



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

Subcommittee Board Members: Madeline Kronenberg, Chair & Charles Ramsey, Member

Agenda Documentation: When backup documentation is produced for an item on the agenda, it will be available for review at the Facilities Operations Center.

Meeting Location: Facilities Operation Center, 1400 Marina Way South, Richmond, CA 94804

MEETING MINUTES

A. OPENING PROCEDURES

A.1 Roll Call – 4:00 pm

Madeline Kronenberg, Chair, was present. Charles Ramsey, Member, was present.

A.2 Approval of Agenda: Confirm agenda and items for inclusion in Discussion

Mrs. Kronenberg moved to approve the agenda. Mr. Ramsey seconded her motion.

A.3 Approval of Minutes: February 11th & February 27th, 2014

Mrs. Kronenberg moved to approve the minutes. Mr. Ramsey seconded her motion.

A.4 Next Meeting: April 15, 2014

Mr. Ramsey moved the meeting from April 8th to April 15th at 4pm

B. PUBLIC COMMENT

B.1 Public Comment

Members of the public are invited to speak on any matter related to the District's facilities at this time. Members of the public may speak on individual items of interest in the agenda as the items are discussed.

None

C. ACTION ITEMS

C.1 Highland Elementary School Architectural Contract. Presenters: Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Program Manager of SGI; Steve Kwok of Quattrocchi Kwok Architects ; David Ranch, Principal at Highland

Mr. Abdalla introduced Mr. Steve Kwok of Quattrocchi Kwok Architects. Mr. Kwok attempted to explain the slowdown and why there was a need to reduce the scope. Mr. Ramsey clarified that this was a scope driven program and the budget was adjusted at the Board level, and where was the breakdown? Mr. Abdalla clarified to Mr. Ramsey that this was a scope driven program and the budget was adjusted at Board Level, as well as at a past FSC meeting. Mr. Garrahan explained the process and how the estimate for the budget amount came from the master planning level, which was a strategic approach. He stated that the approved budget was fifty five (\$55) million with a construction estimate of forty one point five (\$41.5) million. The most recent estimate is forty seven (\$47) million from Silva Consulting. Mr. Garrahan introduced Mr. Javier Silva of Silva Consulting who commented that the school buildings (Library, 2 Classrooms, RSP, Pre-school & Special Ed) were approximately seventy seven thousand one hundred seventy-two (77,172) square feet. It would cost six hundred fifteen and forty nine dollars (\$615.49) per square foot to tear down and rebuild the site. The site build cost had come in at twenty eight (\$28) dollars a square foot. Mr. Silva stated that the cost was based on the teardown of the school and complete site package, and all combined in one.



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Facilities Subcommittee Meeting of the Board of Education

March 11th, 2014

4:00 PM

Mr. Ramsey commented that there was something wrong with this picture and that this was a K-6 school with only a six hundred (600) student enrollment. Mr. Kwok explained that the driving cost is partly because Highland has twelve (12) acres but half of the land is not usable. He indicated that it left only six or seven acres of usable space which part of it was long, narrow and steep. Mr. Kwok described how there was a lot of work, and the plans are to leave the existing school in place. He indicated that in building a two story construction there were many issues to address, such as the site construction where topography was an issue and particularly the traffic going in/out of the site is very complex. All of these issues contribute to the high cost. Mr. Kwok explained that the intention was to keep the students at the existing school instead of in a temporary housing. Mr. Abdalla explained that there were issues that needed to be resolved with the City of Richmond. He explained that part of the new Highland is sitting on a parcel, and the City of Richmond owns one fifth of that parcel of land, which has caused delays to this project. Mr. Abdalla explained that the District was still in negotiations with the City of Richmond. Mr. Fay stated that he was planning to offer to the City of Richmond a swap of the Hilltop property (land the District owns where La Cheim is located). Mr. Fay indicated that the new design land issue was a separate issue from resolving issues with City of Richmond and cannot move forward. Mr. Silva indicated that there was a productive meeting with Mr. Brown last week in Santa Rosa to outline the schedule for the project. Mr. Silva projected that the Design Development phase should be completed in June 2014. He indicated that the District staff will have a review period starting now and into the Fall. Mr. Silva commented that he expects the construction documents sometime around March 2015. Ms. Debra McGuire and Mr. Craig Gaevert will be working on this project. Mr. Ramsey requested that they attend the next meeting regarding this project. Mr. Garrahan said the A/E contract would be addressed and finalized on March 26, 2014. The move in date was scheduled for 2017 summer time (August). Mr. Abdalla stated there should not be any further changes to the budget.

