



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
Facilities Subcommittee Meeting of the Board of Education  
July 15<sup>th</sup>, 2014  
4:00 PM

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

2  
3 **Agenda Documentation:** When backup documentation is produced for an item on the agenda, it will be  
4 available for review at the Facilities Operations Center or online at: <http://www.wccusd.net/Page/4558>

5  
6 **Meeting Location:** Facilities Operation Center, *1400 Marina Way South*, Richmond, CA 94804

7  
8 **Order of Business: ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE**

9  
10 **MEETING MINUTES**

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11  
12 **A. OPENING PROCEDURES**

13 Meeting was called to order AT 4:01 pm

14  
15 **A.1 Roll Call**

16 Madeline Kronenberg, Chair, and Charles Ramsey, Member, were present

17  
18 **A.2 Approval of Agenda**

19 Item D.2 was moved after C.1. Item C.2 was tabled for the August Facilities Subcommittee  
20 meeting. Item C.3 was moved after D.1 and D.1 was moved after D.6.

21  
22 **A.3 Approval of Minutes:** May 27<sup>th</sup> & June 10<sup>th</sup>

23 Mr. Ramsey motioned to approve the minutes, then was seconded by Mrs. Kronenberg.

24  
25 **A.4 Next Meeting:** August 12<sup>th</sup>, 2014 at 4:00pm

26  
27 **B. PUBLIC COMMENT**

28  
29 **B.1 Public Comment**

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

33  
34 *None.*

35  
36 **C. ACTION ITEMS**

37  
38 **C.1 [0:2:00] Architect Selection for Cesar Chavez Project / Needs Assessment. Presenters:**

39 Magdy Abdalla, Chief Engineering Officer; Keith Holtlander, Director of Facilities and  
40 Construction; Fred Powell, Powell and Partners Architects; Jose Vilar, Baker Vilar Architects;  
41 Jeannette Ramirez, Principal of Chavez Elementary

42  
43 Mr. Holtlander stated that they had two (2) separate meetings with two (2)  
44 different architects. The meetings were consistent because they followed the same method  
45 and used the same people. The meetings were held on March 27<sup>th</sup> and April 24<sup>th</sup>. Both firms  
46 did the Needs Assessment, which has already been turned over to the site Principal. The



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47 final interview was held on July 9<sup>th</sup>. The Principal and the Site Committee chose Powell &  
48 Partners. The scope includes a multi-purpose building, and replacement of eight (8) portable  
49 classrooms. Mr. Ramsey motioned for approval of the architect selection, which was  
50 seconded by Mrs. Kronenberg.

51  
52 **C.2 Selection of Performance Auditor: Presenters:** Magdy Abdalla, Chief Engineering Officer;  
53 Martin Coyne, Executive Director of Bond Finance; Blake Boehm and David Leifer, KNN  
54 Public Finance; Graham Beck, Nixon Peabody LLP; Lisel Wells, Nixon Peabody LLP; Travis  
55 Gibbs, Nixon Peabody LLP; Jeffrey Baratta, Piper Jaffray; Vincent McCarley, Backstrom,  
56 McCarley, Berry & Co.; Scott Henry, Stifel, Nicolaus and Company, Inc.

57  
58 *Item was tabled for the August Facilities Subcommittee Meeting.*

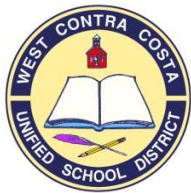
59  
60 **C.3 [2:29:00] Report on AV & Impact on Tax Rate. Presenters:** Magdy Abdalla, Chief  
61 Engineering Officer; Martin Coyne, Executive Director of Bond Finance; Blake Boehm and  
62 David Leifer, KNN Public Finance; Graham Beck, Nixon Peabody LLP; Lisel Wells, Nixon  
63 Peabody LLP; Travis Gibbs, Nixon Peabody LLP; Jeffrey Baratta, Piper Jaffray; Vincent  
64 McCarley, Backstrom, McCarley, Berry & Co.; Scott Henry, Stifel, Nicolaus and Company, Inc.

