



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
February 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

DRAFT MEETING MINUTES

A. OPENING PROCEDURES

Meeting called to order at 4:00pm.

A.1 Roll Call

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

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

Mr. Ramsey moved to have D.4 and D.5 moved up to before Action Items, and C.3 before C.1, then C.2 before C.1

A.3 Approval of Minutes: January 14th & January 21st.

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

A.4 Next Meeting: March 11th, 2013

The next special meeting will be on February 27th at 4:00pm.

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 Financing Team Status Report – Preparation of Authorizing Resolutions and Ballot Materials.

Presenters: Sherri Gamba, Associate Superintendent of Business Services; Martin Coyne, Director of Bond & Finance; Dave Olson of KNN Public Finance; Jeff Baratta of Piper Jaffray; Travis Gibbs, Partner at Nixon Peabody LLP; Lisal Wells, Partner at Nixon Peabody LLP

Mr. Dave Olson introduced himself, Mr. Jaffray and Mr. Gibbs. He stated he was going to discuss the District's finance status. The district is making steady progress in its preparations for its planned June 2014 bond election. The District plans on calling the election at its regularly scheduled meeting on Wednesday, February 26th. He discussed the Resolution calling the election, the short term ballot language, the Long form project list, the Tax rate statement, and the County counsel's impartial analysis. The board has asked that the language be changed from handicap to Americans with disabilities. The long form project list is being developed to integrate the following concepts: There is a word limitation in the short form ballot language, the long form project list would overlap with 2010 Measure D and 2012 Measure E in the event that negative tax base growth constraints



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such earlier programs. Mr. Jackson asked a question about the wording in the long form. Mr. Ramsey asked why there was such a large drop off after 20 years (from a picture in the presentation). Mr. Olson stated that it was because as the program progressed, previous bonds were being paid off. Repayment of the bonds will begin immediately. Mr. Ramsey asked that Mr. Olson use 2.5 million from tax rate stabilization money to pay off bonds sooner. Mr. Ramsey discussed how the community would love to hear that the debt would be repaid while several other schools were being worked on. Mr. Ramsey asked why the District would only issue \$10 per \$100. The program was built on a 5.75% interest rate. Mr. Ramsey asked if this resolution needed to be on the Action or Consent calendar. Mr. Gibbs stated that he would get back to him within the day with a suggestion. Mr. Ramsey recommended approving this topic. Mrs. Kronenberg agreed.

C.2 Budget Revision – Updated Budgets. Highland / Valley View / Shannon / Fairmont / Lake / Hercules Middle High School / Pinole Valley High School / Richmond High School. Presenters: Juan Garrahan, Deputy Program Manager of SGI; Javier Silva of Silva Cost Consulting; Alfred Louie of Mercurial; Mary Morris of HMC Architects; Wally Gordon of DLM Architects; Marcus Hibser of HY Architects; Steve Kwok of Quattrocchi Kwok Architects; Kevin MacQuarrie of WLC Architects; Jose Vilar of Baker-Vilar Architects

Mr. Garrahan discussed the Approved Budgets, construction estimates, and projected cost at completion for PVHS, Richmond, Valley View and Fairmont. Mr. Louie estimated PVHS on October 15, 2013. He discussed needing to find productive construction workers to meet schedule deadlines. Mr. Silva did the estimates for Building A and Building B for Richmond High. The estimated cost of construction for building A, B, and C would be thirty seven million two hundred forty thousand (\$37,240,000) with a projected cost at completion of fifty five million (\$55M). Unit A was three million (\$3M). Mr. Vilar stated that the drawings for unit A and unit B are currently at DSA. He has received a few questions from DSA plan checkers. Unit C has not been submitted, currently only design development drawings have been submitted Mr. Vilar expects back check comments to come back in a month or so. Mr. Silva stated that it was preferable to do estimates on DSA back-check drawings. Mr. Silva stated that he would be getting a cost proposal to Mr. Garrahan. Mr. Ramsey asked if Valley View ES (June 11, 2013 estimate) included the interim housing. Mr. Louie said no. The area is about three hundred seventy five thousand (375,000) square feet. The utilities, landscaping, grading would be roughly nine million (\$9M). Mr. Ramsey asked Mr. Abdalla to provide a budget that he would like approved. Mr. Abdalla stated that they needed fifty five (\$55M) for Valley View. The last estimate performed on Fairmont was on March 5th, 2012. Mr. Rico stated that the project has been on hold for a little over a year, and they are ready to submit fees to the District which will include the new California Building Codes as well as the new District Standards to be incorporated into the project. Mr. Hibser stated that he was working on an updated cost proposal which should be ready within the next 2-3 weeks. Mr. Hibser stated that the documents were currently at ninety five (95%) CDs, and recommended that there be a snapshot estimate at this point. Mr. Hibser discussed some unforeseen circumstances which will increase the costs of the project. Mr. Ramsey approved a budget of fifty million (\$55M) for Fairmont. Mr. Silva discussed a schematic design estimate that he did in December 2013 for Highland. Mr. Ramsey asked Mr. Garrahan why authorization was not given to QKA to proceed. Mr. Abdalla stated that the District has not yet received the signed Contract from Quattrocchi Kwok Architects. Mr. Ramsey asked that this topic be brought back on February 27th. Mr. Kwok's representative stated that the documents it would take fifteen to eighteen (15-18) months to complete. Mr. Gordon and Mr. Vilar stated that they did not need that much time to be completed. Mr. Hibser stated that he needed twelve to fourteen (12-14) months to have the plans ready to bid out the project. Mr. Ramsey asked to find out who "dropped the ball" on the Highland project. Mr. Durand stated that he was currently half way through schematic design, and developing floor plans, that would meet the needs of Hercules MHS, which was last estimated April 27th, 2012. Mr. Hibser discussed the changes that have been made to the site plan. Mr. Garrahan presented Shannon & Lake ES. Craig Durand from QKA stated the project was approximately forty one thousand (41,000) square



