

GLENDALE UNIFIED SCHOOL DISTRICT

**Superintendent's Facility Advisory Committee (SFAC) Meeting
Thursday, May 14, 2020**

8:00 a.m.

**Conference Call Meeting
Dial-In Number: 213-992-5901
Access Code: 944-3796**

AGENDA

I. Call to Order

II. Roll Call and Establishment of Quorum

III. Action Items

- **Approval of Project and Budget Allocation for the Glenoaks Elementary School New Building - \$12.8 million**
- **Approval of Project and Budget Allocation for the Monte Vista Elementary School New Building - \$12.7 million**
- **Approval of Project Authorization Addendum with DC Architects for Architectural Services at the Glenoaks Elementary School New Building Project - \$800,000**
- **Approval of Project Authorization Addendum with Rachlin Partners for Architectural Services at the Monte Vista Elementary School New Building Project - \$800,000**
- **Approval of Budget Allocation for Design Services for the Possible Marshall Elementary School Cafeteria/Multipurpose Room Project - \$50,000**

IV. Other Business

- **Next Meeting Date – Tuesday, May 26, 2020 at 5:00 p.m.**

V. Adjourn

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

SFAC Meeting Minutes

May 14, 2020

The Superintendent's Facility Advisory Committee meeting was held via conference call on Thursday, May 14, 2020.

Committee Members on the Call:

Reinard Knur
Una Chung-Iwasaka
Cindy Dardon
Harmik Aghanian

Staff and Board Liaisons included:

Dr. Vivian Ekchian, Superintendent
Dr. Armina Gharpetian, Board Member
Hagop Kassabian, Administrator: Planning, Development and Facilities
Diana Espiritu, Administrative Secretary

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

- SFAC Meeting Agenda
- Agenda Informational Items

I. Call to Order

The meeting was called to order at 8:20 a.m.

II. Roll Call and Establishment of Quorum

A roll call was taken and a quorum was reached.

III. Action Items

- **Approval of Project and Budget Allocation for the Glenoaks Elementary School New Building – \$12.8 million**

Mr. Kassabian informed the Committee that following the Measure S Study Session on May 12, 2020, Planning and Development staff was directed to move forward with budget allocations for new building projects at Glenoaks and Monte Vista Elementary School. Four (4) options were presented to the Board and the agreement was made to

move forward with Option C with a budget of \$12.8 million for a prefabricated building.

Dr. Ekchian noted that as a result of COVID-19, the Board suggested that the District not spend all Measure S funds in case they need to be used for other technology or infrastructure needs. Dr. Gharpetian confirmed Dr. Ekchian's comments, noting that the Board wants to step back following these allocations. The Board decided on projects that are a priority, but other items need to be pushed back to take into consideration future safety and technology needs.

Reinard Knur noted that all 5 of these items have been discussed and reviewed by the Committee in past meetings. This information is now updated information that will be taken to the Board.

Harmik Aghanian asked if the remaining \$46 million includes these allocations. Mr. Kassabian clarified that the remaining \$45.9 million is what is available without these deductions. Once these items are approved, they will be deducted from the remaining amount.

Una Chung-Iwasaka asked how the prior estimates of \$18-\$20 million dropped so significantly. Mr. Kassabian noted that prior numbers had several different design options, some with multiple buildings, some with L-shaped buildings, and options that were customized to fit the current campuses' design. The scope of work was larger and they were stick buildings or Pre-Fast buildings. Staff worked with other prefabricated building companies to obtain the mail goal, which is the replacement of the existing bungalows. These designs are more efficient and require less work.

Mr. Knur asked to clarify if these are new buildings or premanufactured. Mr. Kassabian noted that they are not bungalows, but rather premanufactured buildings, where a general contractor installs a manufactured building. DSA approval is still required, as is site work and foundations. With these buildings, the flooring, walls, HVAC and duct work are already incorporated into the building. This budget includes grading and foundation work, as well as escalation and contingencies, soft costs, and architectural fees. Dr. Gharpetian asked if this budget includes FF&E, and Mr. Kassabian confirmed that it does.