D. DISCUSSION ITEMS

D.1 Legal Requirements for Pre-Qualification. Presenters: Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Program Manager of SGI; Cate Boskoff of Orbach, Huff, & Suarez

Mr. Abdalla introduced Mr. Kimball Cook from Orbach, Huff & Suarez. Dr. Harter mentioned that Cate Boskoff was not available to attend. Mr. Cook indicated that the legal requirements for pre-qualification were not mandatory prior to January 1, 2014, and the District was not mandated to do prequalification. Mr. Matt Pettler (School Facility Consultants) spoke up and stated that there was no State Funding eligibility currently, but it might change with the new bond and some schools may become eligible. Mr. Ramsey stated that the District was way over the eligibility bond money capacity and was worried about this legal requirement. Mr. Abdalla clarified that there was not much work to do a prequalification because the District was already doing it. He stated that the District currently had a long list of approved contractors. Mr. Fay stated that we have the best of all worlds, and under current provision we don't have to do pre-qualifications so builders can't protest bid. Mr. Ramsey voiced concern about prequalification below \$16 million. Mr. Fay explained that after the King Elementary experience, the District had contractors who were not qualified to perform. Mr. Fay indicated that the "in house" paper screening allows the District to screen private sectors contractors that do not have K-12 experience, and try to work on District projects which are under sixteen (\$16) million. Mr. Ramsey voiced concern about state eligibility and not having that eligibility any longer. Mr. Matt Pettler cautioned there could be a program change, but added that there had not been a program change in sixteen (16) years since Stege's eligibility back in 1998. Mr. Ramsey asked why the District has a sixteen (\$16) million threshold rather than a lower amount like six (\$6) million? Mr. Abdalla indicated his main concern was for projects for full rebuild that had major project requirements like King. Mr. Abdalla indicated that there were special pre-qualifications for projects over \$16 million.



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

Mrs. Kronenberg stated that there were two purposes to having a pre-qualification. The first one is to put a contractor in line for eligibility and the second purpose is to ensure quality. The pre-qualification helps the District weed out contractors that have no K-12 experience. Mr. Lance Jackson provided an example of a contractor for Harding who did not have school work experience and would not have been able to win a major project. Ms. Kronenberg asked the District to look at the standards of the people we are dealing with to make sure that we have the strongest professionals, and to continue to do "in house" screening to make sure everyone is highly qualified.

- D.2 Update on Seismic Applications for: Valley View Elementary / Lincoln Elementary (Facilities Hardship) / Pinole Middle School / Crespi Middle School / Leadership / Gompers High / Richmond High / Pinole Valley High. Presenters:** Magdy Abdalla, District Engineer Officer; Matthew Pettler, School Facility Consultants; Marnie Rosenstein, School Facilities Consultants; Marcus Hibser, HY Architects; Kam Yan, Kam Yam & Associates; Warren Pottebaum, Thornton Tomasetti; Kevin MacQuarrie of WLC Architects; Jose Vilar of Baker-Vilar Architects

Magdy introduced Matthew Pettler, Keith Holtslander, Jose Vilar, Marcus Hibser, Warren Pottebaum to do the presentation of seismic applications. Matthew Pettler provided a power presentation and introduced the aspects of the State School Facility Program Seismic Funding Update.