65  
66 David Leifer stated there was a rebound in assessed value, there was an increase of  
67 10.75% compared to last year. Mr. Ramsey stated that our prediction of 4% of AV growth is  
68 reasonable due to history. Blake Boehm discussed the eighteen (18) month aggregate debt  
69 service. Mr. Leifer stated that the District was in good shape for the 2014-15 school year and  
70 that 2015-16 was in the cross hairs. Mr. Leifer discussed the estimated 2014-15 Tax rates in  
71 the presentation on page 6. Mr. Leifer discussed 2014-15 Bonding Capacity at 5%. 2002  
72 Measure D was discussed and they need to be refunded. A tax rate stabilization account  
73 would need to be created. Convertible CABS would not be used in the new CAB deal. Mr.  
74 Gibbs stated that calling to maturity was not uncommon and was legal so long as the District  
75 had a legitimate business reason to do so, which is keeping the stabilized tax rate low. Mr.  
76 Leifer stated that these bonds were called Pre-Refunded Bonds. Measure J-2005 was  
77 discussed. Measure D-2010 and Measure E-2012 were discussed. Bond insurance was  
78 discussed at [3:00:00] Graham Beck stated that the POS was posted online at Image Master  
79 and was available to the Financial Advisors Group as well as the District. Mr. Ramsey asked  
80 about investor outreach. Mr. Barratta discussed an investor book which looks like the  
81 presentation handouts so that investors have the necessary information they need to buy  
82 bonds. Mr. Barratta stated that if any Bonds are left unsold, his firm will buy them.

83  
84 **C.4 [0:22:00] Technology Budget Review. Presenters:** Mary Phillips, Chief Technology Officer

85  
86 Mrs. Phillips discussed a hand out on the budget; Mr. Ramsey approved her request  
87 of seven million dollars (\$7,000,000), which was seconded by Mrs. Kronenberg.

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91  
92



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93           **C.5 [0:22:0] Valley View Bid Schedule. Presenters:** Magdy Abdalla, District Engineer Officer;  
94           Kent Brown, Senior Project Manager of Design of SGI; Wally Gordon, DLM Architects  
95

96                           Mr. Kent Brown introduced himself and Wally Gordon. Mr. Gordon stated the site  
97           was fifteen (15) acres; the site is going to be replaced in three phases. Each portable has a  
98           serial number attached to them so that the State can keep track of the portables' movement  
99           and sales. The site will be demoed and restored to a pad for the sixty seven thousand  
100           (67,000) square foot school. All fifteen (15) acres are owned by the District but the back half  
101           will be maintained by the City through a Joint Use Agreement. Mr. Freese stated that the  
102           Joint Use Agreement has come back to the District maintaining the area. Mr. Gordon gave a  
103           power point presentation and discussed the Campus Replacement project. Mr. Gordon  
104           stated that the entry canopy was going to be replaced, and that the current one is  
105           vulnerable to seismic activity. Mr. Berge stated that the portables were fifty (50) years old.  
106           Mr. Gordon discussed the placement of the school entry, the Administration Building, the  
107           Kindergarten wing and the library placement. The vehicle magazine size has been tripled in  
108           size and the parking space has been increased by fifty percent (50%). Mr. Gordon discussed  
109           the interim housing plan. The interim housing portables will be split among the hard top and  
110           turf area during demolition and abatement. Jason Rojo and Chris Ram would be managing  
111           the project along with Scott Berge.

112           Mr. Brown provided the following information:

- 113                   ❖ Site Area: 372,223 square feet
- 114                   ❖ Building Area: 66,942 square feet
- 115                   ❖ District Project Manager: Ferdinand Vergeire
- 116                   ❖ Design Manager: Kent Brown
- 117                   ❖ Bid Date for Portables RFP: July 17<sup>th</sup> through August 12<sup>th</sup>
- 118                   ❖ Bid Date for Abatement Demolition: April 2015 through May 2015
- 119                   ❖ Bid Date for New Campus: September 2015 through October 2015

120                           Mr. Abdalla discussed the process of notifying DSA about the project, which includes  
121           completing and submitting Form 102. Mr. Gordon then would give the completed Form to  
122           DSA; DSA would then assess their fees based on the project cost. The DSA structural Field  
123           Engineer is Fay Auyeung. He works directly with the Inspector of Record. The design team,  
124           the inspection team and the field engineer work together along with ADA and fire life safety.  
125           Mr. Brown stated that Juan Garrahan was taking the lead on the portables RFP, Mr. Gordon  
126           stated that Scott Berge also was working on the RFP. Mr. Brown stated that there were  
127           seventy five (75) coordination items. Mr. Berge stated that he sends his drawings to Will  
128           Clark, his civil engineering, Marshal Vallier to respond to the comments on the plans. Ken Lai  
129           is the electrical engineer who is also reviewing the comments. Mr. Brown stated that there  
130           would be twenty seven (27) portables in the project. Mr. Berge stated that they chose this  
131           amount of portables based on the existing number of classrooms and the District's need to  
132           have a multi-purpose room. Mr. Brown stated that these numbers included administration  
133           space and storage. The budget for the portables is three point eight million dollars (\$3.8M);  
134           the estimator is Alfred Louie. The estimate is being updated to reflect current market  
135           conditions. Mr. Ramsey has requested a presentation from Mr. Louie in September.  
136



