



**MINUTES
SPECIAL MEETING OF THE
GOVERNING BOARD OF THE
SOLEDAD UNIFIED SCHOOL DISTRICT
DISTRICT OFFICE BOARD ROOM
1261 METZ ROAD, SOLEDAD, CA 93960
WEDNESDAY, AUGUST 24, 2016**

I. OPENED BUSINESS – 5:30 PM

- A. Called Public Session to Order

- B. Roll Called
Mrs. Marie Berlanga, President
Mrs. Jodi Massa, Vice-President
Mrs. Josie Perez-Aguilera, Clerk
Mr. Jaime Fernandez, Trustee
Mr. Javier Galvan, Trustee
Mr. Jorge Z. Guzman, Interim Superintendent

- C. Approved the Closed Session Agenda

MOTION TO APPROVE CLOSED SESSION AGENDA BY: Jodi Massa SECONDED BY: Javier Galvan AYES: Mrs. Berlanga, Mr. Fernandez, Mr. Galvan, Mrs. Massa, Mrs. Perez-Aguilera NAYS: None ABSENT: None

- D. Allowed for Public Comment on Closed Session Topics
There were no comments by the members of the public

- E. Immediately Adjourned to Closed Session -5:32 p.m.

II. CLOSED SESSION

- A. Personnel
 - 1. Assignments/Reassignments/Resignations/Leaves/Terminations/Layoffs

III. RECONVENED TO OPEN SESSION – 7:00 PM

- A. Pledge of Allegiance

- B. Report of action taken in closed session
There was no action taken in closed session.

- C. Approved Board Agenda

MOTION TO APPROVE CLOSED SESSION AGENDA BY: Jodi Massa SECONDED BY: Javier Galvan AYES: Mrs. Berlanga, Mr. Fernandez, Mr. Galvan, Mrs. Massa, Mrs. Perez-Aguilera NAYS: None ABSENT: None

IV. COMMUNICATIONS

- A. Oral Communications

1. Audience
Mr. Graig Stephens, from the Historical Society, invited the Board and District to participate in the August 27, 2016 celebration event: Centennial National Parks.
2. Main Street Middle School Construction Options – Mr. Cesar Vega & Mr. John Dominguez, Project Manager
Mr. Dominguez, Project Manager, reviewed the construction project options with the Board:

Goals for Tonight’s Presentation

This was a continuation of the project discussions from the previous board meetings on July 27, 2016 and August 10, 2016.

- Review and refine previously discussed project scope options.
- Discuss potential costs of each option.
- Seek board guidance on the option to pursue.

Review of Current Project Scope

- Current scope: construction of 4 new 2-story buildings: classrooms, science/STEAM classrooms, library/administration, and gym/multi-purpose room, associated planting, paving and site improvements
- Could include demolition of the existing MSMS campus, if budget permitted.
- Additional scope decreases are required in order to align the estimated costs with the revised and updated budget.
- Target budget (hard costs) is \$29,050,000.

Scope Options – Option #1a (delete bldg. C add 8 portables)

- Evolution of Option 1 presented at August 10th Board meeting.
- Instead of modernizing existing buildings place 8 “portable” classrooms where building C was located.
- Portable units are on raised wood foundations and connected by an entry deck and ramps to integrate into the campus fabric.
- This option is within the target \$29 M (hard costs) budget.
 - No general fund contribution

Scope Options – Option #1b (delete bldg. C add on-grade portable bldg.)

- Evolution of Option 1 presented at August 10th Board meeting.
- Instead of modernizing existing buildings place 8 “on-grade portable” classrooms where building C was located.
- Install portables on-grade with recessed foundations and provide exterior cosmetic upgrades so that there is a seamless integration on the campus between permanent and modular structures.
- This option would require an additional \$1.5 M contribution by the District above the current budget:
 - Fund 40 – \$1,000,000 (funds originally set aside for SHS Science Center).

- Fund 01 - \$500,000 (General Fund Contribution)

Scope Options – Option #2a (value engineer current design)

- Evolution of Option 2 presented at August 10th Board meeting.
- Delete towers and simplify site hardscape and building design.
- Minimize improvements, delete sunshade fins at exterior windows, simplify entry plaza and central courtyard, etc.
- This option does not require deletion of a building.
- This option would require an additional \$8 M contribution by the District above the current budget
 - Reduction of District Reserves (from 10% to 3%) (Approximately \$3 Million)
 - Fund 40 – \$1,000,000 (funds originally set aside for SHS Science Center).
 - \$4 Million in Certificates of Participation (COPs).