Eligibility is a two phase process:

Phase 1 – Division of State Architects (DSA) responsible for reviewing all K-12 schools for structural safety, fire life safety; accessibility compliance - specifically if a building is eligible for special funding; (Seismic funding is separated (Earthquake funding) and there is a separate process for this funding).

Phase 1 – Program Eligibility: (Category 2 Buildings)

- **Eligible Building Types:** C1 - Concrete Moment Frame; C1B – Reinforced Concrete Cantilever Columns w/ Flexible Diaphragms; C2A – Concrete Shear Wall w/ flexible Diaphragms; C3A – Concrete Frame with infill Masonry Shear Walls and Flexible Diaphragms; PC1- Precast/Tilt up Concrete Shear Walls with Flexible Diaphragms; PC1A- Precast/Tilt up Concrete Shear Wall with Rigid Diaphragms; PC2A- Precast Concrete Frame without Concrete Shear Walls and with Rigid Diaphragms; PC2- Precast Concrete Frame and Roofs with Concrete Shear Walls; URM- Unreinforced Masonry Bearing Wall Buildings; RM1- Reinforced Masonry Bearing Wall with Flexible Diaphragms; URMA – Unreinforced Masonry Bearing Wall with Rigid Diaphragms; S1B – Steel Cantilever Columns with Flexible Diaphragms; S3 – Steel Light Frame Metal Siding and/or Rod Bracing, or M – Mixed construction containing at least one of the above structure types.
- **Structural Engineer Prepares Eligibility Evaluation Report that Determines Building Collapse Potential Due to Ground Shaking, Faulting, Liquefaction, Landslide**
- **DSA Concurrence Letter Issued**

Phase 2 or 3 – Replacement Funding vs Rehabilitation Funding

- Minimum Required Work to Mitigate (what needs to be done)
- Cost Benefit Analysis (is this worth pursuing)
- DSA Concurrence Letter Issued

OPSC Funding Process

-Request for Conceptual Approval (Optional) (After Phase 2/3)

- Confirms Eligible Project
- Identifies Estimated Eligible Funding
- No Funding Guarantee



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
 Facilities Subcommittee Meeting of the Board of Education
 March 11th, 2014
 4:00 PM

-Request for Funding – Final DSA Plan Approval Required

- Secures your Place in Line for Funding
- Must Have all Agency Approvals in Place

-Funding Determination

- Funding for Buildings that Qualify for Rehabilitation Equals 50% of OPSC Approved Rehabilitation Cost
- Funding for Buildings that Qualify for Replacement Equals \$292 per Square Foot of Toilet Area and \$162 per Square Foot of Non-Toilet Area of OPSC-Determined Eligible Replacement Square Footage

Seismic Mitigation Program Status of State Funds:

\$199.5 Million	Total Set Aside from Proposition 1D
\$24.8 Million	Amount Apportioned
\$15.4 Million	Amount on Unfunded List
\$159.3 Million	Amount of Remaining Authority
\$19.8 Million	Amount on Workload List
\$139.5 Million	Net Available Funding as of January 22, 2014 (last SAB Meeting)

Gompers - Seismic Funding:

- Final Project DSA Plan Approval Received on May 2, 2012
- Engineer (Thornton Thomasetti) Retained in June 2013 to Prepare Seismic Evaluation
- Site Required AB 300 list Modification for Building Type Designation (Request Submitted June 28, 2013, Approved by DSA August 13, 2013)
- DSA Phase I Eligibility Package Approved on November 6, 2013 and December 30, 2013 for Auditorium and Classroom Buildings
- Remaining Tasks:
 - ✓ Obtain DSA Concurrence to Minimum Required Work – Engineer Retained to Prepare Detailed Cost Estimate of Minimum Required Cost to Mitigate (Phase 2/3 Approval)
 - ✓ Rehabilitation vs. Replacement Funding Analysis
 - ✓ Submittal of OPSC Funding Request
- Potential State Funding – TBD

