

PIEDMONT UNIFIED SCHOOL DISTRICT
Council Chambers, City Hall
120 Vista Avenue
Piedmont, California 94611

MINUTES OF
Regular Meeting of the Governing Board

November 14, 2007

CALL TO ORDER	Board President Monach called the Board of Education meeting to order at 6:01 p.m.
ESTABLISHMENT OF QUORUM	President June Monach, Vice President Cathie Geddeis, Board Members Ray Gadbois, Roy Tolles, Ward Lindenmayer
ADJOURN TO CLOSED SESSION	The Board adjourned to Closed Session at 6:02 p.m. to discuss: A. Conference with District Representative Constance Hubbard Regarding Negotiations with the Association of Piedmont Teachers (APT) (Government Code Section 54956.6)
OTHERS PRESENT FOR CLOSED SESSION	Constance Hubbard, Superintendent Michael Brady, Assistant Superintendent, Business Services David Roth, Ph.D., Assistant Superintendent, Educ. Services
RECONVENE TO REGULAR SESSION	Board President Monach called the Regular Session of the Board of Education meeting of November 14, 2007 to order at 7:06 p.m. and led the Board and audience in the Pledge of Allegiance.
OTHERS PRESENT AT REGULAR SESSION	Constance Hubbard, Superintendent Michael Brady, Assistant Superintendent, Business Services David Roth, Ph.D., Assistant Superintendent, Educ. Services
Moment of Silence	President Monach requested a moment of silence for former Wildwood School Administrative Assistant Skip Hart who passed away last week.
Action Taken In Closed Session	None
Agenda Adjustments	None
COMMUNICATIONS / ANNOUNCEMENTS	
Association of Piedmont Teachers (APT)	None
California School Employees Association (CSEA)	None
Parent Clubs	None
Student Representative to the Board	Riely White, Student Representative to the Board, reported that: <ul style="list-style-type: none">• The Youth Educator Program is starting up• Various sports activities were discussed

PERSONS REQUESTING TO SPEAK ON ITEMS NOT ON THE AGENDA None

Superintendent Announcements

Superintendent Hubbard announced that due to the Thanksgiving Recess, the District Office will be closed Wednesday, Thursday and Friday, and a skeleton crew will be working on Monday and Tuesday. She also announced the following meetings/events:

- Curriculum Council meeting tomorrow at 3:30 p.m.
- Special Board Workshop on November 28 to talk about the Measure E Program
- The Budget Advisory Committee will be meeting on November 28, 3:30 p.m.
- The Gifted & Talented Advisory Committee will be meeting on December 6
- There will be a Parent Education night on December 6
- A Visual Art Show will also be on December 6
- On November 14 and 15 at the Piedmont Community Center, all the fundraising committees are having an open house and a scrip fair
- The Annual Turkey Trot will be on Thursday
- The Holiday Tree Lighting Ceremony will be on November 28 at 7:15 p.m. (same night as Special Board meeting)

Board President Announcement

President Monach stated that the District is at a critical juncture in the planning efforts for the Measure E projects and that this is a community endeavor. It is important that we persevere, are patient, trust the process and respect divergent opinions. Board members are listening and appreciate the concerns expressed.

REVIEW AND ACTION ITEMS

A. Measure E Bond Program:

1. Presentation of Piedmont Middle School Concept Development and Costs

Priscilla Meckley-Archuleta of Capital Program Management, Inc. prefaced the presentation of the concept development/design work.

John Nelson of *murakami*/Nelson Architects, advised there are no structural seismic hazards, accessibility, and fire-life-safety deficiencies at the Piedmont Middle School identified in the investigative report of August 16, 2007.

The three buildings at the Middle School, the Classroom Complex (Buildings A, B & C), the Science Building (Building D), and the Gymnasium Building (Building E), have non-structural falling hazards that are planned to be mitigated. Fire and life safety issues that are planned to be corrected include a new DSA compliant fire alarm system for each building and a DSA compliant fire sprinkler system for Buildings A, B, and C. Other fire and life safety issues include the installation of low-level exit signage, installation of emergency lighting in various locations, and insuring proper fire ratings at corridor openings. The Science Building D and the Gymnasium Building E, built in the 1990's, are closer in compliance to current accessibility standards and need only minor corrections. The three wings of the classroom buildings, being from the 1970's, have more accessibility deficiencies that will need to be corrected. These corrections include a new elevator providing access to Buildings A, B and C, accessible restrooms for students and staff and

modification to the on-grade and elevated walkways to provide access to the classrooms and other rooms of these buildings. Additional work includes new handicapped parking, restroom upgrades, life safety and accessibility upgrades at the existing doorways, stairs and corridors; signage; accessible counter heights, etc.

