



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
December 2, 2014
4:00 PM

1 **Subcommittee Board Members:** Madeline Kronenberg, Chair & Charles Ramsey, Member

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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**

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14 **A.1 Roll Call**

15 Madeline Kronenberg and Charles Ramsey were present.

16
17 **A.2 Approval of Agenda**

18 Mr. Ramsey motioned to approve the agenda. Mrs. Kronenberg seconded his motion.

19
20 **A.3 Approval of Minutes:** November 18, 2014

21 Minutes were approved by Mr. Ramsey and seconded by Mrs. Kronenberg.

22
23 **A.4 Next Meeting:** January 6, 2015 at 4:00pm

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25 **B. PUBLIC COMMENT**

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27 **B.1 Public Comment**

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

31
32 *None.*

33
34 **C. ACTION ITEMS**

35
36 **C.1 Gompers / Leadership Architectural Services - Construction Administration (CA). Presenters:**

37 Luis Freese, Chief Engineering Officer; Juan Garrahan, Program Manager of Controls; Tim Peel;
38 Deputy Program Manager of Construction for SGI; Mary Morris and Gus Gramling of HMC
39 Architects

40
41 Mrs. Ricco, a member of the public, requested the Subcommittee provide background
42 information or documents in advance of the meeting on topics to be discussed, so that the
43 public can know what it is that is being discussed.

44
45 Mr. Ramsey discussed the background of the topic: There was an agreement to have a full time
46 Construction Administrator on site, CM service was reduced from 5 days, to 2 days a week. Mrs.
47 Kronenberg confirmed that the direction would be to go back to having the Construction
48 Administrator to be on site full time. Mr. Ramsey asked Ms. LeBlanc to meet with HMC



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49 Architects to negotiate full time CM service.

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51 **D. DISCUSSION ITEMS**

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53 **D.1 Seismic Update – All Projects. Presenters:** Luis Freese, Chief Engineering Officer; Keith
54 Holtlander, Director of Facilities and Construction; Matthew Pettler, School Facilities
55 Consultants; Ann Roche, Rutherford & Chekene; Michael Herman, Thornton Tomasetti; Tom
56 Swayze, Cornerstone Structural Engineering Group; Wally Gordon & Scott Berge, DLM Architects;
57 Matthew Bitileston, MJBSE; Warren Pottebaum, Thornton Tomasetti; Jose Vilar, Baker-Vilar
58 Architects; Kevin MacQuarrie, WLC Architects; Mary Morris, HMC Architects; Alfred Louie,
59 Estimator; Manny Cohen, Estimator; Javier Silva, Estimator

60

61 Ms. Rosenstein discussed the three stages of DSA Eligibility Process: Phase 1 – Program
62 Eligibility, Phase 2/3 – Replacement/Rehabilitation Funding and Phase 4 – Final DSA Approval of
63 Project Plans. Mrs. Rosenstein then gave some background information on Prop 1-D and status
64 of State Seismic funds. Status of Potential Funding for district Projects were discussed.
65 Richmond, Helms, Valley View and De Anza have been approved in Phase 1. Kennedy was
66 submitted to DSA for Phase 1 approval. El Cerrito HS and King ES are projects with completed
67 Phase 1 reporting. Lincoln Elementary is a Hardship Project. Downer, Lake, Nystrom, Ohlone,
68 Riverside and Washington Elementary School have all been deemed ineligible for funding.
69 Seismic Funding for Korematsu was approved and funding received from the State. Gompers
70 Continuation HS was submitted to OPSC for Seismic funding. Projects with Phase 2/3 approval
71 are Juan Crespi MS and Pinole Valley HS.

72

73 Warren Pottebaum: Gompers has been submitted to OPSC for funding. The OPSC responded in a
74 letter stating that the value is less than our estimate. Mr. Pottebaum introduced Alfred Louie
75 from Mercurial Consulting who discussed how they have provided OPSC with backup
76 documentation. Crespi doesn't have an eligible project yet because it is still in the conceptual
77 approval phase.

78

79 Wally Gordon: Valley View has proceeded into Phase 2. The design should be finished in 7-10
80 days. By early next year, they should be finished with the cost estimate.

81

82 Tom Swayze: Has completed all Phase 1 assessments for Downer, ECHS, King, Kennedy, Lake,
83 Ohlone and Washington. El Cerrito, King and Kennedy are eligible for funding.

84

85 Tom Waller, member of the public and CBOC member, asked the Subcommittee why new sites
86 weren't already seismically reinforced. Mr. Ramsey clarified the new buildings are built to code
87 and are safe. It is the pre-existing buildings that are eligible for a reimbursement of the cost to
88 upgrade the building.

89

90 Anne Roche: Helms MS has been Phase 1 approved. Richmond HS had 5 buildings that are
91 eligible and are waiting funding.

92

93 **D.2 Bid Schedule for Valley View Elementary. Presenters:** Luis Freese, Chief Engineering Officer;
94 Juan Garrahan, Program Manager of Controls; Kent Brown, Deputy Program Manager of Design;
95 Wally Gordon, DLM Architects; Ann Marie Marinakis, Principal

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97 Mr. Freese introduced Mr. Garrahan. Mr. Garrahan gave a PowerPoint presentation and
98 discussed the **Construction Schedule Targets:**

- 99
- 100 ➤ Interim Campus Bid [Actual] – Dec 4, 2014
 - 101 ➤ Award/Contract – Jan 17, 2015
 - 102 ➤ Notice to Proceed – February 8, 2015
 - 103 ➤ Interim Housing Complete – July 2015

104 Alfred Louie of Mercurial Consulting, is the estimator on the project. Recently the new campus
105 was estimated at roughly \$400/per square foot. Mr. Ramsey discussed the need to have a
106 Project Schedule. Mr. Ramsey asked to have this topic brought back to the January 6, 2015
107 meeting for discussion.

108

109 **D.3 Status update on Olinda Elementary School. Presenters:** Luis Freese, Chief Engineering Officer;
110 Juan Garrahan, Program Manager of Controls; Kent Brown, Deputy Program Manager of Design;
111 Wally Gordon, DLM Architects; Olanrewaju Ajayi, Principal at Olinda Elementary School

112

113 Mr. Gordon gave a PowerPoint presentation. They have been working on this project for about
114 two (2) years. The site currently does meet today's ADA code. The existing classrooms are
115 lacking technology and modern amenities. There is an undesirable traffic flow and inadequate
116 parking. The site is currently half the size the State requires for the current student population.
117 Mr. Gordon discussed brief details about the Master Plan. He discussed building locations and
118 amenities to be added. Mr. Garrahan stated that the Master Plan was completed in November
119 2014. The next steps are:

- 120
- 121 ➤ Approval of Master Plan by Facilities Subcommittee – First Quarter, 2015
 - 122 ➤ Master Plan BOE Approval - First Quarter, 2015
 - 123 ➤ Identify Design & Construction Schedules – First/Second Quarter, 2015

124 Mrs. Ricco asked if there was currently an estimate for construction costs for the site. Alfred
125 Louie stated that it was estimated to be about 30 million (\$30M) dollars.

126

127 **Future Agenda Topics:**

- 128
- 129 ➤ Gompers / Leadership Architectural Services - Construction Administration (CA). 1/6/14
 - 130 ➤ Bid Schedule for Valley View Elementary 1/6/14

131

132 **Adjournment:**

133 Meeting was adjourned at 5:20pm.