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feet, thirty one million dollars (\$31M) in construction costs. Mrs. Morris stated that Lake ES was roughly sixty eight thousand (68,000) square feet. Mr. Ramsey stated the only two (2) sites that needed budget revisions were Valley View and Fairmont for fifty five million (\$55) each. Mr. Ramsey asked that Mr. Silva estimate Building A & B for Richmond High and bring the estimate back to the March 11th FSC meeting. Mr. Ramsey motioned to approve the Valley View, Fairmont and Richmond's Building A,B,C budget to cover buildings A & B, with building C budget adjustment to be brought back at a later time. Mrs. Kronenberg seconded his motion.

C.3 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

Mr. Fay gave a brief description of what a Fab Lab was and introduced Mr. Gonsalves. Mr. Gonsalves discussed how students would be able to design products and produce 3-D models as well as fabrications of objects. The idea of the Fab Lab is to get students excited about careers in engineering, which he referred to as a "fabrication movement". Fab Labs will be able to communicate with each other nationwide. Mr. Fay stated that the costs would be roughly six hundred thousand dollars (\$600,000). Mr. Gonsalves stated that Chevron provided the funds for the Fab Lab equipment and Fab Lab Manager. Mr. Gordon stated that the old Auto Shop at Kennedy High School would be retrofitted to accommodate the Fab Lab. He discussed the location of equipment and how the classroom is envisioned to be transparent and high-tech. Mr. Ramsey asked that a proposal be brought back to the March 11th meeting for approval. Mr. Fay asked that the Board approve DLM's fee proposal of fifty four thousand dollars (\$54,000). Mrs. Kronenberg & Mr. Ramsey approved the fee proposal.

D. DISCUSSION ITEMS

D.1 Helms Dental Clinic Update. Presenters: Magdy Abdalla, District Engineer Officer; Jose Vilar of Baker Vilar Architects; Juan Garrahan, Deputy Program Manager of SGI; David Gutierrez, Principal of Helms Middle School

Mr. Abdalla introduced Mr. Vilar. Mr. Vilar discussed the proposed location of the Delta Clinic, which will be a portion of Room C1, the Staff Lounge. The room is large enough that a wall can be put down the middle, and have a Dental Clinic, larger than that of Peres Elementary, and still have a Staff Lounge with copy machines. Mr. Garrahan discussed the Controls Group and their duties. The Team Members are Melissa, Samara and April. Mr. Garrahan discussed resource loading. Mr. Vilar stated that he needed authorization before starting master planning. Mr. Ramsey asked that they return to the February 27th meeting with a Contract. Mr. Garrahan clarified that they would be coming back with Mr. Vilar's scope of work and updated proposal. Mrs. Kronenberg asked how long the project was going to take. Mr. Vilar stated that if the project was feasible, after schematic design, cost estimates and DSA submittal it would take roughly fourteen (14) months. Mrs. Kronenberg asked for clarification on what Mr. Vilar's idea of unfeasible was. He spoke about possible utility issues, which could significantly affect the District's budget. Mr. Ramsey asked that he please return with a Contract on the 27th of February.

D.2 Peres Elementary School: Damage to Irrigation Lines / Close Out to Modernization Repairs / Tree Replacement. Presenters: Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Deputy Program Manager of SGI; Marcus Hibser of HY Architects; Jorge Rico of HY Architects; Craig Durand of HY Architects; Jawan Eldridge, Principal of Peres Elementary School



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Mr. Hibser introduced Mr. Durand. Mr. Durand discussed there being a punch list that California Pacific did not want to complete some items were: Trees that were put in without approval or knowledge, storage rooms and other small items. Mr. Roderick Sias discussed how the corrections project was informally bid, and is currently in the process to correct the scope that was improperly performed or neglected to be performed by California Pacific contractors. Mr. Ramsey asked Mr. Fay what his plans were to correct the ADA hand rails. Mr. Fay discussed how the cost would be assessed, the project bid out or given to Maintenance and Operations to complete. Mr. Durand discussed the height of the hand rails, and how the assigned IOR wrote a deviation notice for the rails and the trees. Mr. Sias discussed his steps to get the Contract to complete the project. Mr. Fay discussed the MUNIS approval process, along with the hard copy approval process. Mr. Ramsey asked that this topic be brought back to the April FSC meeting. Mr. Ramsey asked about the irrigation lines. Mr. Freese discussed how the evaluation of the irrigation lines was part of the Contract scope that was not completed.