Mike Wassermann of CPM discussed the construction cost estimates, which were as follows:

Buildings A,B,C	\$1,709,000
Building D	\$ 125,000
Building E	\$ 223,000
Site work	<u>\$ 210,000</u>
Total:	<u>\$2,267,000</u>

(rounded from base estimate to the nearest \$1,000)

Project Cost Summary:

Construction	\$2,267,000
Soft Costs:	\$ 612,000 (27%)
Contingencies:	
Construction:	\$ 227,000 (10%)
Project:	\$ 91,000 (4%)
Subtotal:	\$3,197,000
Escalation:	<u>\$ 655,000 (17%)</u>
Total Projected:	<u>\$3,900,000*</u>

(*rounded to nearest \$100,000)

2. Bond Program: Presentation of Piedmont High School Concept Development and Costs

Mike Wassermann discussed that the concept designs address structural and non-structural seismic hazards, accessibility, and fire/life-safety deficiencies at the seven buildings at the Piedmont High School.

John Nelson, President of *murakami*/Nelson Architects, stated buildings with identified structural seismic hazards are the Quad Building (A) and Student Services Building (B). The proposed structural design strengthens the Quad building by constructing a concrete shear wall in each of the two original wings of the building and strengthening the roof and ceiling of those wings. The proposed structural design for the Student Services Building strengthens the roof-wall intersections as well as the roof itself. The other five buildings, the Alan Harvey Theater (C) the Social Science Building (D), the Science Building (E), the Gymnasium Building (F), and the 40's/Administrative Offices Building (G) do not have structural hazards although they do have non-structural seismic hazards which are planned to be mitigated. While accessibility improvements have been made at the High School over the years, many deficiencies still remain as identified in the Investigative Report of August 16, 2007. Correction of these deficiencies includes new accessible parking, creating an accessible path of travel through the campus, upgrading restrooms and upgrading or constructing new compliant elevators and ramps. Other access deficiencies being corrected that are common to all buildings include signage, door clearances, accessible counter heights, etc. Fire and life safety issues planned to be addressed include the installation of an integrated DSA compliant fire alarm system for each building

and a DSA compliant fire sprinkler system for Buildings E and G. Other fire and life safety issues include the installation of low-level exit signage, installation of emergency lighting in various locations, and insuring proper fire ratings at corridor openings.

Options Considered

Building A – Quad Library:

- Replace existing elevator
- Create new entry to elevator access

Building B – Student Center

- Level landing and ramp at office entrance
- Ramp and plaza at primary entrance
- Provide accessible toilets

Building C – Auditorium

- Disperse seating
- Provide ramp and wheelchair lift with covered walkway
- Provide wheelchair lifts within expansion on south side of building
- Provide accessible toilets

Building D-G

- Only minor variations in approach

Construction Cost Estimate Summary:

(buildings with structural strengthening)

Building A (Quad Building):	\$2,317,000
Building B (Student Services):	\$1,293,000
Associated Site Work:	\$ 218,000
Phasing (5%):	<u>\$ 191,000</u>
Total Construction & Sitework with Phasing:	\$4,019,000

*rounded figures to the nearest \$1,000

Construction Cost Estimate Summary:

(buildings without structural strengthening)

Building C (Alan Harvey Theater):	\$1,500,000
Building D (10's building)	\$ 381,000
Building E (20's building)	\$ 263,000
Building F (Gymnasium)	\$1,041,000
Building G (40's building)	\$ 539,000
Sitework:	\$ 149,000
Phasing (5%):	<u>\$ 194,000</u>
Total Construction & Sitework with Phasing:	\$4,067,000

*rounded figures to the nearest \$1,000

Construction (Buildings A-B-C-D-E-F-G)

Construction Cost Estimate:	\$8,086,000
Soft Costs:	\$2,183,000 (27%)
Contingencies:	
Construction:	\$ 809,000 (10%)
Project:	\$ 323,000 (4%)
Escalation: (assume start date of June 09)	\$2,337,000 (21%)

Interim Housing: \$1,371,000 (17%)
Total Project Conceptual Cost Estimate: \$15,100,000*

*rounded to nearest \$100,000

Bond Program: Presentation of
Preliminary Concept Development and
Costs for Wildwood Elementary School

Priscilla Meckley-Archuleta of CPM stated that what we are seeing is a preliminary presentation of only 75% of cost development work. There will be two structural solutions during the process because it has not yet been determined for certain whether or not one of the solutions is less expensive or better than the other. Both solutions and costs are going to be shown.