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137 Mr. Gordon discussed the layout of the campus. The playground had a clear line of  
138 sight throughout; the canopy goes all the way through the site so that anyone could walk to  
139 any part of the campus protected from rain. Mr. Ramsey and Mrs. Kronenberg discussed  
140 having a community kitchen at the site in case of emergencies. Mr. Berge clarified that there  
141 is a large kitchen available that can be partitioned off and used as a community kitchen. Mr.  
142 Berge discussed his meeting with Mrs. Lorna Chandler to discuss camera systems and  
143 locations. Mr. Gordon discussed the drop off and parking layout. He said there are about  
144 two and one half (2.5) times more steel in this building than in the previous buildings. Mr.  
145 Ramsey motioned for approval of the new schedule, which was seconded by Mrs.  
146 Kronenberg.

### 148 D. DISCUSSION ITEMS

149  
150 **D.1 [1:45:00] Seismic Report Eligibility. Presenters:** Magdy Abdalla, Chief Engineering Officer;  
151 Matthew Pettler, School Facilities Consultants; Ann Roche, Rutherford & Chekene; Michael  
152 Herman, Thornton Tomasetti; Tom Swayze, Cornerstone Structural Engineering Group;  
153 Wally Gordon & Scott Berge, DLM Architects; Matthew Bitileston, MJBSE; Warren  
154 Pottebaum, Thornton Tomasetti; Jose Vilar, Baker-Vilar Architects; Kevin MacQuarrie, WLC  
155 Architects; Mary Morris, HMC Architects; Alfred Louie, Estimator; Manny Cohen

156  
157 Mr. Pettler introduced himself. Mr. Pottebaum stated he is working on Crespi,  
158 Gompers CHS, and PVHS. Ann Roche is working on Helms and Richmond High. Tom Swayze  
159 is working on Downer, ECHS, King, Lake, Nystrom, Kennedy, Ohlone, Riverside; Matthew is  
160 working on Valley View and De Anza; Scott Berge and Wally Gordon are also working on  
161 Valley View and De Anza; Jacki Bassman is working on Pinole Valley HS. Jose Vilar is working  
162 on Crespi Middle School. WLC is working on PVHS. Mr. Pettler discussed the handout.  
163 DSA has a three (3) step Eligibility process:

- 164 ❖ Program Eligibility: an Eligibility Evaluation Report is prepared by the Structural  
165 Engineer that determines building collapse potential due to Ground Shaking,  
166 Faulting, Liquefaction, and landslide. Then a DSA concurrence letter is issued.
- 167 ❖ Replacement Funding/Rehabilitation Funding: minimum required work to  
168 mitigate; Cost benefit analysis; DSA concurrence Letter issued
- 169 ❖ (Optional) Request for OPSC Conceptual Approval
- 170 ❖ Request for Funding (Final DSA plan Approval Required)
- 171

172 There are currently six (6) projects approved by the State Allocation Board as  
173 Conceptual Approvals, if converted to Full Funding requests, these could result in an  
174 additional \$38.2 million drawn from the available funding.

175  
176 Mr. Pottebaum gave preliminary numbers on his projects. [1:56:00]

177 **He discussed Gompers:** The original buildings have already been demolished. The new  
178 campus is currently being built. The idea is to go back and evaluate the condition of the  
179 original buildings to see what would have been required. It is their understanding that the  
180 state would still be receptive to previous conditions. They have worked with the seismic



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181 group from the State and believe that it is worth the effort to go back. An analysis has been  
182 done on the buildings. Because there were no originally drawings for the ADA upgrades,  
183 they couldn't analyze that portion of the site. The classroom building estimate is coming in  
184 at five point six million dollars (\$5.6). Mr. Pettler stated that these were preliminary  
185 numbers. We are looking at approximately three point eight million dollars (\$3.8m) from the  
186 state minus what the state may take out due to previous reimbursement.

187 **He discussed Crespi:** A schematic set of drawings has been prepared. Mr. Vilar's firm has put  
188 together the architectural. No numbers are available at this time. Mr. Pettler stated that the  
189 project would qualify for rehabilitation, but not replacement.