Ms. Chung-Iwasaka asked how these budgets compare to some ORG project budgets that were much higher. Mr. Kassabian informed the Committee that several of the ORG projects had larger budgets because they were significantly larger buildings, and the smaller buildings had much smaller budgets, such as Muir and Lincoln Elementary Schools. Ms. Chung-Iwasaka also asked if the bungalows can be kept at the school sites. Mr. Kassabian noted that the library classroom at Monte Vista Elementary School will remain in its place. The remaining buildings will be relocated by the District as needed, to be used at other sites or marked as surplus and sold as needed.

Ms. Chung-Iwasaka asked how much the buildings at Stengel Field cost. Mr. Kassabian informed the Committee that the GUSD building was purchased for \$1 from

Long Beach Unified School District, and the GCC building was purchased from another location by the college for approximately \$20,000.

Mr. Aghanian asked how old the bungalows are. Ms. Chung-Iwasaka believes some of them are approximately 27-28 years old, but staff did not have details available at the time.

- **Approval of Project and Budget Allocation for the Monte Vista Elementary School New Building – \$12.7 million**

Mr. Aghanian asked if all the bungalows are being replaced at both schools. Mr. Kassabian noted that with the exception of the library building at Monte Vista Elementary School and one building at Glenoaks Elementary School which is currently being used as a counseling office/therapy room, all other classroom bungalows will be replaced by the new buildings.

Mr. Aghanian asked if there are any limitations architecturally on these projects and how they fit into the school. Mr. Kassabian informed the Committee that there are some limitations compared to a traditional stick building. With stick buildings you pay a premium cost for architectural details. With premanufactured buildings, you can customize colors, finishes, landscaping, and hardscaping to fit the school.

Ms. Chung-Iwasaka asked if the new restroom bungalow at Monte Vista will still be used. Mr. Kassabian noted that the restroom building will move to the new interim housing location along with the classroom buildings.

Mr. Knur asked when staff anticipates these projects to be completed. Mr. Kassabian informed the Committee that following the Board's approval, the final project is expected to be completed within 2-2.5 years.

Ms. Chung-Iwasaka asked how the estimated 1% per month escalation cost dropped. Mr. Kassabian noted that these changes are a result to changes in the economy.

- **Approval of Project Authorization Addendum with DC Architects for Architectural Services at the Glenoaks Elementary School New Building Project – \$800,000**

- **Approval of Project Authorization Addendum with Rachlin Partners for Architectural Services at the Monte Vista Elementary School New Building Project – \$800,000**

Mr. Kassabian noted that the architectural agreements are coming from the allocation of funds for each individual project.

Mr. Reinard Knur made a motion to approve action items 1 through 4. Ms. Una Chung-Iwasaka seconded the motion. A roll call vote was taken and all Committee members unanimously agreed.

- **Approval of Budget Allocation for Design Services for the Possible Marshall Elementary School Cafeteria/Multipurpose Building Project – \$50,000**

Mr. Kassabian informed the Committee that this allocation is only for design services for the project. This will provide preliminary options for a location for the building, the estimated size of the building, and cost estimates. Once options are obtained, staff will come back to the Committee and the Board with options, estimates, and costs for a proposed project.

Mr. Knur asked if this includes architectural costs and subsequent consultations. Mr. Kassabian confirmed that this budget is only for conceptual type drawings, not submittal plans.

Ms. Cindy Dardon made a motion to approve action item 5. Mr. Harmik Aghanian seconded the motion. A roll call vote was taken and all Committee members unanimously agreed.

IV. Other Business

- **Next Meeting Date** – Tuesday, May 26, 2020 at 5:30 p.m. via conference call. Dr. Ekchian thanked the Committee for their participation and dedication to the students of GUSD.

V. Adjourn

The meeting was adjourned at 8:56 a.m.