Discussion:

They have final DSA plan approval. Mr. Warren Pottebaum of Thornton Thomasetti stated that Gompers eligibility had been confirmed and Phase I was completed. He was currently working on the Phase II report for plans for the cost estimator to put together a cost estimate. Mr. Abdalla indicated that this is not yet ready. Also, a cost estimate was being prepared by FOC Staff. Mr. Pottebaum estimated late April for plans to be prepared and ready. Mr. Ramsey asked the square footage, which Mr. Pettler determined to be approximately thirty five (35) thousand square feet. Mr. Pottebaum stated that the buildings had already been demolished and replaced, so they have to go through a process to determine the cost information. Mr. Ramsey commented that Gompers had brick buildings and that it was a problem. Mr. Pottebaum reiterated that he was looking at two (2) buildings for what retrofit would have been needed to bring them up to code. He commented that no original architectural drawings were found, and were not available, and the last retrofit was done to the building in 1934. Mr. Pettler indicated a really rough estimate that the cost could be three point five million (\$3.5M) to be funded.



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

Crespi - Seismic Funding:

- DSA Phase 1 Eligibility Concurrence Letter Received on February 15, 2012 for Gymnasium
- DSA Phase 3 Concurrence Letter Received on June 26, 2013
- Remaining Tasks:
 - ✓ Engineer Retained to Prepare Detailed Cost Estimate of Minimum Required Cost to Mitigate
 - ✓ Submit Request for OPSC Conceptual Approval
 - ✓ Preparation and DSA Approval of Final Plans for Project
 - ✓ Submittal of OPSC Funding Request
- Potential State Funding – TBD

Discussion:

Mr. Pettler stated that Phase I had already been approved. Mr. Pettler stated that the plan was to renovate the gymnasium, but although Crespi qualified for Rehabilitation Seismic funding it does not deter the District from replacing the gymnasium instead. Mr. Pottebaum stated that Phase I report for eligibility had already been accepted by DSA. He mentioned there was already a previous report for retrofit costs performed and they were now coming back for cost estimating for replacement. Mr. Pottebaum indicated that by mid-April he expects to provide set of plans to the cost estimator and would work with them to develop cost estimates. The District has to decide to either retrofit or replace the gymnasium. Mr. Pottebaum said there was a kick off meeting last week with Baker Vilar Architects, who are working as a subcontractor for Thornton Thomasetti. Mr. Ramsey stated this was on the AB300 list and Mr. Pottebaum said it was a matter of putting together plans and making sure we have potential costs for replacement of finishes, mechanical and electrical. The estimate does not include the finishes and other miscellaneous needs which need to be added, but not included in the estimate yet. Mr. Ramsey stated he would prefer to tear down the gym and replace it and asked Dr. Harter to bring it to the FSC October meeting to determine replacement versus rehabilitate. Mr. Pettler said the potential rough state funding estimate is four hundred fifty thousand (\$450,000) but there is more work that still needs to be done which would increase the estimated amount.

Pinole Valley HS - Seismic Funding:

- Design Under Way for Replacement Project at Site
- DSA Phase 1 Eligibility Package Submitted on October 31, 2013, for Library/Admin, Little Theater, Cafeteria, Gym and Career Center/Classroom Buildings. Approvals Received in February 2014
- Remaining Tasks:
 - ✓ Obtain DSA Concurrence to Minimum Required Work - Engineer Retained to Prepare Detailed Cost Estimate of Minimum Required Cost to Mitigate (Phase 2/3 approval)
 - ✓ Rehabilitation vs. Replacement Funding Analysis
 - ✓ Submit Request for OPSC Conceptual Approval
 - ✓ DSA Approval of Final Plans for Project
 - ✓ Submittal of OPSC Funding Request
- Potential State Funding – TBD

Discussion:

