

**MINUTES OF THE CBOC MEETING:**

June 26, 2014  
135 Van Ness Avenue, Room 210

Facilitator: Jim Quadra, Chair

Committee Members Present: Yakuh Askew Nancy Mayeda  
Lourdes Garcia Jim Quadra, Chair  
Walter Haub Mike Theriault, Vice Chair

Committee Members Not Present: Brian Liles Monica Pressley

**Interested Parties Present:** Leonard Tom Richard Pio Roda  
David Goldin

Minutes prepared by: Susan Ortega-Resurreccion

**1. Jim Quadra presided over the meeting.**

**2. Roll call.**

A quorum is present for this meeting.

**3. Approval of Minutes of March 27, 2014 meeting.**

The minutes were unanimously approved by the CBOC members present in the meeting.

**4. Public Comment – None.**

None.

**5. Program Status Reports from:**

- **Chair, Vice Chair Comments.**

None.

- **Green Schoolyard Programs update.**

None.

- **David Goldin – Overview of current and past projects.**

David reported a busy summer schedule: 9 elementary schools/\$100M worth of construction in full swing, including Gordon Lau in Chinatown. Another 2-4 projects were in design and will get into the construction pipeline this Fall, due to rising escalation of costs.

A new statewide facility bond has been lobbied for the November ballot. The District is moving forward with applications now to get in line if funds ever become available. There is about \$50-\$60M worth of unfunded State eligibility on 2011 bond projects. That would make a difference in potentially dropping projects off the Bond list. Schools built in the 1990s can slide over to the next bond as they will be coming up on the 25-year modernization cycle and become eligible for State funds.

Jim asked if there were any projects that had to be done whether it's wanted or not, due to conditions that are essential. David replied that the plan is to prioritize the schools in most need. For example, in the North Beach/

Chinatown schools, site logistics are extremely difficult so the work is driven by the availability of a “swing space” campus (Sarah Cooper). So construction in that area is done one project at a time.

Another question from Jim on how the McAteer plans fits in. David and Leonard replied that a boiler replacement project has already been done. This summer a \$1.5M miscellaneous work contract is underway. By the end of this calendar year the large modernization contract will be bid. With 2 schools on one site, and with SOTA still in plans for a future site at Van Ness, the current work and modernization at McAteer is strategic. The site left behind by SOTA needs to be completely usable by any school. David also gave out informational handouts from Lori Shelton on the status of the green schoolyard projects.

- **Leonard Tom – 2003, 2006 and 2011 Bond financial report update.**

Leonard reported on the detailed update on the actual performance of the construction contracts. By the end of April, 28 construction contracts had been bid out for the 2011 program. The awarded contracts were about 5.8% over budget collectively, or about \$9.5M. This is a reflection of escalation and increased project scope. At the start of 2011 program, hypothetical budgets (or earmark budgets) were used by the architects to evaluate the school sites. 26 school sites have gone through project assessment and the difference between the project budgets before the project assessment and after is pretty dramatic. There was an increase of about \$61M in terms of added scope. That will eventually result in not able to initiate some of the schools in the 2011 program. David has had conversation with the Superintendent about this. They prefer to see all modulares gone and have new classrooms built, rather than just doing ADA and safety renovations.

Leonard explained the details of the significant increase in budget with the materials he handed out. Contracts were 18% over budget at Gordon Lau, 12% at Jose Ortega, and almost 11% over budget at Burton HS. Question was asked if the estimated cost is published. Leonard replied that a rough estimate is published in the bid documents, but this is usually conservatively low. Walter asked why Willie Brown is right on target. Leonard replied that Willie Brown is a design-build contract and the basis is not on pricing. The District set the price.

Jim asked about the variance of contractors bidding on projects with factors of escalation and higher cost. David replied that there are various factors that contractors looked at and determine whether they will bid or not: project scope, busy economy, PLA, and local hire. Walter and Mike pointed out the shortage or lack of subcontractors may be a factor in higher bids. David, Monica and Walter agreed that some contractors are struggling as they may have taken on more than they could chew. Mike clarified that it is not the case of difficulty in finding qualified help, but difficulty of finding people who know how to run a job, put together a crew and schedule work. Leonard stated that \$61M of the increase is due to basic scope changes, as shown on the project-by-project basis. David added that in the original layout of the 2011 program, (sites like Peabody, Monroe, Sunnyside, and Starr King) it was not anticipated for modulares to be torn down and replaced, but it’s the right decision.