She continued that the intent is to allow CPM to come back at the Special Board Meeting of November 28 and begin the process of program plan development and discussion of decision making relative to that. Information provided tonight will be updated by November 28th, and at the Special Board Meeting of December 12, 2007, the final, complete cost development for the site will be presented.

She said Wildwood is the final site to be brought forward and will conclude concept development work and cost estimates for all sites within the District.

John Nelson and Ron Gallagher presented the information.

Wildwood Elementary School

Old Classroom Wing (Main Level)

Option 1: • Strengthen roof and interior walls

Option 2: • Strengthen exterior and interior walls

Auditorium (Main Level)

Option 1: • Strengthen Exterior and Proscenium Walls
• Renail roof

Option 2: • Strengthen only exterior walls and roof

Accessibility / Life Safety (Site Plan)

Corrective Measures Proposed:

Exterior:

- Van accessible parking
- Ramp / stair upgrades
- Paving, gates, and drinking fountain
- Exterior opening protection

Interior on Buildings C-D-E:

- Non-structural hazards
- Signage
- Fire alarm upgrade

Old-Wing Classroom/Administration/Auditorium - Main Level:

- Fire-rated corridor
- Upgrades at doors, stairs and landings

- Upgrades at kitchen and toilet rooms
- Replace non-compliant classroom sinks
- Upgrade fire alarm
- Fire sprinklers
- Signage
- Non-structural hazards
- Smoke vent at state

Old-Wing Classroom/Auditorium - Basement:

- New paving for access to classrooms
- Upgrades at doors, stairs, and landings
- Fire alarm upgrades
- Fire sprinklers

Construction Cost Estimate Summary (reviewed by John Nelson of *murakami*/Nelson Architects) and Project Cost Summary (reviewed by Mike Wassermann of CPM):

Construction Cost Estimates:

(as reviewed by John Nelson of *murakami*/Nelson Architects):

Building:	\$3,368,000
Site work:	\$ 570,000
Phasing (5%):	\$ 197,000
Total, with Phasing:	\$4,135,000*

*rounded to the nearest \$1,000

Project Cost Summary:

(as reviewed by Mike Wassermann of CPM):

Construction Cost Estimate: (18 month construction period, 2 phases on occupied site):	\$4,134,000
Soft Costs:	\$1,116,000
Contingencies:	
Construction:	\$ 413,000
Project:	\$ 165,000
Escalation (5%) (start construc. 6/09)	\$1,078,000
Interim Housing:	\$1,113,000
Total Project Conceptual Cost Estimate:	\$8,000,000

*rounded to the nearest \$1,000

Per John Nelson, it is planned to leave the windows the way they are. He also advised that a lot of water intrusion and dry rot is expected on the external walls of Wildwood. He advised that Wildwood parents were shown this same presentation last week.

Community member Yvonne Gonzalez Rogers asked if Wildwood would be a collapse hazard situation building. Mr. Nelson advised that, in a general sense, there are a few buildings in Piedmont in the red tag area which would mean real concern about building performance. A larger portion of the buildings are in the yellow tag group – the building would undergo severe damage and would most likely be unusable after an earthquake. Wildwood falls into that category, as do

Beach and portions of Havens. It is not a collapse issue; it's more of an operational one – the building not being able to be used after an earthquake.

She also asked, in terms of fire department access, what is their plan in case of a fire at this time at Wildwood. Mr. Nelson advised that the architects and project management team have been talking with the fire department about fire issues and Wildwood is on the list to be discussed. This information will be known by the November 28 meeting. The fire department presently evaluates the fire drills at each school site. Per Ms. Meckley-Archuleta, with each of the concept designs, there is review by the fire marshal for their feedback and input .