190 **Pinole Valley High was discussed:** Retrofit schemes have been developed. There are five (5)  
191 buildings on the campus which include Gym, Shop, Cafeteria, Band Room, Administration  
192 and Library. The estimator for this project is Alfred Louie. For the Admin/Library building it is  
193 one point nine million dollars (\$1.9m), building E is one point six million dollars (\$1.6), the  
194 gym is one point eight million dollars (\$1.8m). Mr. Pettler stated that the project would  
195 qualify for replacement funding. The entire project may cost roughly nine point eight million  
196 dollars (\$9.8m).

197 Ann Roche stated she completed the eligibility reports [2:10:00]

198 **Richmond High:** five (5) buildings qualify.

199 **Helms:** three (3) of the buildings qualify. The eligibility forms have been completed. There  
200 are deficiencies needed to be mitigated. One building may be replaced.

201 Mr. Gordon discussed Valley View and De Anza:

202 **De Anza:** Was built in 1954; it can now resist three times (3) the lateral forces per code than  
203 when it was first built.

204 **Valley View:** built of a wood frame and is supporting concrete; the canopy is too high and  
205 has very little resistance; two (2) buildings are connected by the canopy, if the canopy  
206 comes down, the buildings may follow.

207 Tom Swayze stated that he is still gathering data and As-Built plans. Mr. Ramsey  
208 asked Mr. Abdalla and Mr. Holtlander to assign Washington to someone to be worked on.  
209 Mr. Pettler discussed Lincoln ES Facility Hardship. Manny Cohen is putting together a  
210 detailed cost estimate. Mr. Pettler discussed a State School Facilities Bond Bill –AB 2235.  
211 Peres is eligible for one million dollars (\$1m), Gompers two million dollars (\$2m), and  
212 Coronado one million (\$1m), so these schools could qualify for an additional four million  
213 dollars (\$4m) altogether.

214  
215 **D.2 [0:4:00] Report on Cost Escalation for El Cerrito HS Stadium. Presenters:** Magdy Abdalla,  
216 Chief Engineering Officer; Karim Nassab, Bond Program Director of SGI

217  
218 Mr. Nassab gave a power point presentation in regards to budget.

- 219 ❖ Preliminary Budget was \$6,000,000
- 220 ❖ Budget increased to \$11,000,000 (on 3/13/12 per Facilities Subcommittee)
- 221 ❖ Budget – based on Bid Opening (11/5/13) \$21,000,000 (per Board Approval  
222 11/20/13)
- 223 ❖ Bid Award \$13,438,000 (Notice to proceed 1/27/14)

224 Matthew Pettler stated that there was eleven point five million dollars (\$11.5) in  
225 eligibility funding. Mr. Ramsey asked Mr. Nassab what the cost of the project was per  
226 square foot. The six million dollars (\$6m) was the original construction budget. Jackie stated



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227 that there were five buildings, locker rooms, coach’s offices in addition to the stadium and  
 228 field within the project. Mr. Ramsey asked Mr. Nassab to re-write his power point  
 229 information to include more detailed and clarifying information which would add  
 230 explanations to the costs. Dr. Harter asked to table this topic for August 12<sup>th</sup>. Mr. Nassab is  
 231 to give a much more detailed presentation.  
 232 Geline Coven asked that there be a detailed chart to list what all of the costs were within  
 233 the project. Mr. Pettler explained what aspects qualified for the new construction program  
 234 and site work. Modernization is based on the enrollment of the site.  
 235 Total Cost Overview:

▶ Classroom and Administration Building	\$81,145,453
▶ Multi-Use Sports Fields	\$ 4,324,683
▶ Stadium	\$13,438,000
▶ Miscellaneous	
◦ Temporary Campus	\$ 9,744,423
◦ Campus Demolition	\$ 1,946,013
◦ Underground Utility Package	\$ 2,218,345
◦ Furniture and Fixtures	\$ 1,904,031
◦ Technology	\$ 842,682
◦ Small Projects and Soft Costs	\$33,592,722
<b>Projected Final Cost</b>	<b>\$149,156,352</b>
<b>Spent to Date</b>	<b>\$135,424,136</b>

238  
 239  
 240 **D.3 Field Replacement – Dover / King / Ford. Presenters:** Magdy Abdalla, Chief Engineering  
 241 Officer; Luis Freese, Executive Director of Maintenance & Operations; Marcus Hibser, HY  
 242 Architects

243 Mr. Freese showed a picture of the existing field for Dover. Marcus Hibser discussed  
 244 the field replacement project. The field will remain the same size and location. The field will  
 245 be artificial turf rather than grass. The lessons learned are that “you can’t use brown-  
 246 drought resistance/unfamiliar materials that cannot be understood or maintained”. Mr.  
 247 Freese presented photos of King Elementary’s and Ford Elementary’s rehabilitated grass  
 248 field which look healthy and green. Mr. Hibser said that Craig Durand will continue working  
 249 on the Dover project. A bid schedule or construction schedule have not been discussed. Mr.  
 250 Ramsey asked to have this topic brought back in October for a status update.

