

Official Minutes of the April 4, 2022, Growth Planning Workshop – The Cost of School Construction

Professional Development Center & WebEx
530 Keystone Blvd
Patterson, CA 95363

I. CALL TO ORDER and ROLL CALL - 5:30PM

Attendance Taken at 5:32 PM:

Present:

Michele Bays
Kieran Carter
Heaven Goins
Amanda Lozano

Absent:

Carlos Fierros
Deja Nair
Ryan Segoviano

Updated Attendance:

Carlos Fierros was updated to present at: 5:33 PM
Ryan Segoviano was updated to present at: 5:36 PM

II. PLEDGE OF ALLEGIANCE

Minutes:

The Pledge of Allegiance was recited.

III. Approval of Agenda

Motion Passed: Approval of Agenda

Passed with a motion by Michele Bays and a second by Heaven Goins.

Yes	Michele Bays
Yes	Kieran Carter
Yes	Carlos Fierros
Yes	Heaven Goins
Yes	Amanda Lozano
Absent	Deja Nair
Yes	Ryan Segoviano

IV. Public Comment

Minutes:

None

V. BOARD WORKSHOP - COST OF SCHOOL CONSTRUCTION

Minutes:

Dr. Alfano reported that compared to other states (e.g. St. Mary's compared to Walnut Grove), California schools get half the school for twice the price. Mr. Menge reviewed the main factors driving up the cost. CEQA requirements were reviewed. Zane Schreder, District consultant for construction management, added that it could take 12-24 months just for

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CEQA approval. Mr. Menge reviewed the process: Planning, Design, Plan Review, Funding, Construction, and Close out. Mr. Menge also shared that there are construction costs that the state does not provide funding for. The district only receives funding based upon the current number of students enrolled which is why it is so important for developers to pay their portion up front. It takes 3+ years to build a school. Mr. Schreder added that there are unexpected costs that come up such as arsenic levels in the soil. Architect, Wes King, joined the meeting via WebEx and reviewed the cost of recent construction within the district (Science building, Performing Arts building, and classrooms at Apricot Valley and Las Palmas). He reviewed current cost trends and issues such as labor shortages, supply chain, and increased prices for materials. The estimated cost of a new elementary school on the east side (aka "El Solyo Elementary") totals \$75 million as compared to the cost to build Walnut Grove - \$28 million. Trustees Bays reiterated that Level II Fees only fund ~\$25-28 million. President Lozano asked Mr. Menge to share what the district is doing to resolve space issues and what happens after they are at capacity. Mr. Menge shared that the District is adding a classroom wing at Las Palmas and Apricot Valley and six portables at Northmead. After they are full, the district will need to go to multi-track year-round school. Creekside is now a 7th-8th grade school so they have some room. Patterson High has room to add one more 2-story building.

Superintendent Alfano reiterated that the District is not against growth as long as it's managed growth.

VI. Future Board Meetings

Minutes:
Special Meeting, Monday, April 11, 2022

VII. Adjourn

Minutes:
President Lozano adjourned the workshop at 6:26PM

Board President

Superintendent