



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
July 10, 2013**

TO: Mayor and City Council

FROM: Councilmember AnaMarie Avila Farias

PREPARED BY: Mercy Cabral, Deputy City Clerk

SUBJECT: Support Vicente Briones High School Upgrade Remodel

DATE: July 3, 2013

RECOMMENDATION:

Consider letter of support encouraging the Martinez Unified School District Board not to rescind the motion passed last year to allocate funds to the Vicente/Briones High School upgrade remodel.

BACKGROUND:

At the meeting of June 19th it was brought to the attention of the Council that the School Board was considering rescinding the previously adopted motion to construct a new campus for Vicente/Briones.

FISCAL IMPACT:

None.

ACTION:

Motion authorizing Mayor to sign a letter of support encouraging the School Board not to rescind the motion passed last year to allocate funds to the Vicente/Briones High School upgrade remodel.

Attachment:
Letter of Support
MUSD Attachments



City of Martinez

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July 11, 2013

Martinez Unified School District
School Board
921 Susana Street
Martinez CA 94553

Dear School Board Members:

The Martinez City Council would like to express continued support and encourage the School Board to move forward with the "Vicente Martinez High School and Briones Independent Study" (Vicente/Briones) addition and not to rescind a motion that allocated the funds for this project. Please uphold the decision that was made and honor your commitment to our children.

These improvements are vital to the community and our children. Vicente/Briones School desperately needs these improvements due to the dilapidated and deteriorated existing conditions. We need to provide our school teachers with the tools they need to teach and inspire our children and this starts with creating an inspiring learning environment that is safe and welcoming.

We understand and appreciate your concern about the pipelines that are located on the property; however, as you are aware all of the schools in district have major pipelines located within the property or in close proximity to school parcels. Additionally, the majority of the City of Martinez has pipelines crossing through highly densely populated parcels throughout town. We want to assure you that the City of Martinez has strong relationships with the regulating agencies and companies that monitor these pipelines for safety. This concern should not be cause to divert funds from renovating Vicente/Briones School.

Our students and at risk youth deserve to be in a healthy, inspiring learning environment. We have a community responsibility to be a voice for all the children in our community regardless of their socio-economic background. Although building a new school will not guarantee academic success it does communicate to our children that the Martinez community has invested in their education and is dedicated to helping them achieve academic success. Vicente/Briones' curriculum is designed to address the academic needs of students in our community that typically cannot be met in regular schools. Vicente students deserve to have the same upgraded school facilities that our other school campuses enjoy.

Sincerely,

Rob Schroder,
Mayor

ROB SCHRODER, MAYOR



Martinez USD Master Plan Project List

Site	Project	Board Established Priorities						Approved Budget	State Funding Eligibility	Board Rating (1 = Low, 5 = High)
		State Funding	Health & Safety	Cost Savings	Community Expectations	Educational	Systemic Equity			
Phase 1 Measure K Bond Sale								\$24,850,045		
Program Contingency 10%								\$2,485,005		
Fund 40 for Solar	<i>Approved 4/2/2012</i>							\$800,000		
Fund 40 for LIES and AHS	<i>Approved 6/4/2012</i>							\$2,100,000		
Available Funds								\$25,265,041		
Approved to Date										
District-Wide								\$11,500,000	\$2,700,000	
	Wireless Tech Plan				X	X	X	\$2,000,000		
	Technology Infrastructure (VOIP, alarms, etc.)	X	X				X	\$2,000,000		
	Energy Management System			X				\$500,000	\$500,000	
<i>Increased 4/2/2012</i>	Solar PV Array	X		X				\$7,000,000	\$2,200,000	
Alhambra HS								\$7,100,000	\$1,801,321	
	Central Plant / Mechanical Upgrades	X	X	X				\$1,150,000	\$1,471,534	
	Performing Arts Expansion	X			X	X		\$3,000,000	\$329,787	
	Hillside Stabilization - Access Road, Field Level Sabilization, Track Re-Surfacing		X					\$2,000,000		
<i>Approved 6/4/2012</i>	Softball Field Renovation				X			\$600,000		18
<i>Approved 6/4/2012</i>	Stadium Bleacher Floor Boards, Press Box		X		X			\$350,000		18