Bond Program: Review and Approve
Guidelines for Measure E Project Program
Plan Decision-Making

Carolyn Kenney, Havens Parents Club representative to school board matters, read a summary from their meeting regarding seismic options at Havens and the parent feedback:

- The Havens hybrid option was overwhelmingly supported over rebuilding, if those are the only two options given, even though it was felt that the retrofit option will reduce the size of two classrooms and worsen an already spatially inadequate school layout
- 85% preferred the hybrid option over the retrofit
- only about 25% of the people polled thought the hybrid option satisfied most of their expectations relative to the programmatic needs
 - even with the hybrid option, millions would be spent to upgrade the school which still may not satisfy the short or long terms needs of the school
 - parents are concerned and feel the hybrid option is a wasteful use of community resources
 - parents would also like to know that if funds were spent on a half-way solution for Havens, how would that move toward meeting the long term objectives of that school site?
- parents still feel there is not enough contextual information:
 - will there be enough flexible space to accommodate a full-day kindergarten in the near future?
 - is there adequate space for resource and enrichment classes in the hybrid option?
 - how will the play space be optimized for 500 students?
 - were safety considerations taken into consideration, along with student eating spaces?

Interest was also expressed in some kind of a facilities master plan, whether for one school, the three elementary schools, or the District as a whole.

Parents felt that due to the cost estimate and the limited funds under Measure E, the option of rebuilding was not being pursued by the Board. However, the majority of the parents present were strongly in support of this option because it would allow unmet needs to be addressed at the same time that the seismic risks were mitigated, potentially reducing overall costs in the big picture. Many felt that unmet program needs could be more economically addressed concurrently with the seismic

issues, and that these needs are not going to go away, even after the seismic issues are addressed. There seemed to be a consensus that Havens does not have an architectural character worth preserving and has inferior facilities. On the other hand, there was concern expressed that improving the buildings for other than life safety would not necessarily change the quality of education to a degree worth the expenditure of funds.

Alternate funding considerations were also discussed. About 92% of the participants at the meeting were in favor of private fundraising. About 72% of the parents attending the meeting said they would support an additional bond and there was discussion about developing a special assessment district just for the Havens attendance area. However, after the discussion of equity across the elementary schools, a poll was taken and the majority of people were not in favor of that option.

Bernard Pech, community member, discussed bonding capacity and bonding authorization.

The Board discussed the "Guidelines for Measure E Project Program Plan Decision-Making". Pages 56-59 of the agenda contained the guidelines.

It was moved by Board Member Lindenmayer to adopt the narrative and summary of guidelines for the use and program plan decision making.

Board Member Tolles asked for the motion to be amended to include page 55 (overview and narrative), which amendment was agreed to and included.

The Board passed the motion unanimously.

Bond Program: Update from the Public Engagement Subcommittee

Board Member Ray Gadbois advised that the subcommittee has been meeting to discuss the next phase of the decision making process and planning for the community workshop. He wanted to mention that the decision making process is going to begin at the Special Board Meeting of November 28, 2007 and continue on into January 2008 and perhaps beyond that. He also wanted to clarify that no Board decisions would be made at the Community Workshop on December 8, 2007 and that there will be other opportunities for public input. He displayed the flyer for the community meeting. Information will also be placed on the bond program web site.

Call for Nominations for California Schools Boards Association (CSBA) Delegate Assembly, 2008-2010

It was moved by Vice President Geddeis, seconded by Board Member Tolles, and passed unanimously to nominate Anne White from Livermore Valley Joint Unified School District for Region 7B Delegate Assembly Member for 2008-2010.

The Board was polled and the motion passed unanimously.

INFORMATION / ANNOUNCEMENT

Election Timelines:

1. Information on Filing for Board Member Openings

Information was provided regarding running for a Board member position. For any questions on filing, Superintendent Hubbard recommended that City Clerk Ann Swift be contacted.

In January-February, it is anticipated that a meeting will be scheduled in order for candidates to be provided with pertinent information on current issues before the Board, Board protocol, etc.

2. Information on City Charter and Impact on Elections

The City Council voted to place a measure on the Regular Municipal Election Ballot of March 4, 2008, amending Section 8.01 of the City Charter to move the City's General Election date to the first Tuesday after the first Monday of February in even numbered years. Since the March 2008 election is already set, this means that the next regular election would be in February 2010, rather than March 2010.

