



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
October 14, 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.

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

Both parties were present.

A.2 Approval of Agenda

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

A.3 Approval of Minutes: August 26th & September 9th

The minutes were approved.

A.4 Next Meeting: November 11, 2014 at 4:00pm

The meeting has been changed to November 18th.

B. PUBLIC COMMENT

B.1 Public Comment [2:10]

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.

Joy Covey stated that she was interested in the El Cerrito Stadium Budget and recapped a statement from Mr. Ramsey where he said that it was not just a field, it was a sports complex. Mrs. Covey discussed her conversations with neighborhood tax payers not agreeing to a sports complex. She then asked Mr. Ramsey if he had an exit strategy on how to spend the already approved funds. Mrs. Covey thanked Mr. Deleon for his openness and help with addressing neighbor concerns.

C. ACTION ITEMS

C.1 Update for HY Architects / Hercules Middle High School Campus Project. Presenters: Luis Freese, Chief Engineering Officer; Juan Garrahan, SGI Deputy Program Manager; Kent Brown, SGI Deputy Program Manager of Design; Marcus Hibser, HY Architects

Mr. Hibser stated that they are 100% complete with schematic design. Mr. Garrahan confirmed that the project was moving forward. Mr. Ramsey stated that there was no action that needed to be taken. The scope of the project is a science classrooms building and culinary academy which is affectively a culinary kitchen, eleven (11) science labs, and a multi-use space that allows the students to serve what they cook. The budget is in the twenty three million (\$23M) dollar range.



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52 **D. DISCUSSION ITEMS**

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D.1 Status Update on Downer Field. [12:00] Presenters: Luis Freese, Chief Engineering Officer; Tim Peel, Deputy Program Manager of Construction for SGI; Rod Sepulveda, BCA Architects; James Moore, BCA; Marcia Vallier, Vallier Design

Mr. Peel said that a booster pump was added to the project. Marcia Vallier stated that the project was designed in 2012. After calling EBMUD, they were informed that there were 70lbs of pressure. The field is designed for multi-use, primarily soccer, so Vallier Design selected wide range sprinkler heads. There was not head to head pressure, and when they recently checked the pressure it had fluctuated from 70lbs, to 60, then to 59lbs. The EBMUD representative that checked the pressure informed Ms. Vallier that the water pressure is gravity fed and can vary greatly depending on the State's water supply. Mr. Ramsey asked Mr. Peel and Mrs. Vallier why is that they were not aware of the water pressure until the contractor informed them. Mr. Peel said that the contractor measured the pressure after building the water irrigation system. Mr. Ramsey then asked Mr. Freese how this issue was going to be prevented in the future. Mr. Freese said that he would ensure that the contractor followed the scope in their Contract. Construction managers should have enforced Contract Documents. Mr. Peel then discussed the Playfield Renovation Project updates and gave a project summary via a Power Point presentation. For sod installation, they like to wait about two (2) months for the grass to root correctly. Mr. Ramsey asked that this topic come back to the FSC in March 2015.

D.2 Status Update on Pinole Middle School Field. Presenters: Luis Freese, Chief Engineering Officer; Tim Peel, Deputy Program Manager of Construction for SGI; Fred Powell, Powell & Partners Architects

Mr. Ramsey asked Mr. Freese if he could look into updating the drawings on site to reflect the most up to date plans version. Mr. Powell discussed construction site photos of the track and the restroom/storage building. There are four (4) lanes being installed on the track. Calvin Ransom is the CA for the project.

Mr. Powell discussed the project schedule:

- ❖ Notice to Proceed – 5-19-14
- ❖ Completion Date – 2-27-14

As well as construction cost update:

- ❖ Original Contract Amount - \$3,959,000
- ❖ Change Orders to Date - \$13,039

D.3 Status Update on Tara Hills. [34:00] Presenters: Luis Freese, Chief Engineering Officer; Keith Holtslander, Director of Facilities & Construction; Luis Freese, Executive Director of Maintenance and Operations; Juan Garrahan, SGI Deputy Program Manager; Gerson Bers, Allana Buick Bers Inc.; Fred Powell, Powell & Partners

Mr. Holtslander introduced the team (from recording). Mr. Holtslander stated that the community/planning meetings should be wrapped up within three (3) to four (4) months. Mr. Powell discussed his Power Point presentation. He gave the locations of current buildings. Mr. Powell discussed a conversation that was had with the Principal at Tara Hills where she said there were a lot of gopher holes and asked that the District consider using synthetic turf over grass. Mr. Lau also recommended the use of artificial turf over grass fields. Mr. Powell discussed photographs of how outdoor doorways benefit from having canopies that protect them from weather damage. He discussed now using free standing ball walls so that students are not throwing their balls against the



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102 outsides of classrooms. Peter Yu, the structural engineer, discussed completing the assessment of the
103 existing structure and has identified several findings.

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105 **D.4 Valley View Elementary Schedule Update. Presenters:** Luis Freese, Chief Engineering Officer; Juan
106 Garrahan, Program Manager of Controls; Kent Brown, Deputy Program Manager of Design; Wally
107 Gordon, DLM Architects

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109 Mr. Garrahan stated that the Bid process would be started on 10-21-14 and that bids will be due on
110 12-4-14. The Notice of Award will be issued on December 11th after the December 10th School Board
111 meeting.

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113 **D.5 Bond Resolutions. [1:00:00] Presenters:** Luis Freese, Chief Engineering Officer; Martin Coyne,
114 Executive Director of Bond Finance; Blake Boehm and David Leifer, KNN Public Finance; Graham Beck,
115 Nixon Peabody LLP; Lisel Wells, Nixon Peabody LLP; Travis Gibbs, Nixon Peabody LLP; Jeffrey Baratta,
116 Piper Jaffray; Vincent McCarley, Backstrom, McCarley, Berry & Co.; Scott Henry, Stifel, Nicolaus and
117 Company, Inc.

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119 Blake Boehm introduced the team including Leonard Barry with Backstrom. Mr. Boehm discussed the
120 Bond Sale Parameters within his Power Point presentation. Bonds will be issued as \$50 million
121 Election of 2010, (get from presentation) Election of 2010, Series C – Proposed Amortization: The
122 2015 Bonds need to be structured to provide debt service capacity for future bond issuances (get
123 second bullet from pp). Mr. Boehm discussed the preliminary financing schedule. Mr. Baratta and Mr.
124 Leifer discussed the incredibly low interest rates and that it was currently a buyers' market. Mr.
125 Ramsey asked to see different scenarios in the timing schedule. Mrs. Kronenberg asked to receive
126 numbers on how much less of an investor interest there will be. Mr. Ramsey asked that the finance
127 team run the tax rate numbers on a 30 year bond. Mrs. Wells clarified if Mr. Ramsey wanted a
128 different schedule as well as a different rates displayed at the next Board meeting.

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130 **Future Agenda Topics**

131 None.

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133 **Adjournment.**

134 Meeting adjourned at 5:24pm