Mr. Pettler indicated that Phase I had already been approved for several buildings, which are DSA eligible. Mr. Pottebaum specified that there were five (5) buildings on the campus that were eligible for DSA approval for Phase I. Mr. Pottebaum stated that they have started an analysis for retrofit so they can determine if we are looking at retrofit or possibly replacement as the bucket of funds to use. Mr. Pottebaum stated that WLC is working as a



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

subcontractor with Thornton Thomasetti to help put together the architectural scope along with the electrical, mechanical and plumbing cost estimates over and above the seismic work. Mr. Pettler indicated that the dollar amount for replacement costs for five (5) buildings is twelve point eight (\$12.8) million dollars. Mr. Pettler stated that there is a balancing act and would like to attach the modernization funding to the seismic, and whether we qualify for modernization versus replacement.

Valley View ES - Seismic Funding:

- Final Project DSA Plan Approval Received on February 13, 2014
- Buildings Not Confirmed as Category 2
- Permanent Classroom Buildings Identified by Structural Engineer as Wood and Steel-Framed with Some CMU Walls
- Remaining Tasks:
 - ✓ Determine Building Eligibility
 - ✓ If Eligible, Prepare and Submit Phase 1 to DSA
 - ✓ Obtain DSA Concurrence to Minimum Required Work - Engineer Would Prepare Detailed Cost Estimate of Minimum Required Cost to Mitigate (Phase 2/3)
 - ✓ Rehabilitation vs Replacement Funding Analysis
 - ✓ Submittal of OPSC Funding Request
- Potential State Funding – TBD

Discussion:

Mr. Pettler stated that they received DSA plan approval on Feb 13, 2014. Mr. Wally Gordon indicated that there was a wood frame structural issue in the masonry walls. Mr. Gordon did not have the information yet but he stated that Mr. Scott Berge is working on the Phase I eligibility, which he estimates will be about a month or so before they have DSA approval. Mr. Pettler stated that he will be working with Mr. Gordon and staff, and they will need to confirm through the eligibility evaluation report and get DSA to concur on what elements of the buildings are category 2 and get Phase I approval. They will know more about the status in Phase 3 when they determine whether it will be a rehabilitation potential state funding site, which will not lock us into using it as a replacement instead. Mr. Ramsey requested they review De Anza along with other school sites. Mr. Pettler agreed that they are looking at all the other school sites. Mr. Holtslander stated he was getting proposals from architects for other District schools, and was working with Mr. Pettler to review the info for several sites. Mr. Holtslander also stated he was reviewing a District wide seismic evaluation, that was done a few years ago by Thornton Thomasetti, and reviewing that information with Mr. Pettler.

Pinole MS - Seismic Funding:

- Permanent Buildings Not Confirmed as Category 2
- Buildings Identified as Wood and Steel-Framed with Stucco Finish
- Per Additional Review by Structural Engineer, Buildings are not Eligible Building Types

Discussion:

Mr. Ramsey asked Fred Powell to come up and present. Mr. Pettler stated that it does not appear that Pinole MS is eligible for seismic funding. Mr. Pottebaum indicated that Pinole Middle School has a wood and steel frame with stucco finish campus. Mr. Pottebaum said that the building is safe but it is not eligible based on the building type. Mr. Ramsey asked them about the portables, but Mr. Pottebaum stated the portables were not eligible either. Mr. Ramsey asked about the gymnasium and requested they look at Pinole Middle School



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

again and return with information in late April to Early May.