Jim asked what’s being done for the next bond... new formula for escalation?... scope of work different?, based on lessons learned from this. David said the next bond will include swinging back to the schools in 2003 for work on gymnasiums, locker rooms, flooring, getting rid of modulares, etc., a couple of big seismic projects. One of the projects is Washington HS. The work is so invasive that this probably is a \$25M project. There is talk at central office of putting \$100M for IT/infrastructure. Leonard mentioned the need for finding an alternate campus for temporary housing for Washington HS. David thought about bringing in modulares and doing one floor at a time. That might take 5-6 years. Mike asked if it could really be done one floor at a time or would it have to section off the building. David replied that it will be messy due to it being a WPA site, having exterior columns and beams. Walter asked for any national historical sites. David replied there’s a number of local historic sites, landmarks are Balboa, Mission and 135 Van Ness block. Monica asked about Ida Wells. David replied that Wells will be completely gutted and the entire school will be temporarily housed at John O’Connell for the next year.

In response to Jim’s question, Leonard pointed out that this experience probably means not all of the 47 project sites in the 2011 bond will be done. David concurred that only 70% may be done and the bottom 10 are the schools that are in pretty good shape at this time, but may be ready for the next generation upgrade in 5 years.

Leonard added that with further project assessments there will be a better handle at the end of the calendar year on what will be left in terms of total amount of money and how many schools have to be taken off from the list.

Jim asked about the number for the next bond. David replied that the 10-year capital plan is getting updated. It identified about \$800M worth of upgrades and work, which includes \$100M of technology, about \$240M for 135 Van Ness Ave., about \$300-\$400M in basic needs; district-wide cafeterias, gymnasiums, some modular building classroom replacements and all the other stuff previously missed. There is no place holder for a new school, as the demographic studies did not show that one is needed. Central office does say one is needed in the Bayview.

Monica asked about Daniel Webster. David replied that Webster is in full design for remodeling. The project design looks great. The Webster community is still struggling with the middle school feeder pattern. They also haven't identified the middle school feeder pattern for the new Willie Brown. Willie Brown is less than a year away from completion. Elementary schools around are Bret Harte, Carver, Charles Drew, and Malcolm X. Discussions went on about diversity in the schools and the neighborhoods. David showed some pictures of Willie Brown site and gave updates on the progress of the construction. A couple of big banners will be put up at Silver and Revere to announce the grand opening of Willie Brown MS in August 2015. Nancy asked about the District's marketing plan for Willie Brown. David said the District hired a full-time person to do it. Monica commented that her understanding is by a certain year it's all feeder based, which may mean parents are pushed to pick the elementary school based on the feeder school. Jim commented that this invites people to consider private schools at middle school and private schools respond by expanding to 6<sup>th</sup> through 8<sup>th</sup> to accommodate this fact. Walter raised the question of either going one of two ways, "comprehensive middle school" or "niche school". Nancy stated that Willie Brown is a "niche school". Walter asked what their niche is. Nancy replied science, technology, engineering and math. David commented that the person hired is to recruit a principal and eventually lead up to promoting the school.

David showed a few more schools in construction; Monroe ES and 300 Seneca, which will be home to Leadership Charter School. Leadership is getting State funding of about \$6.5M. Total project cost is about \$17M. Leadership Charter signed a long-term lease with the District. The upside of that project is a brand new school for the District. More schools were presented; Yick Wo, Gordon Lau, John Yehall Chin, and Redding. David presented more photos of schools that completed or still in construction (e.g. Lowell, Commodore Stockton, Wallenberg, Bessie Carmichael, and John O'Connell).

**6. Proposed Schedule and Agenda for Next Meeting.**

Jim mentioned that an agenda and schedule for next meeting will be circulated.

**7. Adjournment.**

Meeting was adjourned.