CORRESPONDENCE

President Monach received an email from a Berkeley resident regarding our District's efforts in promoting respect. An email was received from a citizen regarding the District's web site, which was responded to by Assistant Superintendent Michael Brady. Emails were received with questions from parents participating on the GATE Advisory Council; from the Havens Seismic Committee; seven emails were received on the bond program web site; and an email was received with a flyer from Beach School.

BOARD REPORTS

Assistant Superintendent David Roth attended an awards ceremony, along with Brooke Zimmerman, Director of Student Support Services; Rich Kitchens, Piedmont High School Assistant Principal; and Jeanne Donovan, Piedmont Middle School Principal, sponsored by the California Business for Excellence in Education and the "Just for Kids Organization", which awarded each of our schools were selected by the California Business for Education Excellent (CBEE) Foundation and *Just for the Kids – California*, along with 565 other public schools in California to receive the title of 2007 Honor Roll school. Schools receiving this distinction from California's business community have demonstrated consistently high student academic achievement and have made significant progress toward closing achievement gaps among all their students.

Board Member Gadbois mentioned that during the Curriculum Council process, it may seem like there is a lot of criticism going on, but the District wants to open up dialogue and he trusts the process.

Board Member Tolles attended the Beach Site Council meeting. The success of the staff development program was discussed, due to the generous support of the Rawlings Foundation and the Piedmont Educational Foundation. Teachers are very enthusiastic about the opportunity for them to grow, also.

President Monach attended a lecture, along with Superintendent Hubbard and some other Piedmont parents, given by Stanford psychology professor Carol Dweck, whose book, "Mind Set", is about seeing how much effort there is in one's mind set to continuously improve. Her research finds that if you learn and understand that it is in your control to strengthen your mind, then

that is how well and at what rate one will learn. It is hoped that Professor Dweck can speak at a future Parent Education Night.

CONSENT CALENDAR:
ACTION ITEMS

President Monach acknowledged the donation by Mimi and Jeff Felson of a cello, valued by the donors in the amount of \$1,000, for use by the Wildwood Music Program.

It was moved by Vice President Geddeis, seconded by Board Member Gadbois, and passed unanimously to approve the Consent Calendar as follows:

1. Accept Donation (as indicated above)
2. Adopt Regular Board Meeting Minutes of October 24, 2007
3. Approve Personnel Action Report
4. Approve Warrant List for Goods & Services Rendered by the District Dated October 26, 2007
5. Monthly Financial Report of the District for October 2007
6. Approval of Assignment Under Education Code Section 44258.3 and 44258.7(c) and (d)
7. Approve one Consultant Services Contract with Jennifer H. Selke, Ph.D., to provide one elementary school student with small group therapy, effective July 1, 2007, through June 30, 2008, at a total cost not to exceed \$3,300. Funding Source: Special Education
8. Approve One Individual Service Agreement with Dori Maxon, PT., PCS, Med., to provide occupational therapy and physical therapy assessments for one preschool student, effective October 25, 2007, at a total cost not to exceed \$2,000. Funding Source: Special Education.

FUTURE REGULAR BOARD MEETING
AGENDA ITEMS

- Review of Board Bylaws (Section 9000) (Board Workshop-TBD)
- Emergency Plan: All Sites (Dec 12)
- Special Board Meeting, City Hall, 7:00 p.m., Initiate Program Plan Development Phase (Nov 28)
- Community Meeting: Saturday, December 8, 2007, 9:00 a.m.-1:00 p.m., PMS multipurpose room: Community to Provide Input on Draft Program Plan
- Quarterly Report on Measure E Bond Expenditures (Dec)
- Approval of School Instructional Calendar for 2008-09 (Dec)
- Notice of Completion & Release of Retention Fee: Witter Complex Track & Field Renovation (Dec)
- Approve Consolidated Application, Part II (Jan)
- Review and Adopt Yearly Budget Development Calendar (Jan)
- Presentation & Acceptance of Annual Financial Report (Audit Report) (Jan)
- State Budget Update (Jan)
- Application Opening of Arthur Hecht Volunteer of the Year Award (Jan)
- Approve Quarterly Report of Complaints received under Williams Settlement Agreement (Oct-Nov-Dec 07) (1st mtg Jan)

ADJOURNMENT

There being no further business, and with no objections by the Board, the meeting was adjourned at 10:15 p.m.

JUNE MONACH, Board President
Piedmont Unified School District
Board of Education

CONSTANCE HUBBARD
Secretary, Piedmont Unified School District
Board of Education