



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
November 18, 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 the business day following the meeting.

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

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

MEETING MINUTES

A. OPENING PROCEDURES

A.1 Roll Call

Madeline Kronenberg & Charles Ramsey were both present.

A.2 Approval of Agenda

Mr. Ramsey motioned to approve the agenda, seconded by Mrs. Kronenberg.

A.3 Approval of Minutes: October 14th, 2014

There was a correction of a member of the public's name to "Geline" not "Joy". Mrs. Kronenberg approved the minutes with the changes.

A.4 Next Meeting: December 9th, 2014 at 4:00pm

Mrs. Kronenberg motioned to change the meeting to December 2nd.

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 Pinole Valley High School Architectural Additional Services. Presenters: Luis Freese, Chief Engineering Officer; Juan Garrahan, Program Manager of Controls for SGI; Karim Nassab, Bond Program Director of SGI; Kevin MacQuarrie, WLC Architects; Michael Terry, WLC Architects

Mr. Freese introduced Kevin MacQuarrie of WLC Architects. Mr. MacQuarrie stated that the add service fees are broken into two categories. The first is increase of scope and the second is increase of time of the project. The first component increased the project from 85 million to 134 million. The second issue was the increase in time. The time increased from 4-6 years to a full 10 years. After working with Lisa LeBlanc and Dr. Bruce Harter, they came up with a percentage fee of 12% of the total construction budget. Mr. MacQuarrie added an optional line item to have a full time construction administrator for 59 months of construction for \$806,251. The additional services would total 8 million 341 thousand. Mr. Ramsey motioned to approve Ms. LeBlanc's



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recommendation. Mrs. Kronenberg and Mr. MacQuarrie discussed the unique circumstances that cause our District's school's to cost more compared to other District's in the State of California. There is more steel in this site than there are at other sites, which make it extremely seismically affective. Mr. Ramsey approved line items 1 and 2, for a total of 7.539 million dollars, seconded by Mrs. Kronenberg. By May, 2015 the topic will be revisited to see if a full time CA is needed for the site. Mr. Ramsey asked that the project team give a presentation to the city council.

D. DISCUSSION ITEMS

- D.1 Status Update on Lincoln Elementary School Waterproofing & Roof Repairs. Presenters:** Luis Freese, Chief Engineering Officer; Juan Garrahan, Program Manager of Controls for SGI; Kent Brown, Deputy Program Manager of Design for SGI; John Grossmann, Grossmann Design Group

[0:47:00] Mr. Grossman summarized the scope of the work for Lincoln Elementary waterproofing. He was asked by the District to add canopies outside of the doors. Mr. Ramsey asked to bring back this topic on December 2nd with a bid schedule.

- D.2 Harding Roof Repairs Schedule Update. Presenters:** Luis Freese, Chief Engineering Officer; Karim Nassab, Bond Program Director for SGI; Tim Peel, Deputy Program Manager of Construction for SGI; Willie Robinson, Construction Manager; John Grossman, Grossman Design Group

[0:30:00] Mr. Peel introduced Willie Robinson and John Grossman. Mr. Peel gave power point presentation: Replace the existing cladding at selected exterior walls; Repair the cladding at selected exterior walls; Perform an exterior wall tune-up at all exterior walls where the exterior cladding will not be replaced or repaired and replace all roofing systems. They discussed the replacement of the storefront windows. The parapet walls were replaced and water intrusion in the computer lab was discussed. The windows, roof, walls, were all worked on. Mr. Ramsey asked if there were any termites. Mr. Robinson said that they planned on checking for termites within the next week. Linda, the principal, said that the construction process was loud, messy and cold due to missing windows. Luckily, there was construction going on while it rained so any water intrusion issues were being remedied.

- D.3 Status Update on Lake Elementary School. Presenters:** Luis Freese, Chief Engineering Officer; Keith Holtslander, Director of Facilities and Construction; Juan Garrahan, Program Manager of Controls for SGI; Kent Brown, Deputy Program Manager of Design for SGI; Mary Morris, HMC Architects

Mr. Garrahan introduced Mary Morris, Kent Brown and Principal Surgurs. Mr. Ramsey asked to have the traffic engineers attend the meeting next time this topic is brought up. Mrs. Morris discussed the vehicular traffic issues at the site. There isn't enough room for parking or effective drop off. The option has been offered for people to enter and leave through both 11th street and giant rd. Mr. Ramsey asked that the project team give a presentation to the city council. Jaqueline Majors stated that she attended the city council meetings during open forum and updated the city and passed out flyers.



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Future Agenda Topics: Update on Seismic for De Anza, Gompers as Action.; Updated bid Schedule for 2015 through the fall. i.e. Valley View, PVHS, Stege Temp Campus, Leadership Gompers, North Campus

Meeting was adjourned at 5:10pm.