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 or online at: http://www.wccusd.net/Page/4558

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
   Meeting was called to order AT 4:01 pm

   A.1 Roll Call
      Madeline Kronenberg, Chair, and Charles Ramsey, Member, were present

   A.2 Approval of Agenda
      Item D.2 was moved after C.1. Item C.2 was tabled for the August Facilities Subcommittee meeting. Item C.3 was moved after D.1 and D.1 was moved after D.6.

   A.3 Approval of Minutes: May 27th & June 10th
      Mr. Ramsey motioned to approve the minutes, then was seconded by Mrs. Kronenberg.

   A.4 Next Meeting: August 12th, 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.

      None.

C. ACTION ITEMS

   C.1 [0:2:00] Architect Selection for Cesar Chavez Project / Needs Assessment. Presenters:
      Magdy Abdalla, Chief Engineering Officer; Keith Holtslander, Director of Facilities and Construction; Fred Powell, Powell and Partners Architects; Jose Vilar, Baker Vilar Architects; Jeannette Ramirez, Principal of Chavez Elementary

      Mr. Holtslander stated that they had two (2) separate meetings with two (2) different architects. The meetings were consistent because they followed the same method and used the same people. The meetings were held on March 27th and April 24th. Both firms did the Needs Assessment, which has already been turned over to the site Principal. The
final interview was held on July 9th. The Principal and the Site Committee chose Powell & Partners. The scope includes a multi-purpose building, and replacement of eight (8) portable classrooms. Mr. Ramsey motioned for approval of the architect selection, which was seconded by Mrs. Kronenberg.

C.2 Selection of Performance Auditor: **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.

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

C.3 [2:29:00] Report on AV & Impact on Tax Rate. **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 stated there was a rebound in assessed value, there was an increase of 10.75% compared to last year. Mr. Ramsey stated that our prediction of 4% of AV growth is reasonable due to history. Blake Boehm discussed the eighteen (18) month aggregate debt service. Mr. Leifer stated that the District was in good shape for the 2014-15 school year and that 2015-16 was in the cross hairs. Mr. Leifer discussed the estimated 2014-15 Tax rates in the presentation on page 6. Mr. Leifer discussed 2014-15 Bonding Capacity at 5%. 2002 Measure D was discussed and they need to be refunded. A tax rate stabilization account would need to be created. Convertible CABS would not be used in the new CAB deal. Mr. Gibbs stated that calling to maturity was not uncommon and was legal so long as the District had a legitimate business reason to do so, which is keeping the stabilized tax rate low. Mr. Leifer stated that these bonds were called Pre-Refunded Bonds. Measure J-2005 was discussed. Measure D-2010 and Measure E-2012 were discussed. Bond insurance was discussed at [3:00:00] Graham Beck stated that the POS was posted online at Image Master and was available to the Financial Advisors Group as well as the District. Mr. Ramsey asked about investor outreach. Mr. Barratta discussed an investor book which looks like the presentation handouts so that investors have the necessary information they need to buy bonds. Mr. Barratta stated that if any Bonds are left unsold, his firm will buy them.

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

Mrs. Phillips discussed a hand out on the budget; Mr. Ramsey approved her request of seven million dollars ($7,000,000), which was seconded by Mrs. Kronenberg.
[0:22:0] **Valley View Bid Schedule. Presenters:** Magdy Abdalla, District Engineer Officer; Kent Brown, Senior Project Manager of Design of SGI; Wally Gordon, DLM Architects

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

Mr. Brown provided the following information:

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

Mr. Abdalla discussed the process of notifying DSA about the project, which includes completing and submitting Form 102. Mr. Gordon then would give the completed Form to DSA; DSA would then assess their fees based on the project cost. The DSA structural Field Engineer is Fay Auyeung. He works directly with the Inspector of Record. The design team, the inspection team and the field engineer work together along with ADA and fire life safety. Mr. Brown stated that Juan Garrahan was taking the lead on the portables RFP, Mr. Gordon stated that Scott Berge also was working on the RFP. Mr. Brown stated that there were seventy five (75) coordination items. Mr. Berge stated that he sends his drawings to Will Clark, his civil engineering, Marshal Vallier to respond to the comments on the plans. Ken Lai is the electrical engineer who is also reviewing the comments. Mr. Brown stated that there would be twenty seven (27) portables in the project. Mr. Berge stated that they chose this amount of portables based on the existing number of classrooms and the District’s need to have a multi-purpose room. Mr. Brown stated that these numbers included administration space and storage. The budget for the portables is three point eight million dollars ($3.8M); the estimator is Alfred Louie. The estimate is being updated to reflect current market conditions. Mr. Ramsey has requested a presentation from Mr. Louie in September.
Mr. Gordon discussed the layout of the campus. The playground had a clear line of sight throughout; the canopy goes all the way through the site so that anyone could walk to any part of the campus protected from rain. Mr. Ramsey and Mrs. Kronenberg discussed having a community kitchen at the site in case of emergencies. Mr. Berge clarified that there is a large kitchen available that can be partitioned off and used as a community kitchen. Mr. Berge discussed his meeting with Mrs. Lorna Chandler to discuss camera systems and locations. Mr. Gordon discussed the drop off and parking layout. He said there are about two and one half (2.5) times more steel in this building than in the previous buildings. Mr. Ramsey motioned for approval of the new schedule, which was seconded by Mrs. Kronenberg.

