

GLENDALE UNIFIED SCHOOL DISTRICT  
SUPERINTENDENT'S FACILITY ADVISORY COMMITTEE  
(SFAC)

SFAC Meeting Minutes

June 10, 2019

The Superintendent's Facility Advisory Committee meeting was held in Room 1101 at Marshall Elementary School at 1201 East Broadway in Glendale on Monday, June 10, 2019.

Committee Members Present:

Greg Andrews	Reinard Knur
Derrick Chevalier	Una Chung-Iwasaka

Staff and Board Liaisons included:

Hagop Kassabian, Administrator: Planning, Development and Facilities  
Stephen Dickinson, Chief Business and Financial Officer  
Dr. Armina Gharpetian, Board Member  
Shant Sahakian, Board Member  
Carla Walker, Principal, Marshall Elementary School  
Diana Espiritu, Administrative Secretary

Each Committee member was provided with the following items in their packets:

- SFAC Meeting Agenda

I. Call to Order

The meeting was called to order at 4:38 p.m.

II. Roll Call and Establishment of Quorum

A roll call was taken and a quorum was reached.

III. Approval of Minutes from May 29, 2019 Meeting

A Committee member asked for an update on what happened to the parent at Glendale High School that was stuck in a restroom. Mr. Kassabian informed members that the locks were changed in the restroom.

A Committee member asked for additional details on the pricing per square foot on the painting projects. Mr. Kassabian provided details as to how the contractors provide cost

estimates, which is based on the size and complexity of the project, not just the cost per square foot.

A Committee member asked for a follow up on the remaining funds left in the Program Reserve fund. Mr. Dickinson informed the Committee that this information would be provided at a future meeting.

Committee member Reinard Knur made a motion and Committee member Una Chung-Iwasaka seconded the motion to approve the minutes of the May 29, 2019 meeting. Committee members Greg Andrews and Derrick Chevalier abstained. Following the meeting, an email vote was requested to obtain sufficient votes to approve the minutes.

#### IV. Tour of Marshall Elementary School

Staff decided that in the interest of time, it would be best to hold a tour of the site following the discussion of all items on the agenda. The tour was held following adjournment.

#### V. Action Items

##### **1. Selection and Award of Lease-Leaseback Contract for the Glendale High School Aquatic Center Project**

Planning and Development staff received three (3) bids for the projects on May 30, 2019 as listed below.

- Neff Construction - \$13,673,676
- Balfour Beatty Construction - \$14,248,345
- The Nazerian Group - \$14,444,123

Staff conducted interviews with the contractors on May 31, 2019 and contractors ranked as follows:

1. Balfour Beatty
2. Neff Construction
3. The Nazerian Group

Following the interviews, staff has had discussions with Balfour Beatty and Neff Construction to provide revised construction costs for the project. Balfour Beatty reduced their costs to \$13.9 million, and Neff construction reduced their costs to \$13.67 million. The current budget is detailed as follows:

- Original project budget - \$10.9 million
- Spent to date - \$1.3 million (A/E fees)
- Projected future expenditures \$1 million (A/E, inspection, salaries)
- Estimated construction cost from 2016 - \$7.9 million

- Available budget - \$8.6 million

Staff discussed details with the Committee as to why the project came in over budget and options to move forward with the project.

Mr. Kassabian discussed the options for moving forward with the project, with the first option being the recommendation to allocate additional funding for the project of approximately \$5.3 million. A second option is to de-scope the project. However, due to escalation in costs this option would be very difficult to bring down to the original cost without reducing the quality of the materials. A third option is to repair the existing pool and address any unsafe areas.

A Committee member asked how old the pool is, and staff informed members that this project to replace the pool has been scheduled for several years, going as far back as Measure K.

A Committee member asked if the Lease-Leaseback contract is a not-to-exceed amount. Mr. Kassabian informed the Committee that the Guaranteed Maximum Price (GMP) is set is not expected to increase. This process allows the District to select the contractor who shows the best qualifications overall. A member asked what the District can build for the original \$8.6 million. Mr. Kassabian informed the Committee that the cost of the infrastructure alone is estimated at over \$9 million.

A Committee member asked if the Hoover and Crescenta Valley High School projects are anticipated to be the same. Mr. Kassabian informed the Committee that the CVHS project is not anticipated to be as much because they have no retaining wall in the project. This project is estimated to cost around \$7 million to \$7.5 million. Hoover High School's project is estimated to cost \$10 million if it is kept at the current location. Moving the pool to a different location would be more costly and would be best to coordinate with the City of Glendale.

Committee members agreed to bring this item back with additional information at a later time. No action was taken on this item.

## VI. Other Business

- **Update on the Sagebrush Territory Transfer** – the next meeting will be scheduled for the fall. Additional details will be communicated to members as they are finalized.
- **Measure S Updates**
  - Summer Projects – scheduled to begin in the coming weeks
  - Site Visits – Mr. Kassabian has conducted a site visit to all 32 District sites. Notes will be compiled and a study session will be scheduled likely in the fall after being presented to SFAC for review.

- **Additional Comments** – A Committee member made a motion to add an item to the next SFAC agenda to discuss a recommendation for the next chair and vice chairperson. Mr. Chevalier made a motion, Mr. Andrews seconded the motion, and all Committee members unanimously agreed.
- **Next meeting date** – Monday, July 8, 2019 at 5:30 p.m. Meeting site to be determined at a later time and communicated to all members.

VII. Adjourn

The meeting was adjourned at 6:01 p.m.

Following adjournment, staff led the Committee on a tour of Marshall Elementary School.