

**Albany Unified School District
Measure E
Bond Oversight Committee
District Office-Board Room
904 Talbot Avenue
Albany, CA 94706**

MINUTES OF:

Regular Meeting of August 20, 2009

MEETING CALLED TO ORDER:

Chair Riffer called the Regular meeting on August 20, 2009 to order at 7:01 P.M.

MEMBERS PRESENT:

Alan Riffer, Peggy Thomsen, Greg Lunkes, Dave Clahan, Anni Tilt

MEMBERS ABSENT:

Jesse Nawy, Bob Jacobs, Chris Donahue

OTHERS PRESENT:

Marla Stephenson; Laurie Harden, Tom Murphy, Dave Burke

PUBLIC COMMENT PERIOD: None

OLD BUSINESS:

Approval of Minutes:

Minutes of April 16th meeting were amended and approved. Moved by Peggy and seconded by Anni.

NEW BUSINESS

Comments by Committee Members

Marla Stephenson stated that there are 2 openings on the School Modernization Measure A Oversight Committee. The committee work is done and there is just one final report to be prepared. The Committee is currently waiting for the auditors' report. Once that report is finished the Committee can conduct their last meeting.

Pool Committee (and Sustainability Committee) Update

The Pool Committee and the Sustainability Committee conducted a joint meeting earlier this evening. A matrix was prepared that identified items that could be included in the pool project. A cost was also affixed to each of the said items. The project will proceed with a design that will include the following: solar hot water system, pool covers (automatic for the indoor pool and manual for the outside pool), operable windows, UV system, radiant heat on the floors (partially on the deck and in the locker rooms), a second cogeneration will be a separate project. The pool project will be a CHIPS qualified project but will not register the project. There is a fee (approximately \$25,000) and a time cost to registering the building. LPA is currently working on the plans for the pool project and will submit to them to DSA in November. The plans should be out of DSA in March so construction can start in May 2010. The Pool Committee will continue to meet to discuss various issues such as the type of chlorine system and finish types). There will be a joint update to the School Board in September. There is a cost of approximately \$600,000 to add the features recommended by the Sustainability Committee.

Marla and Dave are also looking at a modular building that is LEED Silver (and CHIPS qualified). They will take a trip to Manteca to see the building and meet with the building manufacturer. The District has not determined if they will lease the building or purchase it outright. Need to investigate the LEED Silver possibility since the site location of the building on the school site is part of the LEED scoring criteria.

Design Scope Update

The scope of the project essentially remains the same except for the sustainability additions. LPA is currently working on the plans. The demolition is complete and the permanent fence is in place. The demolition went fine and came in at \$260,000 (budget was \$300,000).

The cogeneration is now disconnected so the High School utility bills have increased a bit. The kitchen is also complete.

Budget Update

There has not been a lot of change in the budget since the last meeting. There will be two big payments in August for the demolition. The budget numbers do not reflect the approved Sustainability Committee features and the building will cost approximately 20 percent more than shown on the budget. There will be a revised budget forthcoming. The revised budget will show the additional items as suggested by the Sustainability Committee. Furniture and Equipment will also show up on the revised budget.

The scope of the project is increasing. If the construction costs increase, there are certain fees (architects, engineers, project manager, and inspector) that are tied to the construction cost that will rise as well. This will be shown in the revised budget.

Marla summarized the Sustainability Committee report which also included a business plan for the pool. The Committee's recommendations are as follows: optimize the building envelope, pool covers (automatic for the indoor pool, manual for the outdoor pool), cogeneration (\$250,000 and not sure it is needed-if needed, will be a separate project), solar water heater, solar photovoltaic (separate project), right-size equipment, air conditioning, pool chemicals (chlorine and UV, not salt).

The Committee's Business Plan for the pool showed that the pool would "break even" financially-good news. The report indicated that 2 pools are better than one for income generation. The pools would also expand the PE program at the High School and the Middle School.

Schedule Update

The school board has endorsed the pool project with the sustainability additions. There is a target date of 2011 for completion of the pool project. The principal has asked that the portables be in place by the start of the 2010-2011 school years. Dave and Marla are researching this to see if it can happen. There may be an additional cost to bring in the utilities earlier than the rest of the project which is a sequencing issue.

Marla stated that the Bonds have been sold and they closed on July 10th with an interest rate of 4.852%. There were new bonds as well as some refinancing of older bonds. This was a competitive sale and there were 4 bidders.

A question was asked whether or not the portable needs DSA approval. The building must be DSA approved (the manufacturer takes care of this) and then the physical location of the building on the site must also receive DSA approval.

There was some discussion regarding the Annual Report. The auditor needs to complete their report and present the results. This will most likely take place in December. The committee will prepare a draft report to be presented/discussed at the October meeting. The report will be finished in January after the auditors' report is finished.

NEXT MEETING:

The next meeting will be set for October 15th 2009 at 7:00pm.

OTHER BUSINESS: None

ADJOURNMENT:

Peggy moved to adjourn. Seconded by Anni.

Meeting was adjourned at approximately 8:00 p.m.

DATE OF APPROVAL: October 15, 2009