Richmond HS - Seismic Funding:

- Modernization of Unit A – Project Under DSA Review, Replacement of Buildings B and C – Pending Design
- Need to Confirm which Buildings are Category 2
- Most Buildings Identified by the Structural Engineer as Wood Framed with Significant use of Concrete and Masonry
- Remaining Tasks:
 - ✓ Finalize Building Eligibility
 - ✓ Prepare and Submit Phase 1 to DSA for Eligible Buildings
 - ✓ Obtain DSA Concurrence to Minimum Required Work - Engineer Would Prepare Detailed Cost Estimate of Minimum Required Cost to Mitigate (Phase 2/3)
 - ✓ Submittal of Rehabilitation vs Replacement Funding Analysis
 - ✓ Submit Request for OPSC Conceptual Approval
 - ✓ DSA approval of Final Plans for Project
 - ✓ Full Funding Request
- Potential State Funding – TBD

Discussion:

Mr. Pettler stated that he needed to confirm category two (2) buildings at Richmond High School. Mr. Jose Villar of Baker Villar confirmed that the Unit B Gymnasium and the rehabilitation of Unit A are at DSA for comments. Mr. Abdalla clarified that this discussion was about the perspective of seismic funds, and not the status of where we are at with DSA. Mr. Villar explained that the existing classroom building is a tilt-up building with wood frame diaphragm, along with a AB300 building and concrete top, mostly wood. The existing Unit C Girls Gymnasium has extensive use of masonry. Mr. Holtslander indicated that Rutherford and Chekene will be doing the Structural Engineering work for this project.

Lincoln ES – Facility Hardship:

- Pursuing Facility Hardship Funding Related to the Building Footing Issue Encountered During the Lincoln ES Modernization Project Performed in the Mid 2000's
- Structural Safety Report has been Submitted for Review and Concurrence by the DSA
- Remaining Tasks:
 - ✓ Obtain DSA Concurrence of the Health and Safety Threat
 - ✓ Submit Facility Hardship Funding Request to OPSC for Approval
 - ✓ Submit Request for OPSC Conceptual Approval
- Potential State Funding – Reimbursement of 60% of OPSC-Approved Remediation Costs

Discussion:

Mr. Pettler clarified that this was related to the building footing issue during the Lincoln ES Modernization Project in the mid 2000's. Mr. Pettler introduced Mr. Marcus Hibser from HY and Mr. Sumod Ddgir from Kam Yan Associates. Mr. Hibser commented that there was a Structural Safety Report that had been submitted to DSA for review and concurrence. Mr. Hibser indicated that there was no life threatening issues but there were footing issues encountered during the Lincoln modernization project in the mid 2000's. Mr. Hibser stated that after the Lincoln construction, there were a lot of defects in the building. Mr. Ddgir created a report that stated that the concrete footing had sand in it which caused the rebar to come up, and the columns were a mess. The report showed that the columns attachment and embedding was about fifty percent (50%) and not adequate. Mr. Ddgir submitted the



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

report to apply a fix to the construction and a change order was provided to have repairs performed. The report was submitted to DSA for their approval of sixty percent (60%) of nine hundred ninety three thousand (\$993,000), approximately six hundred thousand (\$600,000) of OPSC funding.

Other Funding Updates:

- \$1.6 Billion State Bond Sale Scheduled for March 13, 2014 (School Portion TBD)
 - Potential Funding for LPS Richmond -- \$692,436
- The Governors' Budget Includes a Proposal to Transfer School Facility Program Bond Authority from Specialized Programs (Such as the Seismic Mitigation, Career Technical Education, High Performance Incentive Grant, and Overcrowding Relief Grant Programs) to New Construction and Modernization Programs
- State School Facilities Bond Bill Introduced – AB 2235
- April/May Likely to See if Additional Money Becomes Available from Projects that were Unable to Move Forward. Could Benefit Modernization Applications at Peres ES (\$1,101,173); Gompers Cont. (\$2,402,936) and Coronado ES (\$1,254,797)
- Continue to Get in Line for Funding:
 - ✓ Helms Playfield Modernization
 - Submitted to OPSC November 4, 2013 (Estimated \$83,503)
 - ✓ Kennedy Science Classrooms Modernization
 - Submitted to OPSC December 6, 2013 (Estimated \$864,661)
 - ✓ Valley View Replacement Campus
 - Finalizing OPSC Submittal (Estimated \$1,189,434)

Mr. Ramsey asked Dr. Harter to bring this back to the FSC meeting in June for estimating status. Mr. Ramsey requested Dr. Harter to bring it to the full Board in June. Mr. Abdalla suggested having this issue brought to the full Board in July. Mrs. Kronenberg encouraged that the Public needs to see this information and we do not to leave money on the table. She stated that this shows the Public that the District is being aggressive and going after money for our schools.

