



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
January 6, 2015
4:00 PM

1 **Subcommittee Board Members:** Madeline Kronenberg, Chair

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3 **Agenda Documentation:** When backup documentation is produced for an item on the agenda, it will be available
4 for review at the Facilities Operations Center.

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

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

9
10 **DRAFT MEETING MINUTES**

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12 **A. OPENING PROCEDURES**

13 The meeting was called to order at 4pm by Mrs. Kronenberg.

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15 **A.1 Roll Call**

16 Mrs. Kronenberg was present.

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18 **A.2 Approval of Agenda**

19 Mrs. Kronenberg approved the agenda.

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

22
23 **A.4 Next Meeting:** February 10th, 2015 at 4:00pm

24 Mrs. Kronenberg approved the next meeting date.

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26 **B. PUBLIC COMMENT**

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28 **B.1 Public Comment**

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

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33 Linda Ruiz-Lozito requested to have backup documentation available to the public at the same
34 time the agenda is posted.

35
36 **C. ACTION ITEMS**

37
38 **C.1 Gompers / Leadership Architectural Services - Construction Administration (CA). Presenters:**
39 Luis Freese, Engineering Officer; Juan Garrahan, Program Manager of Controls; Tim Peel, Deputy
40 Program Manager of Construction for SGI.

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42 Mr. Freese stated it currently wasn't feasible to complete the project by June. The contractor has
43 submitted a proposal of \$925,000 for delivery of the project in June; however the contractor is
44 unwilling to commit to a June delivery date. The District is requesting additional Contract
45 Administration (CA) to meet the original August completion date. The proposal for the additional
46 CA is estimated to be \$125,000. Mrs. Kronenberg asked that staff provide a report on the status
47 of this project to the Board of Education.



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- 49 **C.2 Recommendation for Valley View Elementary School. Presenters:** Luis Freese, Engineering
50 Officer; Juan Garrahan, Program Manager of Controls; Lisa LeBlanc, Associate Superintendent
51 Operations; Mark Bonnet, Executive Director Bond Finance.
52
53 Ms. LeBlanc gave a PowerPoint presentation to the committee. Valley View is a school
54 replacement project. The construction estimate is 39 million dollars, which includes the
55 temporary campus. The new campus construction is targeted to bid in late spring.
56 Constructability comments and final estimating are currently being worked on. The earliest DSA
57 would approve the plans would be March, 2015. Mrs. LeBlanc discussed Bond Authority Issuance
58 Schedule. Sheri Gamba discussed the effect of AV growth on Bond Issuance. Ms. Gamba stated
59 the District would know in July this year’s AV growth number. Ms. LeBlanc discussed a project
60 expense timeline through the next four years. She then discussed factors that affect cash flow.
61 Ms. LeBlanc stated that the next steps were to complete the constructability review, confirm
62 cost estimates, and identify cost efficiencies. Her recommendation was to: Develop criteria for
63 prioritization of remaining projects; develop timeline for prioritized projects based upon
64 available funding; Delay bid on Valley View and reschedule after prioritized project list is
65 approved.
66
67 Mr. Lindsey, City Manager for the City of Richmond, thanked the committee for improving the
68 learning environment for students. He urged them to keep Valley View Elementary school where
69 it is in bid process. If the District continues to put larger projects before smaller projects, smaller
70 projects would never get completed. Mr. Jim Rogers asked that the District not stop the Bid
71 process for Valley View. Mrs. Gamba confirmed that they were only discussing the temporary
72 housing. Mrs. Ruiz-Lozito asked the subcommittee why the campus was being estimated at 39
73 million (\$39M) dollars, and that the District could be rebuilding two (2) elementary schools with
74 for the cost of replacing Valley View. Wally Gordon stated that the cost of living in the Bay Area
75 is high and that estimates are also based on cost escalation. Mrs. Kronenberg requested this
76 topic be presented to the Board of Education on January 21st, 2015.
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78 **D. DISCUSSION ITEMS**
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80 None.
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82 **Future Agenda Topics**
83 None
84
85 **Adjournment**
86 The meeting was adjourned at 5:06pm.