D. DISCUSSION ITEMS

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

Mr. Pettler introduced himself. Mr. Pottebaum stated he is working on Crespi, Gompers CHS, and PVHS. Ann Roche is working on Helms and Richmond High. Tom Swayze is working on Downer, ECHS, King, Lake, Nystrom, Kennedy, Ohlone, Riverside; Matthew is working on Valley View and De Anza; Scott Berge and Wally Gordon are also working on Valley View and De Anza; Jacki Bassman is working on Pinole Valley HS. Jose Vilar is working on Crespi Middle School. WLC is working on PVHS. Mr. Pettler discussed the handout.

DSA has a three (3) step Eligibility process:

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

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

Mr. Pottebaum gave preliminary numbers on his projects. [1:56:00] He discussed Gompers: The original buildings have already been demolished. The new campus is currently being built. The idea is to go back and evaluate the condition of the original buildings to see what would have been required. It is their understanding that the state would still be receptive to previous conditions. They have worked with the seismic
group from the State and believe that it is worth the effort to go back. An analysis has been done on the buildings. Because there were no originally drawings for the ADA upgrades, they couldn’t analyze that portion of the site. The classroom building estimate is coming in at five point six million dollars ($5.6). Mr. Pettler stated that these were preliminary numbers. We are looking at approximately three point eight million dollars ($3.8m) from the state minus what the state may take out due to previous reimbursement.

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

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

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

Richard High: five (5) buildings qualify.

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

Mr. Gordon discussed Valley View and De Anza:

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

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

Tom Swayze stated that he is still gathering data and As-Built plans. Mr. Ramsey asked Mr. Abdalla and Mr. Holtslander to assign Washington to someone to be worked on.

Mr. Pettler discussed Lincoln ES Facility Hardship. Manny Cohen is putting together a detailed cost estimate. Mr. Pettler discussed a State School Facilities Bond Bill –AB 2235. Peres is eligible for one million dollars ($1m), Gompers two million dollars ($2m), and Coronado one million ($1m), so these schools could qualify for an additional four million dollars ($4m) altogether.

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

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

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

Matthew Pettler stated that there was eleven point five million dollars ($11.5) in eligibility funding. Mr. Ramsey asked Mr. Nassab what the cost of the project was per square foot. The six million dollars ($6m) was the original construction budget. Jackie stated
that there were five buildings, locker rooms, coach’s offices in addition to the stadium and field within the project. Mr. Ramsey asked Mr. Nassab to re-write his power point information to include more detailed and clarifying information which would add explanations to the costs. Dr. Harter asked to table this topic for August 12th. Mr. Nassab is to give a much more detailed presentation. Geline Coven asked that there be a detailed chart to list what all of the costs were within the project. Mr. Pettler explained what aspects qualified for the new construction program and site work. Modernization is based on the enrollment of the site.

Total Cost Overview:

- **Classroom and Administration Building**: $81,145,453
- **Multi-Use Sports Fields**: $4,324,683
- **Stadium**: $13,438,000

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

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

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

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

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

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

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

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

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

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

- Site retaining walls at Ashbury and Colusa
- Fence Piers at Colusa
- Building retaining walls and foundations
- Site grading and compaction
- Underground utilities

Mr. Peel and Mr. DeLeon discussed the backfilling at Ashbury which increased costs for El Cerrito. Mr. Peel discussed site walls and foundation, building footings, retaining wall construction at Colusa, retaining wall construction at Ashbury, and relocation of tree per Sherry Drobner. Warren Pottebaum discussed the retaining walls design. Geline Covey, a member of the public, expressed her concerns about a plastic covering on the construction fencing which Mr. DeLeon stated was to catch the dust. She also expressed her concern
about the noise. Mr. Abdalla stated that they had a specialist come out to measure the
decibels in construction noise and how there were devices that measured the noise level
and when it reached a certain level the CM and the contractor received emails to notify
them of the noise.

Future Agenda Topics

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

Meeting Adjourned

Meeting adjourned at 7:17pm.