D.3 Chavez Elementary [Portable Replacement / Multi-Purpose Building] Architect Selection Process for Needs Assessment. Powell & Partners / Baker Vilar Architects. Presenters: : Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Program Manager of SGI; Fred Powell of Powell & Partners; Jose Vilar of Baker Vilar Architects; Jeanette Ramirez, Principal at Chavez Elementary

Mr. Abdalla asked permission to bring this matter to the Board in April to approve competition between two architectural firms (Baker Villar Architects and Powell & Partners) for Chavez ES. Mr. Abdalla introduced Jose Vilar and Fred Powell and asked them to start working on a Needs Assessment Study. Mr. Abdalla stated that they were going to work on a new Multi-Purpose Bldg., plus a new building to replace seven (7) portable classrooms. Dr. Harter introduced Jeanette Ramirez, Principal of Chavez. Dr. Harter also wanted to add the parent drop off zone improvements to the scope of work. Mr. Holtslander stated that he knows the previous architect and he can get a hold of Harlan Krusemark, if needed. Per Principal Ramirez, Chavez has a Site Committee ready to participate in the process. Mr. Abdalla will schedule for the two (2) architects to meet and walk the site, and to have discussions with the Site Committee and the Principal. It will take a few months to complete the meetings. Mr. Abdalla reminded the Architects and the School Principal that they were not to schedule any meetings directly. Mr. Ramsey asked if there were any ADA compliance issues. Mr. Abdalla stated that they won't know until after they start the meetings. Mr. Ramsey advised the two (2) architect firms that they were going to provide a Needs Assessment and to submit the bills to the District using the normal contracting process. Mr. Garrahan confirmed that both firms



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

understood the contracting process, which is already in place. Mr. Vilar planned to schedule their mechanical and electrical engineers to help perform the Needs Assessment. Mr. Powell asked for clarification from the group that the Needs Assessment would be for the Multi-purpose building, a new building for seven (7) classroom portables and the parent drop off zone. Mr. Ramsey determined that the selection of the architects needed to be done before the school year ends. Mrs. Kronenberg suggested that the selection committee visit examples of the two (2) architect's work before the end of May, which makes the voting much cleaner and be able to get approval from everyone. Mr. Abdalla advised that the first meeting would be scheduled for tomorrow March 12th, and then another meeting will be scheduled for the following week to visit the school site. Principal Ramirez planned to present to the Site Committee/Staff, and a selection would be made by mid-May/June. Mr. Ramsey wanted this to be a discussion item in May, but an action item for the June FSC meeting.

D.4 FOC at Seaview – Status Update. Presenters: Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Program Manager; Kent Brown, Senior Project Manager of SGI; Javier Silva, Silva Cost Consulting

