



Branciforte Middle School Bond Site Committee Meeting (Quarterly)

Meeting Notes for 09/14/20 (Virtual Meeting)

Participants:

- Chris Garcia – SCCS
 - Casey O'Brien – B40 MS
 - Amy Spiers – B40 MS
 - Lisa Orozco – B40 MS
 - Molly O'neil – B40 MS
 - Sara Goldfarb – B40 MS
 - Shelli Stepps – B40 MS
 - Dustin Dennis – B40 MS
 - Robert Orrizzi – Community Member
 - David Peartree – Belli
 - Ismael Magana – Belli
- Introduction/ Agenda Items: Principal Casey O'Brien
- Covered brief history and the make-up of the Committee.
 - Discussed the schedule of the next Committee meetings, to be held quarterly.
 - Introduced committee members and architects.
- Presentation (Updates on past, current, future projects and budget summary): David Peartree of Belli Architectural Group provided a PowerPoint presentation covering the following:
- Projects Completed: Presented site plan diagrams and discussed areas where projects have been completed and shared images of completed work.
 - Projects Under Construction: Presented site plans and discussed areas where projects are actively under construction and shared images of work in progress.
 - Upcoming Projects: Presented the tentative schedule and phasing of the remaining projects. This includes projects currently in design phase and others in permit processing phase.
 - Current Budget Status:
 - Reviewed the Measure A allocation for the campus.
 - Reviewed and answered minor questions about funds spent/committed thus far against the allocation.
 - Discussed in detail budgets for the remainder of the allocation
 - Reviewed with committee status of funds spent, allocated and remaining. Provided cost estimates for remaining projects.
 - In consideration of the volatility of the construction environment at this time and based on the recent experiences at other SCCS campuses, it is possible that not all projects originally identified in the Teter, Inc. master plan will happen during Measure A. more will be known once the first of the classrooms modernizations go to bid this fall/winter.
 - The Teter master plan originally identified a limited amount of resources for revisions to the library and administration functions. With Belli's three years

working closely with the site and SCCS' Facilities Department, we are recommending a more comprehensive modernization approach to these uses. The budget shown reflects this approach.

- Any adjustments to work scope as actual bids come in will be considered holistically, shared out with this Committee with input/concurrence sought. The budget/scope status of remaining projects will be discussed at every upcoming Bond Site Committee Meeting. Ensuing discussion of this and the above points led to consensus of the presented approach by the Committee.
- David Peartree offered to address any questions and or comments throughout the presentation. The attendees engaged in a Q&A session and general discussion about what was presented.
 - Questions/Comments:
 - Robert Orrizzi: In regards to the Street Presence Improvements project, it appears construction has not started back up? The Japanese Maple tree seems to be in bad shape, and it appears it has not been taken care properly per the arborist report? The orange fencing around the trees does not appear to be in line with the arborist report?
Response:
 - Construction has restarted. Means and methods requires the contractor to work from the back of the campus forward towards Poplar Street.
 - Casey O'Brien and Chris Garcia confirmed that the contractor is routinely watering the tree. Shock from the arborist-recommended limb trimming has caused the tree to lose its leaves, an expected and temporary condition.
 - Belli and SCCS will review to ensure tree protection requirements are in line with arborist recommendations. At last site visit, the protections in place were consistent with the recommendations.
 - Sara Goldfarb: Does the MPR have a stage, I don't see it in the images provided?
Response: Yes, there is a new stage, it can be seen to the right of the image provided.
 - Sara Goldfarb: Given the current COVID situation, what is the status of construction for Phase 1 classroom modernization?
Response: Pending DSA Approval, construction should early winter, 2021 for Building "J." Classrooms 3, 4, 22 and 23 will be modernized over summer 2021 to avoid conflicts with instruction.
 - Sara Goldfarb: What is the plan for back to school in January?
Response: The District is closely monitoring the available options of returning back to school grounds with the necessary and suggested guidelines from the CDC and other governing entities. It is possible that in classroom school sessions resume on a limited scenario (say 15 students per classroom) come January 2021, but that is still being worked on.
 - Sara Goldfarb: Is there a budgetary concern of how to address the budgeted estimates being higher than anticipated?
Response: The team continues to closely monitor the bid environment and value engineer as needed certain items that are not critical or can be done in a more cost-efficient manner. Per discussion in the budget portion of the presentation, the process will be iterative and will involve the Committee in addressing budget concerns as they arise.
 - Robert Orrizzi: Based on this presentation, complete Bond Construction shall be done by January 2024?

Response: This is difficult to answer given things not in our control such as DSA and the bidding environment, pandemic delays, etc. As of now, the plan is to be completed with all bond construction potentially in 2024. Most of the remaining construction is on the interior of campus, which is less impactful to the neighboring community.

- Robert Orrizzi: Regarding the Street Presence Improvement project, is the cost shown on your budget sheet the actual cost considering including the change orders?

Response: Yes, the cost in the budget reflects that most recent total project cost.

- Robert Orrizzi: Based on the trees removed, can you confirm that trees will be replaced at the promised 5:1 ratio of removed to planted?

Response: Belli and SCCS will need to review this further, outside of this meeting. Chris Garcia and/or Casey O'Brien will engage Mr. Orrizzi directly to discuss further.

End of Meeting Minutes