

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
DRAFT MINUTES  
June 27, 2025**

**CALL TO ORDER:** 9:00 a.m.

**VOTING MEMBERS PRESENT:** Ron Macedo – Turlock Irrigation District (TID)  
Janice Keating – Modesto Irrigation District (MID)  
Margaret Hannaford – City & County of San Francisco (CCSF)

**OTHERS PRESENT:** Ryan Reis – DPRA, Department Manager  
Brannon Gomes – DPRA, Recreation Division Manager  
Jim McCoy – DPRA, Recreation Division Manager  
Rebecca Dack – DPRA, Administrative Assistant  
Bill Penney – TID, Senior Civil Engineer  
Sara Lima – DPRA, General Counsel  
Jesse Franco – MID, Alternate

**CALL TO ORDER**

Director Macedo called the meeting to order at 9:00am.

**PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS**

Director Macedo opened public comment regarding agenda items. No members of the public were present.

**VISITOR CENTER PROJECT UPDATE**

Bill Penney, TID Senior Civil Engineer, provided an update regarding the Visitor Center Project. Mr. Penney provided a recap of the project with the design and cost estimate, contractor procurement, and the schematic design process. He noted the project is entering the end of the design development process.

Mr. Penney provided an overview of a comparison of the cost of \$6MM from the initial proposal to the schematic design at \$7,690,000. He also noted the current cost estimate has decreased to \$7,180,000 due to some notable factors which include reduced SD scope of kitchen and HVAC equipment in Trading Post, additional abatement for Trading Post, 1% increase in contractor's insurance, more detailed subcontractor estimates, and decisions on final building finishes.

There was discussion regarding the overall project budget and expenses at \$8.2MM which includes a contingency. Mr. Penney noted \$469,000 has been spent to date.

Director Reis noted the current balance in CAMP account is just over \$7.1MM which is expected to increase due to accrued interest.

There was discussion regarding furniture and exhibits. Mr. Penney noted there have been discussions with the tribes to provide some historical artifacts.

There was some additional discussion regarding the overall project budget. Director Macedo noted he expects the project to stay within the allotted budget provided by the Board of Control at the beginning of the project. Mr. Penney noted he is not currently asking for approval to make any changes of the budget.

There was discussion regarding the subcontractor bid process for competitive bids. Additionally, there was discussion regarding the 5% contingency which has dropped from the initial 7% at the start of the project. Mr. Penney noted when construction begins, the contingency will drop lower.

There was discussion regarding potential cuts if the bids come in higher than expected.

There was also discussion regarding the fire suppression system requirements and insurance costs.

Mr. Penney provided a projected schedule, noting he expects to come back to the Board around September-October 2025 to get approval for the Guaranteed Maximum Price (GMP) which will lock Boyer into the cost. He also noted the current schedule expects construction completion by the end of 2026.

**ADJOURNMENT**

Director Hannaford motioned to adjourn, Director Keating seconded and due to no further business, the Board adjourned at 9:49a.m.

Respectfully Submitted,  
Ryan Reis  
Secretary to Board of Control

Copies to:      Messrs. Hannaford, Mazurkiewicz, Williams, Edwards  
                     Messrs. Fernandes, Macedo, Koehn  
                     Messrs. Keating, Franco, Wenger

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