- D.3 Valley View Update. Presenters:** Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Deputy Program Manager of SGI; Wally Gordon of DLM Architects; Ann Marie Marinakis, Principal of Valley View Elementary School

Mr. Abdalla introduced Mr. Gordon and Mr. Garrahan. Mr. Gordon discussed the locations of the buildings on the site. He discussed the permanent facilities and the temporary housing locations. He showed pictures of what the site would look like once complete. Mr. Gordon stated that the Replacement Campus plans would be DSA approved within six (6) weeks, and another six (6) weeks for interim housing. Mr. Garrahan discussed the schedule. The project would be bid out in the fall of 2014 and construction would begin in summer 2015. The construction could take about eighteen to twenty four (18-24) months. Mr. Ramsey asked about Transitional Kinder. Mr. Garrahan confirmed that it is still in the scope. Mr. Gordon stated that the project was about sixty thousand (60,000) square feet. Mr. Ramsey asked if notification had been given to the site and families for the move to temporary housing. Mr. Ramsey stated that this project was contingent on the new Bond Measure passing. Mr. Ramsey asked Mrs. Marinakis to schedule a meeting with the Valley View Community to notify them of the upcoming construction.

- D.4 King Elementary Repairs List for New Campus / Play Fields. Presenters:** Magdy Abdalla, Chief Engineering Officer; Luis Freese, Executive Director of Maintenance and Operations; Juan Garrahan, Deputy Program Manager of SGI; Armando Torres, Principal of King Elementary School

Mr. Freese discussed his site walk with Mr. Torres. Mr. Abdalla stated that this project was due to be taken care of during the summer. Mr. Abdalla stated that he would bring back a cost estimate in July.

- D.5 Ohlone Elementary School Update / Zovich Credit Estimate. Presenters:** Magdy Abdalla, District Engineer Officer; Tim Peel, Deputy Program Manager of SGI; Fred Powell of Powell & Partners Architects; Mary Morris of HMC Architects; Stephanie Serrano, Principal of Ohlone Elementary School.

Mr. Peel discussed Phase 1 and the projected completion date being June 1st 2014. He discussed the planters, wood benches, typical classrooms and the learning walls. Mr. Powell discussed learning walls, which were sliding marker boards with storage space and audio visual. Mr. Peel then discussed the Building schedule. Mr. Powell discussed the interim housing plan. He stated that he received DSA approval in January. He is currently in the process of adding a fourth kindergarten classroom to the plan. The fourth unit will be submitted to DSA as an addendum within



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the next two (2) weeks. Approval should be received shortly thereafter. Mr. Peel discussed how they are negotiating getting a credit for the full value of the work, or having Zovich complete the work. Mr. Powell discussed having to get a sewer line installed for the portable classrooms. Mr. Ramsey asked that this topic be brought back to the FSC meeting in April. Mr. Ramsey asked Mr. Alaric Robinson, Design Project Manager, what the timeline was to get this work completed. Mr. Robinson stated that it was a tight timeline, and that he was currently working with Mobile Modular and that the timeline should be met without much trouble. Mr. Jackson asked that his staff bring back a detailed schedule. Mr. Ramsey expressed his concern about the number of TK students, affecting the rest of the Kindergarten students starting class, if in the case that the portable classrooms aren't ready in time. It was suggested that the TK students be placed at other sites until construction was completed. Mr. Ramsey asked Dr. Harter to move these TK students to Lupine Hills Elementary for the next six (6) months. Mr. Peel introduced Phase 3. Mrs. Morris discussed how the entire package was being resubmitted because DSA voided the project due to the new building codes. Mrs. Morris discussed building locations on the site. Mrs. Kronenberg asked that this topic be brought back at the April FSC meeting. Mr. Alfred Louie stated that he was the estimator. The last estimate done on this site was on July 31st, which was approximately eight million eight hundred thousand dollars (8.8M) for Phase 3, new construction. Mr. Javier Silva stated that he was given the project on February 3rd. He submitted a cost proposal to Mr. Garrahan. Mr. Garrahan agreed that he was delinquent in giving Mr. Silva authorization to proceed. Mr. Garrahan stated that an estimate could be done with the documents that Mr. Silva already has, followed up by an updated estimate once the DSA approved documents are received. Mr. Garrahan then gave Mr. Silva oral authorization to proceed with the estimate. Mr. Silva stated he would have a preliminary estimate within the week. Mrs. Kronenberg asked for clarification on the amount of work that has to be completed for pre-qualification required projects, that it should be done all the time. Mr. Abdalla stated that the pre-qualification process was now required, and is embedded in the current process. Mr. Powell stated that his set of drawings would be submitted to DSA by the end of next week. There are no additional site plans to review, just the additional fourth kindergarten classroom. He will attempt to get an over-the-counter approval. Mr. Ramsey asked that they bring this back to the April 23rd meeting.

Future Agenda Topics

- Helms Dental Clinic Contract
- Highland is coming back with a Contract.

Adjournment.

Meeting adjourned at 7pm.