



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Meeting Minutes

Subject	Facilities District Advisory Committee – Full FDAC
Date	October 24, 2016
Time	5:00 pm – 7:00 pm
Location	FIP Office, 2828 - 4 th Street, Santa Monica, CA 90405

I. Call to Order

5:15pm by co-chairs, Craig Hamilton and Caren Leib

a. Roll Call:

Ann Bowman	Joan Krenik
Judith Meister (absent)	
Karen Ginsberg	Craig Hamilton
Dennis Crane (absent)	David Kaplan
Sam Levitt (absent)	Karen Kushi
Erik Malin (absent)	Thomas Malayil
Emir Phillips (absent)	Caren Leib
Karen Farrer	Stacy Rouse
Carl Randall	Marianne Riggins
David Reznick	Christopher deLeau (absent)
Michelle Kahen	Nancy Levy (absent)

Board Liaisons:

Laurie Lieberman	Ralph Mechur
Craig Foster	

Staff:

Steve Massetti	Kathy Staib (absent)
Jan Maez	Carey Upton
Sheere Bishop	Barbara Chiavelli
Kevin Klaus	Jason Dodd

II. Approval of Minutes:

Motion to approve by Karen Kushi, seconded by Carl Randall. Unanimously approved.

III. Public Comments: None

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Santa Monica-Malibu Unified School District

Facility Improvement Projects/Bond Construction Program

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- IV. Chairperson Communications/Reports:
Santa Monica subcommittee update by Joan Krenik. Samohi Campus Plan, JAMS Auditorium. Malibu subcommittee update by Caren Leib. Updated on MMHS Campus Project, replacement building E, WPF Projects has been main focus, lots of discussion of plans for ES money.
- V. Staff Communications/Reports:
- a. WPF Projects Update – Steve Massetti to update
 - i. Summer 2016 Projects (Rogers, Grant, Cabrillo)
Rogers & Grant – paint & floors completed. Cabrillo – paint and windows completed
 - ii. Summer 2017 Projects (Webster, Roosevelt, Rogers, Grant)
Similar projects – intent is for all paint, floor & doors. Some challenges especially with windows. Staff has talked with sites if staggering is required. Architect of Record for Webster and Roosevelt have been hired.
 - iii. Summer 2018 Projects tentative (McKinley, Franklin, Point Dume)
RFP is in progress to hire Architects for the projects to get ahead of schedule. Muir & Samohi; face lift, no windows. Adding ceiling repairs at most sites as needed.
 - b. HVAC Study Implementation Plan Update – Steve Massetti to update (handout provided) Full report available if requested.
 - i. PM/CM Procurement Update
Review summary cost table (early estimates). Report has been done building by building with the recommendations and probable costs. This report will be used as the basis for hiring the PM/CM consultant to manage these projects. Proposals due this week, board award 11/17/16, agreement start 12/1/16. The awarded consultant will help with selection of the AOR or AOR's.
 - ii. Implementation Study
Steve Massetti is asking both committees to help outline the implementation strategy. For Example, Furthest from Ocean first & work towards the ocean sites until completed. Methodology was brought up from San Diego area that recently performed same type of upgrade. David Kaplan asked how the type of design will be determined. Steve Massetti noted that we will work with M&O for standards. Joan Krenik noted that another possibility to consider is classroom sizes and sizes of students etc....
Steve Massetti mentioned that these projects may not require only summer projects and could be done during the school year depending on the approved design. Overall plan is most likely a few years to implement. Craig Hamilton noted that environmental factors/trend that each year “hot” days are getting more than less; can the criteria be included for energy

savings. These topics will be addressed with the AOR's hired. David Reznick asked about permits; Steve Massetti noted that most concerned with Malibu project due to maximum building heights. Ralph Mechur noted that design must meet Title 24 regulations and staff won't be able to set their own temperatures it will globally be set by District for implementation. Carey Upton added that additional, district staff for M&O will be required and the general fund will take about 1 million dollar hit each year.

VI. Action Items: None

VII. Informational Items

i. Environmental Update

Carey Upton updated on environmental testing; currently undergoing asbestos survey and lead surveys at all WPF&D project sites. Delineation sampling is being done for all window projects for any potential PCB's prior to construction. SMP (air & wipe) sampling reports came back below levels and proves better indoor air climates; that is being done districtwide. Cabrillo building F came back all no detect. LMS soil sampling report not completed. Report should be completed within next month. District has hired a new pest management company, they are very proactive. Termite and tenting has been done at last summer projects and will be done as needed.

ii. Solar Projects

Steve Massetti noted that we have budgeted for solar at most sites. Awaiting AOR to provide update on Edison and will determine which projects had planned for solar and will look to move forward with solar projects.

VIII. Discussion Items: None

IX. Future Agenda Items

David Reznick asked for a Santa Monica ES project list to consider. Similar to the list created by Malibu-FDAC for review and consideration.

Steve Massetti – HVAC Implementation Strategy

Craig Hamilton asked when the committee will look at Historic buildings. Should we look for a consultant to look at a plan districtwide? Steve Massetti noted that David Kaplan sent a document to Barbara Chiavelli from LAUSD to review.

X. Next Meeting

Monday, April 24, 2017, tour of interim housing

XI. Adjournment