

**West Contra Costa Unified School District
Minutes of the Special Board of Education Meeting
Lovonya DeJean Middle School
Multipurpose Room
3400 Macdonald Ave.
Richmond, CA 94805**

June 19, 2013

I. Call to Order

President Madeline Kronenberg called the meeting to order at 6:33 PM.

Roll Call

Board Members Present: Randy Enos, Todd Groves, Madeline Kronenberg, Charles Ramsey. Elaine Merriweather arrived at 6:40 PM.

Staff Present: Magdy Abdalla, Engineering Officer; Dennis Clay, Fiscal/Project Account Analyst; Steve Collins, SELPA Director; Martin Coyne, Executive Director Bond Finance; Bill Fay, Associate Superintendent for Operations; Sheri Gamba, Associate Superintendent Business Services; Wendell Greer, Associate Superintendent K-Adult Schools; Superintendent Bruce Harter; Debbie Haynie, Executive Secretary; Keith Holtslander, Director of Facilities; Joe Mayes, Maintenance Manager; Ken McDaniel, Maintenance Supervisor; Leticia Oregon, Interpreter; Nia Rashidchi, Assistant Superintendent, Education Services; Ken Whittemore, Assistant Superintendent Human Resources

II. Meeting Overview

President Kronenberg offered welcome and instructions to the public regarding the meeting.

Agenda Review

Mr. Ramsey recommended moving item VI to follow item IV. He motioned approval of the agenda as amended. Mr. Enos second. Mr. Enos, Mr. Groves, Mr. Ramsey and President Kronenberg voted yes with no abstentions and Ms. Merriweather absent. Motion carried 4-0-0-1.

III. Public Comment:

Estela Depaz

IV. Report from County Assessor – Gus Kramer

Superintendent Harter spoke about inviting Mr. Kramer to attend the meeting to discuss the generalities of property valuation. It was understood that the county would not have this year's assessed value numbers until July. Superintendent Harter said he received a letter from Mr. Kramer declining to attend the meeting. Superintendent Harter read the letter into the record, as well as his letter of response asking Mr. Kramer to reconsider. Dr. Harter added that Mr. Kramer said he would be willing to set up a future meeting.

Ms. Merriweather arrived at the meeting.

Sean Absher, attorney from Stradling Yocca Carlson & Rauth, was available to provide background information regarding duties of the Assessor's Office in reassessing devalued property within the county. Mr. Absher explained the term of full cash value as defined in the revenue and taxation code. The purpose of the reassessment of Proposition 8 properties is to reassess back to Proposition 13 values. The current climate is one where property values are beginning to increase. Mr. Absher reported that a letter was sent to Mr. Kramer to let him know that the District has an expectation of him to fulfill his duties. Mr. Absher spoke about the remedy that the District seeks to see that the Assessor performs duties as required by law.

Board members had questions about Contra Costa County legal counsel and next steps. Mr. Absher detailed possible action with a recommendation to seek public records requests.

A short recess was taken.

VI. Architect Overview from Selected Upcoming Projects

Mr. Abdalla introduced the architects to speak about the school campuses and progress of construction plans.

Mr. Andrew Butt, architect with Interactive Resources, provided an overview of the Wilson Elementary reconstruction project. He reported that a temporary campus at the Adams Middle school property will house students during construction. Mr. Butt projected construction to begin in about 18 months.

Kevin MacQuarrie of WLC Architects spoke about the Coronado Elementary construction project, giving an overview of the construction project.

Kevin MacQuarrie of WLC Architects provided an overview of the El Cerrito High School Stadium project status. Mr. Ramsey expressed concern that the cost of the project continues to escalate. Mr. Enos had questions about the lighting and any impact on neighbors of the stadium. Board members continued with questions about the promenade and wheel chair access to the bleachers. Mr. MacQuarrie provided clarification.

Kevin MacQuarrie also provided information about the Pinole Valley High School project, interim campus plan, new campus plan and overall project status.

Wally Gordon is with DLM Architects provided an overview of the Valley View Elementary School reconstruction project.

Steve Kwok, with Quattrocchi Kwok Architects, provided an overview of the Highland Elementary School renovation project. He explained the master plan and schematic designs prepared with input from school site personnel a little over a year ago.

Jose Vilar of Baker Vilar Architects provided a report on the Richmond High School campus improvement project, the master plan, as well as the timeline for the schematic design phase and the design development and construction documents.

Mr. Vilar also provided an overview of the Montalvin Manor Elementary addition.

Marcus Hibser of HY Architects provided a report on the plans for the science and culinary academy buildings at Hercules High School. He said that the new construction will displace 22 existing portable buildings.

V. Bond Finance

Dave Olson of KNN Public Finance provided a presentation regarding construction funding through the bond investment program. Jeff Baratta of Piper Jaffrey Investment Bankers, Scott Henry of E.J. De la Rosa Investment Bankers, and Krishna Pettit of Garcia, Hernández, Sawhney & Bermudez LLP were available to answer questions of the Board.

A. Overall Strategy for Bond Sale

Mr. Ramsey had questions regarding flexibility in the last transaction with Qualified School Construction Bonds. Mr. Baratta gave information about the federal subsidy for those bonds. Scott Henry gave an opinion regarding bond issuances in 2013 and 2015 and the need for increases in the assessed property valuation.

B. Bond Sale in Fall 2013

Discussion included consideration of the sizing for the Series 2013 and the Series 2015 bonds.

VI. Architect Overview from Selected Upcoming Projects

This section was moved to follow Report from County Assessor.

VII. Bond Project Plan

Mr. Fay introduced Mr. Abdalla who provided an overview of the facility and bond program including estimated construction and supporting costs which average about 40% of the total cost of a project.

A. Upcoming Bond Projects

Presentations included projects getting underway such as Wilson, Hercules High, Richmond High, Fairmont, Valley View and others.

B. Cash Flow Analysis

Staff provided information regarding cost category summary reporting and project cost estimation. Mr. Fay explained the program standpoint of percentage for construction costs.

C. Timelines

After lengthy discussion Mr. Ramsey asked the Board to give direction to the Superintendent and staff to have external estimators return with cost estimates in ninety days. He asked the architects present if they would all agree to have plans ready for estimation. Superintendent Harter confirmed that staff would come back to a September meeting with estimated total project costs for several construction projects and in late September or early October with prioritization for next steps.

VII ADJOURNMENT

President Kronenberg adjourned the meeting at 10:57 PM.

The next Regular Scheduled Board of Education Meeting: June 26, 2013

BH:dh
Min 6-19-13 spmtg

<p style="text-align: center;"><u>CTR</u> Approved 7/10/13</p>