251  
 252 **D.4 King Elementary Repairs. Presenters:** Magdy Abdalla, Chief Engineering Officer; Luis Freese,  
 253 Director of Maintenance and Operations; Juan Garrahan, Deputy Program Manager of SGI;  
 254 Armando Torres, Principal of King Elementary School

255  
 256 Mr. Abdalla stated that a decision was made that the floor repairs would be taken  
 257 care of next summer. Mr. Freese stated that the project had not yet been bid out and since  
 258 it was now late in the summer, it has been rescheduled for next summer. Mr. Ramsey asked  
 259 that a conversation be held with the Board of Education in the future and asked Dr. Harter  
 260 for a report.

261  
 262 **D.5 Helms Dental Clinic Update. Presenters:** Magdy Abdalla, District Engineer Officer; Jose Vilar  
 263 of Baker Vilar Architects; Karim Nassab, Bond Program Director of SGI; Jose De Leon,



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264 Principal of Helms Middle School

265  
266 Mr. Vilar, introduced himself, he discussed meeting with Dr. Tanita and meeting  
267 with the site. Dr. Tanita was very excited about the Dental Clinic and that it has the potential  
268 to be a health clinic as well. Mr. DeLeon stated the space currently being looked at was  
269 meant for a Community Schools Program. Mr. Vilar asked to be brought back in September  
270 to report on the topic.

271  
272  
273  
274 **D.6 [1:18:50] Status Report of ECHS Stadium. Presenters:** Magdy Abdalla, District Engineer  
275 Officer; Karim Nassab, Bond Program Director of SGI; Tim Peel, Deputy Program Manager of  
276 SGI; Hector DeLeon, Construction Manager of SGI; Chris Gilbert, IOR; David Luongo, Principal

277  
278 Mr. Ramsey asked why this project is alleged to be behind schedule. Buildings  
279 included are team rooms, bathrooms, weight rooms, concession stands. Mr. Peel discussed  
280 the project followed by general information:

- 281 ❖ Contract Amount: \$13,438,000
- 282 ❖ Notice of Award: 11/21/13
- 283 ❖ Notice to Proceed: 1/27/14
- 284 ❖ Duration: 608 days
- 285 ❖ Completion Date: 9/27/15
- 286 ❖ Change Order: \$10,285.00 (0.07%)

287 Mr. Peel stated that the general contractors submits a construction schedule with  
288 each pay application and they have not yet requested a time extension. David Page, the  
289 master scheduler, reviews the schedule monthly after the construction manager does. The  
290 variation every month is about 10-20 days. It is then reviewed with Mr. Peel or Mr. DeLeon,  
291 if there are any anomalies. Mrs. Bassman discussed how elevations problems, could  
292 constitute a delay. Mr. Lance Jackson discussed how the project was tracked. Mr. DeLeon  
293 discussed issues with building locations, and surveys, that were worked through. Work was  
294 re-sequenced while issues were resolved. Mr. Peel gave a progress update:

- 295 ❖ Site retaining walls at Ashbury and Colusa
- 296 ❖ Fence Piers at Colusa
- 297 ❖ Building retaining walls and foundations
- 298 ❖ Site grading and compaction
- 299 ❖ Underground utilities

300 Mr. Peel and Mr. DeLeon discussed the backfilling at Ashbury which increased costs  
301 for El Cerrito. Mr. Peel discussed site walls and foundation, building footings, retaining wall  
302 construction at Colusa, retaining wall construction at Ashbury, and relocation of tree per  
303 Sherry Drobner. Warren Pottebaum discussed the retaining walls design. Geline Covey, a  
304 member of the public, expressed her concerns about a plastic covering on the construction  
305 fencing which Mr. DeLeon stated was to catch the dust. She also expressed her concern



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306 about the noise. Mr. Abdalla stated that they had a specialist come out to measure the  
307 decibels in construction noise and how there were devices that measured the noise level  
308 and when it reached a certain level the CM and the contractor received emails to notify  
309 them of the noise.

### 310 **Future Agenda Topics**

- 311 ❖ Selection of Performance Auditor - August
- 312 ❖ Valley View Estimate from Alfred Louie - September.
- 313 ❖ Helms Dental Clinic Report - September
- 314 ❖ Field Replacement at Dover / Ford / King - October.

### 315 **Meeting Adjourned**

316 Meeting adjourned at 7:17pm.