules.

On a motion by Bryan Gebhardt, and a second by Liz Fischer, the FAC unanimously approved the Standing Rules with the removal of bracketed text in paragraph one and the word “divisive” in paragraph two.

Collect Form 700

Mr. Blackstone asked committee members for their Form 700.

Resignations/New Members Volunteers or Vote for Staggered Terms

Per Art. IV, Section B of the Bylaws, 2 or 3 parent members and 2 or 3 community members will volunteer to serve three-year terms.

The Chair asked for volunteers interested in serving a three-year term.

Antonio Birbeck-Herrera – Parent Member, volunteered to serve a three-year term.

Liz Fischer – Community Member, volunteered to serve a three-year term.

Creation of Long-Range Facility Plan Subcommittee (5 members)

The Chair summarized that the Board tabled this item and asked for it to be brought back. John Chwastyk added that the Board authorized a feasibility consultant for a LRFP. They want it more tailored and limited in scope.

- Should we create a subcommittee now? Response by Liz Fischer: Yes, start the subcommittee now to be in place by December.
- Tarrah Henrie: Begin prep now by reading the current LRFP and asked about the history.
- Liz Fischer: include financing of how to fund.
- Chair: The Subcommittee would propose and focus on need, not finances.

Tarrah Henrie made a motion to form a LRFP Subcommittee of five members. Bryan Gebhardt seconded the motion. The motion passed unanimously.

On a motion by Sharon Coco, seconded by Andrew Law, the members approved the following members to serve on the LRFP Subcommittee:

1. Irene Shen

2. Bryan Gebhardt
3. Tarrah Henrie
4. Henry Fung
5. Liz Fischer

The Chair will serve as an ex-officio member.

Percentage of Temporary Portable Classrooms

A Board member asked for input from FAC on whether there should be a cap or a limit set on the number of buildings on any given school site. John Chwastyk shared that portable classrooms provide flexibility and are cheaper, faster to install and can be easily removed. Implications of having a cap is that a student won't be able to attend the home school.

Bryan Gebhardt made a motion to table the item and have more background when this is brought back. The motion was seconded by Tarrah Henrie.

Thornton, Horse Property and Centerville Middle School

John Chwastyk shared there have been three presentations, with the most recent in September 2017 and provided some history and provided a map. The Horse Property is 33 acres, but the acreage is too small for a high school. The Board gave permission to look at a two-story middle school and a small elementary school. One thought is to have two middle schools feed into American High School. The attendance area has a rapidly growing student population. Thornton Jr. High is estimated to have approximately 2200 students in 2023. The direction is to proceed with the original plan of a conversion of Thornton Jr. High to a middle school. Both Thornton and Centerville are high growth areas. The Horse Property is in the middle of the American attendance area.

Mr. Chwastyk spoke briefly about Prop 51. This proposition would allow the District to get in line for funding. The Board directed staff to not pursue Prop 51 funding. At this time, Prop 51 has all been used for new construction. Currently, there is no funding to build a new Middle School on the Horse Property.

Aaron Kael reviewed the funding gap at Thornton, the different options presented to the Board. The Board chose Option 2B, \$76M. Mr. Kael also reviewed the options for Centerville. The Board rejected the three options. Two options for Centerville will be going back to the Board in January 2019, one option approximately the same cost \$73 - \$80M, and one option a higher figure.

There is an escalation of \$300,000 each month.

Bryan Gebhardt stated he feels there are two separate issues, the Horse Property and the best use; and the Thornton and Centerville plans.

The Chair asked how many months to the schematic design? Response: Thornton is occurring now, and Centerville will happen once the Board makes a choice of the options presented in January.

Bryan Gebhardt presented a core question.

- There is a one-time opportunity to place a middle school on the horse property.
- We don't need two middle schools.
- We could put forth a recommendation.
- Build a middle school and use Thornton as an elementary school for the Washington attendance area.
- Williamson is not a good idea.

How much time do we have to come up with options?

Liz Fischer made a motion to send an email to the Board to pursue a middle school on the Horse Property and begin a path toward that process. The motion was seconded by Andrew Law. The motion passed with 5 ayes, and 4 nays.

Mr. Chwastyk stated that the allocation of funding for Thornton is happening right now.

The Chair shared he is uncomfortable in advising the Board to stop and revisit the Horse Property, the only benefit is a location change. We need to be attentive to timelines.

Bryan Gebhardt made a motion to allocate time to discuss Centerville and Thornton projects at the next meeting. The motion was seconded by Tarrah Henrie. The motion passed with one nay vote.

Committee Q&A – Skipped due to time constraints.

Thoughts on Future Meeting Topics:

- Sites that are over capacity, over enrollment
- Review school needs – See December 2017 Board agenda for information
- Analysis of demographics – Member Gebhardt distributed document
- Workforce Housing
- Williamson Site Information
- Educate the FAC on Development Trends - January

The meeting was adjourned at approximately 9:54 p.m.