

**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**SCHOOL BOARD SUBCOMMITTEE ON FACILITIES**

School Board Subcommittee on Facilities Mission Statement:  
*To provide the District with a Standard of Quality and Educational  
Program at the lowest possible cost*

**MEETING MINUTES**

Board Subcommittee on Facilities

**MEETING DATE:** January 8, 2012

**Attendees:** Chair Charles Ramsey, Madeline Kronenberg, Dr. Bruce Harter, Bill Fay, Sheri Gamba, Magdy Abdalla, Luis Freese, Keith Holtslander, Martin Coyne, Lance Jackson, Karim Nassab, Juan Garrahan, Hector De Leon, David Page, Rod Sias, Alaric Robinson, Winson Thai, Yvonne Lemmonshih and Cornell Green.

Cate Boskoff of Orbach, Huff & Suarez; Wally Gordon & Scott Berge of DLM; Dave Olson of KNN Public Finance; Krishna Pettitt of GCR; Scott Henry of E. J. De La Rosa; Jeff Baratta of Piper Jaffray; Matt Pettler of School Facility Consultants; and Marcus Hibser of HY Architects.

**A. OPENING PROCEDURES**

**A.1 Call to Order**

The meeting was called to order at 2:00 p.m. by Mr. Ramsey, Board member.

Mr. Ramsey acknowledged the presence of Ms. Cecelia Valdez, Mayor of the City of San Pablo, and Mr. Antonio Medrano.

Mr. Ramsey welcomed Ms. Madeline Kronenberg as the new Facilities Subcommittee member.

**A.2 Roll Call**

Board members, Charles Ramsey and Madeline Kronenberg were present.

**A.3 Approval of Agenda**

Agenda was approved with the following changes:

‡ Began with D.4, D.1, C.2, D.3, and C.3

Ms. Kronenberg approved the changes to the agenda.

**A.4 Approval of Minutes**

No minutes were approved.

Mr. Ramsey stated he wants the minutes current and ready for review prior to the next meeting.

Mr. Fay agreed that this will be taken care of.

**A.5 Next Meeting**

There will be a special meeting of the Facilities Subcommittee on Tuesday, January 22, 2013 at 2:00 PM, at the Facilities Operations Center (FOC)

## **B. PUBLIC COMMENT**

No public comment

### **C.1 Approve Recommendation of Debarment Process Procedures of Contractors to the Board of Education**

This item has been tabled to the next regular Facilities Subcommittee meeting.

## **D. DISCUSSION ITEMS**

**D.4 Portola Middle School bid Schedule: Presenters:** Magdy Abdalla, District Engineering Officer; Juan Garrahan of SGI; Matthew Burnham, Principal of Portola Middle School; and Marcus Hibser of HY Architects

Mr. Ramsey asked for a complete update on Portola Middle School project.

Mr. Hibser stated the Portola Middle School project had been signed off by Division of State Architects (DSA) today, January 8, 2013. The original project was approved in 2012, but there have been two (2) revisions (addendums) that needed to be approved by DSA, and that was completed today. The complete project including demolition, safety, access, structure, traffic, etc. was approved today. The project is ready to be turned over to SGI.

Mr. Ramsey asked about the bid schedule for Portola Middle School.

Mr. Miller will begin the bid process for Portola Middle School. RGA is the company that will be handling the hazardous materials for Portola Middle School.

Mr. Ramsey asked about the secondary school standards (Ed. Specs.).

Mr. Abdalla stated department members will be working on the secondary school standards (Ed. Specs.) for the project.

Mr. Ramsey was concerned about the length of time (ten years) it has taken to get this project started.

Mr. Miller stated the project will go out for bidding the 1<sup>st</sup> week in March. It will go to the Board of Education for contract approval as soon as the bid has been approved.

Dr. Harter anticipated the project would go out for bidding the week of March 4<sup>th</sup>, and if there were any changes that the Board and he would be notified.

Ms. Kronenberg stated it was important to notify the public of the next milestone concerning the project and to be as transparent as possible. Mr. Ramsey agreed.

Mr. Abdalla mentioned the bid process may not take place until the middle of March 2013.

Mr. Fay stated that the Bond Team is going into Primavera production mode and that all the projects will be listed on the bond web site, with dates, and that any changes will have an explanation.

Mr. Ramsey asked about how many site walks there would be.

Mr. Miller said there will be one (1) site walk.

Mr. Fay stated they are ready and able to award the project in April 2013.

Mr. Ramsey informed late comers to the meeting that item C.1 and C.2, on the agenda, was tabled.





Mr. Ramsey wanted to reconcile some of the inconsistencies.

Pinole Valley High  
El Cerrito High - stadium

Mr. Ramsey asked about the Deferred Capital Projects.

Ms. Gamba referred the question about the Deferred Capital Projects to Mr. Coyne. The amount of \$4.6 Million was approved by the Board and we have spent \$2.6 Million of the \$4.6 Million. There remains approximately \$5,400,000 left for the project and the furth

Mr. Pettler stated we have been working with Mr. Fay, Mr. Abdalla and Soo Zee Park on getting through the state process. Because the State is running out of money they are talking about meeting quarterly instead of monthly. This will impact the length of time it takes to process applications.

Leadership Public School

Estimated funding \$13.4 million

\$2.4 million received in June 2012

Estimated \$11 million balance is reserved out of current State Bond Authority

State application review will be over the next few months

-6 months

Estimated to receive funding in 2014/15; could be sooner if the State makes cash available specific to charter schools based on getting approval

\$3 million of estimated \$13.4 million is a loan to be repaid by Leadership Public Schools.

Mr. Ramsey mentioned that each year you can resubmit and you could get a bump.

Mr. Pettler said there is a chance we could get a bump on this one at the January 24, 2013 Allocation Board meeting. They will be moving forward with the Construction Cost Adjustment Index and we are hoping it will be up.

Gompers Continuation High School

Estimated Funding - \$1.8 million

Submitted to OPSC on July 23, 2012

Approximately \$102.3 million beyond the bond authority

Approximately \$224 million in other district projects that have passed on cash

Pursuing additional funding from State Water Resources Board for underground storage tank removal

Mr. Pettler mentioned there has been some cleanup site work done and we are working with SGI, District Staff and the State Water Resources Board for the cost of the removal. They are estimating \$400K for cleanup.

Mr. Ramsey asked if they remembered to check on the removal of storage tanks at Helms and Portola. De Anza High School

Mr. Pettler mentioned P

Mr. Ramsey asked about better prices in terms of the underwriter spread, better terms and conditions.

Mr. Baratta said this is a difficult question to answer. Generically in a competitive deal the underwriters are taking a risk in the sense of whether or

**Future Agenda Topics**

In March or April the sizing of the bond, what do we want to sell? What projects do we want to include. And what is the impact.

Mr. Coyne mentioned we are spending \$7.9 Million per month.

The next meeting is a special meeting scheduled for January 22, 2013, at 2:00 p.m.

Items on the agenda:

Budget and Technology

The Debt Limit Waiver

**ADJOURNMENT**

The meeting was adjourned at 6:10 p.m.

MA:wb