Martinez USD Master Plan Project List

Las Juntas ES								\$1,950,000	\$0	
	Kitchen / Servery Remodel		X					\$660,000		
	Shade Structure		X					\$60,000		
	MPR Flooring & Tables		X					\$110,000		
Approved 6/4/2012	Site Frontage / Parking / Drop-Off		X					\$1,120,000		19
	Subtotal							\$20,550,000		
	Phase 1 Balance							\$4,715,041		

Total Approved (project subtotal \$20,550,000 + contingency \$2,485,005) = \$23,035,005

Recommended Phase 1 Projects										
Vicente / Briones New Construction Option								\$5,027,100	\$1,366,800	
	Alternative Campus: New Construction					X		\$5,027,100	\$1,366,800	
	Phase 1 Balance							\$312,060		



Martinez USD Master Plan Project List

Site	Project	Board Established Priorities						Recommended Budget	State Funding Eligibility	Board Rating (1 = Low, 5 = High)
		State Funding	Health & Safety	Cost Savings	Community Expectations	Educational	Systems/Equity			
Additional Proposed Projects										
District-Wide								\$5,750,000	\$0	
	Wireless Tech Plan (Phase 2)				X	X	X	\$2,000,000		16
	Exterior Lighting		X					\$1,000,000		21
	Roofing Maintenance						X	\$1,750,000		19
	Painting						X	\$1,000,000		19
Alhambra HS								\$15,233,900	\$1,289,361	
	Gymnasium / Classroom Addition	X			X	X		\$3,100,000	\$989,361	21
	Building D CTE Renovations	X			X	X		\$1,300,000		20
	Commons / Servery Remodel	X	X		X	X		\$2,200,000	\$300,000	21
	Building J Renovation	X				X		\$350,000		14
	Courtyard Remodel (Commons and Bldg. F-H)					X		\$650,000		18
	Library Reading Room Enclosure and new Entry	X						\$311,000		13
	Upper Track Field (repair and seed) <i>Completed in Hillside Stabilization PH1</i>				X			\$0		14
	Allowance for Classroom Modifications to support Educational Program					X		\$1,000,000		18
	Counseling Center Modernization and Library Conference Rooms	X				X		\$190,000		13
	Administration Remodel		X					\$500,000		10
	Stadium Upgrades (Practice Gymnasium, Team Rooms, Sports Medicine Classroom, Restrooms, plaza, etc.)				X			\$5,632,900		14



Martinez USD Master Plan Project List

Martinez JHS										\$840,000	\$0	
	Science Lab Fit-up								X	\$140,000		20
	Misc. Modernization	X	X						X	\$200,000		17
	CTE Facility								X	\$500,000		12
John Muir ES										\$1,700,000	\$0	
	Window Coverings, Domestic Water System		X							\$1,700,000		22
John Swett ES										\$750,000	\$0	
	MPR Lighting, Flooring, HVAC Upgrades, Field Renovation		X							\$750,000		20
Las Juntas ES										\$1,375,000	\$0	
	Building C - Kindergarten Modernization								X	\$1,375,000		8
Martinez Adult Modernization										\$1,778,000	\$0	
	Kitchen Modernization		X						X	\$440,000		17
	Adult Ed. Modernization - Portable Re-configuration								X	\$742,000		18
	Adult Ed. Modernization - Permanent Buildings								X	\$491,000		17
	Parking Lot Repairs								X	\$105,000		11
Project Budget Subtotal										\$27,426,900	\$7,157,482	
	Phase 1 Balance									\$312,060		
	Phase 2 Bond Sale									\$19,900,000		
	Program Contingency 10%									\$1,990,000		
	Total Remaining Measure K Funding									\$17,597,941		
	Balance									-\$9,828,960		
	Potential State Funding									\$7,157,482		
	Program Contingency 10%									\$745,748		
	Balance									-\$2,671,478		



