



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
Facilities Subcommittee Meeting of the Board of Education  
September 9, 2014  
3:30 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

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

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**DRAFT MEETING MINUTES**

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**A. OPENING PROCEDURES**

**A.1 Roll Call**

Madeline Kronenberg and Charles Ramsey were both present.

**A.2 Approval of Agenda**

Mr. Ramsey motioned to move Bond Structure to the last item and D3. Before D1. Seconded by Mrs. Kronenberg.

**A.3 Approval of Minutes:** None.

**A.4 Next Meeting:** October 14, 2014 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.

**C. ACTION ITEMS**

**C.1 Ohlone Phase III - Multipurpose Building Demo vs. Modernization –. Presenters:** Magdy Abdalla, Chief Engineering Officer; Juan Garrahan, Program Manager of SGI; Kent Brown, Deputy Program Manager of Design, SGI; Melissa Truitt, QA/QC Manager of SGI; Alfred Louie, Estimator; Mary Morris, HMC Architects

Kent Brown and Mary Morris gave a presentation. Mr. Ramsey asked if the building should be modernized or demolished and replaced, and why. Mrs. Morris discussed the Ohlone East Campus plans that were sent to DSA at the end of May. The structural plan review is complete. Mrs. Morris discussed cost options. Cost #1 would be 2.2 million dollars. Cost #2 would be 2.5 million dollars. Mr. Brown and Mrs. Morris agreed that the building needed to be demolished. Mrs. Morris stated that modernization of the building would cost  $\frac{3}{4}$  of the amount it would cost to replace it. The building does not function the way that it should. Mrs. Stephanie Serrano, Principal of the site, stated that the current building could not support the amount of students that they have currently enrolled. Mr. Ramsey stated that Option 2 would be the best option to go with so that the students could get into their buildings sooner rather than later. He then asked Mrs. Morris to bring this option back to the Board for approval.



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Alaric Robinson stated that once the project is DSA is stamped out, the design management team will ensure that all the things they've requested were included in the drawings. Mr. Brown stated that the multipurpose room was 5500 square feet. Mrs. Morris stated that the daycare and kindergarten building were roughly 5,000 square feet each.

**Motion:** Mr. Ramsey motioned to approve option #2, seconded by Mrs. Kronenberg.

**C.2 Bond Structure / Schedule – Bond Sale for Measure D-2010 Series C & Measure E-2012 Series B.**

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

David Leifer gave a power point presentation and discussed their Original Base Case: Measure 2010 D/2012 E Financing Plan assuming Target tax rate of \$48, 4.0% annual AV growth issuance of \$125 million in bonds in alternating years through 2019. Under the same assumptions of a \$48 tax rate and 4% AV growth, the new base case increases the first issuance to \$135 million from \$125 million. Mr. Leifer then discussed an alternative scenario at 5.0% AV growth assumption, the District could issue its entire Measure D and Measure E authorizations on an every other year schedule by the end of fiscal year 2021 and stay within a \$48 tax rate budget. Another alternative scenario was discussed at 6% AV growth assumption, the 2017 financing can be increased by \$10 million and all remaining authorization can be issued by 2021, within \$48 tax rate. Alternative scenario with \$60 tax rate / 4.0% AV Growth was discussed. This is a \$60 tax rate for five years starting in 2016-17 allows issuances of approximately \$190 million in 2017 and 2019 and the completion of the bonding program in 2019. In Summary, at a size of \$135 million, the 2015 new money issue can be issued within the constraints of: \$48 target tax rate, 4% annual AV growth assumption and Current interest bonds only – no use of CABS. For later issuances, the District can consider strategies to access remaining authorization sooner, if necessary, including: Assessed valuation growth assumption in excess 4%, target tax rate in excess of \$48 per \$100,000 of assessed value.

**Motion:** Bonds to sale in March 11<sup>th</sup> or March 18<sup>th</sup> for the closing date, 50 million on Measure D, 85 million out of Measure E. A resolution will be approved on October 15<sup>th</sup> and the second on November 12<sup>th</sup>, for up to 40 year interest bonds. Seconded by Mrs. Kronenberg

**D. DISCUSSION ITEMS**

**D.1 Schedule for Valley View ES Rebuild. Presenters:** Magdy Abdalla, District Engineer Officer; Juan Garrahan, Senior Project Manager of Design of SGI; Kent Brown, Deputy Program Manager of Design of SGI; Wally Gordon, DLM Architect

Mr. Garrahan stated that there would be a bid advertisement in October and a contract awarded in November. Wally Gordon stated that the drawings were finished and that they were ready to go, there was only some document coordination needed. Mr. Robinson stated that they have been working on the project w/Wally Gordon, the design team and Kent Brown. A Notice to Proceed is anticipated to go out in January. Mr. Gordon



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stated that the plans have been stamped out by DSA. Mrs. Marinakis expressed the excitement from her staff and community to move into the new buildings. She also said that site staff is very flexible and willing to “make it work” with construction noise, etc. Mr. Garrahan stated that the District was leasing twenty six (26) portables. The site package includes utilities, and the portables will be using utilities that will be used for the permanent campus.

**D.2 Richmond Swim Center Update. Presenters:** Magdy Abdalla, District Engineer Officer; Tim Peel, Deputy Program Manager of SGI; Mark Albertson, Architects MA

Mr. Peel gave a Power Point presentation. Mark Albertson stated that there were unforeseen conditions for which a change order in the amount of fifty thousand dollars (\$50,000) that will need to be submitted to the District for approval. Mr. Peel discussed photos of the project. Mr. Ramsey asked why they were adding an outdoor pool if it would not be used. Mr. Albertson stated that he believed that the recreational department for the city would come up programs to put the pool in use per direction of the city. Mr. Ramsey asked that Mr. Albertson bring a cost for fully renovating the bathrooms to the October 14<sup>th</sup> meeting for action.

**D.3 Riverside School Freeway Overpass. Presenters:** Hisham Noeimi, WCCTAC; Sally Swanson, Swanson Architects

Mr. Hashimi discussed the pedestrian overcrossing location being moved. He discussed a crossing guard that currently works at the crosswalk on Amador St. He discussed the reconfigured parking lot, where it would lose 4 parking spaces. Students will be asked to decorate tiles that will be used to adorn the structure. DSA has provided comments to the team and CDE does not need to review the project. The structure will land on the public sidewalk and not the school property, the only access that will be available would be through the fenced entrance. Construction is scheduled to start in May 2015. Next steps are:

- CGS approval on POC foundation report in September 2014.
- DSA approval on POC design October 2014.
- WCCUSD approval on ROW easement in October 2014.
- Cal Trans Approval on January 2015.

**Future Agenda Topics**

- Richmond Swim Center Cost Estimate – October 14<sup>th</sup> 2014

**Adjournment**

Meeting was adjourned at 5:24pm.