Mr. Abdalla introduced Mr. Garrahan and Mr. Kent Brown, SGI. Mr. Ramsey asked for architects, specifically Doug Davis to be present from AE3 Architects. Mr. Brown stated that they are completing back check review before it goes to bid. Mr. Brown presented that the construction cost estimate was ten (\$10) million dollars. Mr. Ramsey made comments regarding the high cost estimate. Mr. Fay stated that he was told four (4) weeks ago that it was two (\$2M) million and after four (4) weeks it went up to eight (\$8) million, and now he is surprised at the significant change to ten (\$10) million. Mr. Ramsey asked why we were spending so much money? Mr. Fay stated the amount was too high and proposed another scenario. Mr. Ramsey asked how much they were paying for the current FOC location. Mr. Abdalla stated it was two hundred sixty nine thousand (\$269) for six (6) months at the current FOC location. Mr. Fay suggested we purchase 1400 Marina Way for five (\$5M) million, to sell Seaview (which is non-suitable as a school) for two (\$2M) million, with a net cost of three (\$3M) million. Mr. Fay stated that he was coming to the Subcommittee for direction because it will cost ten (\$10M) million at Seaview, and we still have to build it plus pay rent while they build it. Mr. Fay stated that his plan is for the District to take over a building they can do something with when the Bond program was over. Mr. Fay will bring it back as a more developed package. Mr. Ramsey and Mrs. Kronenberg agreed and requested for him to bring this back to the FSC in a more developed package.

D.5 Fab Lab Project at Kennedy High School. Presenters: Bill Fay, Associate Superintendent of Operations; Wally Gordon of DLM Architects; Phil Gonsalves, Senior Director of Curriculum and Instruction for Mathematics (Wally Gordon representing Phil Gonsalves)

Dr. Harter introduced Mr. Wally Gordon. Mr. Phil Gonsalves was not available to present but Dr. Harter stated that both he and Phil reviewed the preliminary plans and felt it would work well for the students.

Mr. Gordon indicated this is located in the old Auto Shop at Kennedy High School. Mr. Gordon indicated that Scott Berge met with the staff and discussed the desires of what the staff wanted, and how things were fitting the criteria that staff wished to have for the Lab. Mr. Gordon indicated that this was based on the MIT model for a fabrication lab and collegiate level programs would fit in neatly with the criteria. Mr. Gordon stated that there was a need to have a public location (trapping location) with controlled entry points. It will also have an enclosed computer lab area, rather than



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
March 11th, 2014
4:00 PM

exposed to the shop in general, with glazed walls for transparency and high visibility. He showed where the storage space for projects would be laid out, and it would be open and highly transparent, very visible which is very important for said ease of project movement in and out. Dr. Harter said as the projects get larger they will be able to move them in/out. Mr. Gordon stated the staff requested some sink areas which worked out well because there is already existing plumbing. He discussed the MIT suggested layouts (dashed lines) for equipment and that areas are adequate for producing projects and students to assemble around to work on a project. Mr. Gordon stated it was about four thousand (4000) square feet. The current estimate amount is five hundred thousand (\$500,000), but Mr. Ramsey commented that the cost would not be five hundred thousand (\$500,000) and asked if we have to prequalify since there is no state eligibility funding. Mr. Fay indicated that there was no plumbing but there is some mechanical work. Mr. Ramsey predicted that the project will cost over one (\$1M) million. Mr. Ramsey stated that this will take a few months before it goes out to bid. Mr. Fay asked Mr. Gordon about the requirements for TV and Audio/Video requirements (Skype) and where would it be located? Mr. Gordon stated it would be in the classroom. Mr. Gordon indicated that the walls already existed. Mr. Fay says it is open space and there is no hard lid ceiling and things can come off the ceiling. Mr. Gordon stated that they have not yet had time to work with the mechanical engineer. Mr. Gordon discussed with Scott Berge that the existing mechanical may still be reusable, but Mr. Ramsey is not supportive of that. Mr. Ramsey commented that it should be replaced because it may not be compatible in five (5) years. Mr. Ramsey asked for a budget and cost estimate, and who is going to do the constructability of this? Mr. Gordon indicated Ms. Melissa Truitt would most likely perform the review. Mr. Fay provided a projected Schedule of possibly Fall 2015 for completion.

E. Future Agenda Topics.

Richmond Swim Center – Schedule for this Project (already scheduled for Board)
Fairmont – (Scheduled for Board)

Estimate for some of these projects –

- Richmond HS (status report), what's potentially out there so we have an idea.
- De Anza - Link Learning Building – Status

F. Adjournment:

Meeting ended at 5:58pm