Martinez USD Master Plan Project List

Proposed Alternate Projects									
Vicente / Briones Modernization Option							\$2,415,000	\$1,366,800	
<i>Phase 1</i>	Vicente / Briones Modernization Option (Phase 1)	x				x	\$640,000	\$140,000	
<i>Phase 2</i>	Vicente / Briones Modernization Option (Phase 2)					x	\$1,775,000		



Vicente/Briones Project Overview:

1. In November, 2010, the voters passed a \$45 million bond (Measure K). Here is the ballot language:

“To qualify for State grants, install solar energy improvements, provide and upgrade classrooms; rehabilitate infrastructure; improve school grounds; enhance Alhambra’s performing arts building; add culinary arts, career and technical education classrooms, and furnish computers and other electronic equipment, shall Martinez Unified School District be authorized to issue up to \$45,000,000 in bonds at legal interest rates, with citizens’ oversight, independent annual performance and financial audits and no increase in the estimated tax rate”

2. After the bond passed, the district engaged in master planning to identify key facility projects in accordance with the bond measure language.
3. Over time, the board identified top-priority projects to be completed first during “Phase 1,” using the first series of bonds sold (\$25 million). **See the “Vicente/Briones Project History, 06.24.2013” document for a timeline of all actions related to the project.** *The Vicente/Briones project was eventually approved under Phase 1.*
4. Based on input from key stakeholders, the Board determined that renovated rooms or a new facility was needed for Vicente (continuation high school) , and Briones (independent study) students.
 - a. It was estimated that renovation would cost about \$2.4 million for the Vicente/Briones rooms alone, with eligibility for up to \$140,000 in state funding.
 - b. New construction would cost approximately \$5 million, but the project would have state eligibility of about \$1.3 million, should funds become available through passage of a state bond. *(It was later determined that, based on a new formula, etc. , the district could be eligible for up to \$2 million in state funding for new construction).*
5. During the master planning phase, it was determined that construction of a new Vicente/Briones facility would be superior to renovation for several reasons **(see the “Vicente-Briones Presentation” document for details):**
 - a. New construction would render the district eligible for more than \$1.3 in state eligibility funding, whereas renovation would only bring in up to \$140,000 in eligibility funding.
 - b. While renovation of the current rooms would cost less in the short-term, the buildings are so old that it would actually be a more expensive proposition in the out-years with additional dollars needed for maintenance.
 - c. New construction would be optimal programmatically.
6. On April 2, 2012, the Board voted for the new construction option under “Phase 1”, with a budget of about \$5 million. The motion carried 3 – 2.

7. The Board later completed a rating task in which they ranked the remaining projects in order of priority, in order to determine if they would be completed in Phase 2 (2nd series of bonds, \$20 million), or would be placed on a potentially-unfunded “Phase 3” list. The assumption was that if the district received all of the eligibility funding for which it has been applying, there could be enough to pay for some of these lower-priority **projects (see the “Measure K Project List” document, attached)**. Because the Vicente/Briones project had already been approved under Phase 1, it was not rated.
8. As a requirement of state funding eligibility, the district had to obtain an analysis of the underground gas pipes. CDE later verified that the level of risk associated with the pipes fell below the state’s threshold of “acceptable risk,” and authorized the district to proceed with the next steps (design submittal, etc.)
9. Citing the pipelines as one reason to reconsider other alternatives to construction of a new facility at the proposed location, a Board member requested that the Board rescind its April 2 vote for new construction. On June 24, 2013, the board engaged in a discussion about whether or not to consider a motion to amend the original vote, based on input from legal counsel in addition to the district’s construction manager and chief architect **(see the “Presentation, 06.24.2013 Overview” document)**.
10. After a lengthy discussion that included a lot of public input (in favor of continuing with the plan for new construction), it was determined through agreement of a majority of the board members that an item to consider amending the original motion would be placed on the August 12, 2013 Board meeting agenda. Deidre Siguenza, our newest Board member, was the swing vote in the decision to place the item on the Aug. 12 agenda. She stated that she wanted time to review the information, and make an informed decision about considering a motion to amend. At least two of the Board members, including Deidre, also indicated that more time would allow them to re-examine the current design, and possibly consider a different site should new construction still be the outcome.