Scope Options – Option #2b (current design no changes)

- Retain current campus and buildings as designed, including towers, improvements, courtyard, etc.
- As with other options includes demolition of existing buildings and replacement with turf field.
- This option would require an additional \$11 M contribution by the District above the current budget.
 - Reduction of District Reserves (from 10% to 3%) (Approximately \$3 Million)
 - Fund 40 – \$1,000,000 (funds originally set aside for SHS Science Center).
 - \$7 Million in Certificates of Participation (COPs).

Dale Scott & Company Inc. - (Certificates of Participation)

- Background:
 - Certificates of Participation (COPs) are a common funding method used by California school districts for capital projects.
 - Unlike GO Bonds, COPs do not require voter approval. Their repayment, however, is the sole obligation of the District's general fund unlike a GO bond which is repaid by district taxpayers.
 - COPs are often used to fund the acquisition and construction of school buildings. The repayment term is typically 20 to 25 years although a shorter or longer term is possible depending on the needs of the district.
 - The amount of annual repayment is a function of the term of the loan and the rate of interest. Interest rates for 20 year COPs are currently approximately 3.5%. Assuming a repayment term of 20 years, the payment on a \$3.5 million COP would be approximately \$250,000 per year.
 - The various costs associated with the issuance of the COPs are also typically

rolled into the overall financing. These costs include: financial advisor, legal counsel, rating fees, and title fees as well as other miscellaneous costs.

- While a full and complete itemization of these fees would be provided prior to the financing, a rough estimate of total fees is \$150,000.

There would also be costs associated with the underwriting or sale of the COPs. These costs are typically calculated on a percentage basis and, assuming a \$3.5 million COP, would be between \$20,000 and \$25,000.

	Existing Main Street MS Campus	Option 1A (Raised Portable Units)	Option 1B (Portables on-grade)	Option 2A* (VE Current Design)	Option 2B* (Current Design / No Changes)
Permanent Teaching Stations	30	22	22	40	40
Portable / Modular Teaching Stations	-	8	8	-	-
Student Capacity @ 27/TS for 7 th /8 th @ 32/TS for 6 th	810 7 th /8 th	810 7 th /8 th	810 7 th /8 th	1,145 6 th -8 th	1,145 6 th -8 th
CDE Approval	-	YES	YES	NO	NO
Additional District Contribution	-	NONE	\$1.5M	\$8M	\$11M

Questions:

- President Berlanga thanked Mr. Dominguez for providing the presentation ahead of time as it answered a lot of the Board’s questions.
- Trustee Galvan asked if they go with Option 1a or 1b, when would the school be completed? Mr. Dominguez said that it would be ready for student occupancy by August 2018. The other options would be another year to the fall of 2019.
- Trustee Perez-Aguilera asked Mr. Dominguez to include that information in the presentation. (Timelines)
- Mr. Guzman, Interim Superintendent said that staff is working on banners to post around the construction site, stating that Increment 1 is complete and Increment 2 is coming and also some timelines. This would be in order to keep the community aware. He is also preparing a bulleting to send out to parents, which will include the construction timelines. Mr. Dominguez also suggested doing a press release.
- Trustee Perez-Aguilera said the Option 1b would also allow the Board to look at their funds for cost savings so we can replace the portables as soon as possible.
- Trustee Galvan asked how much it’s costing the district if we do not proceed. Mr. Dominguez said \$120,000 per month.

After the presentation, the Board unanimously chose option 1B and asked them to proceed.

The Board will be asked to review project scope and potential options and provide direction the best options moving forward for Main Street Middle School reconstruction project.

V. **CONSENT CALENDAR**

A. **Major Business Items**

1. Approved a Contract for Design and Construction with OpTerra for the Solar Photovoltaic System

Opened for comments: Mr. Vega, CBO said the presentation was given August 10th to the Board. Approving the contract will allow them to start the project as soon as possible.

MOTION TO APPROVE CLOSED SESSION AGENDA BY: Jack Franscioni SECONDED BY: Josie Perez-Aguilera AYES: Mrs. Berlanga, Mr. Fernandez, Mr. Galvan, Mrs. Massa, Mrs. Perez-Aguilera NAYS: None ABSENT: None

VII. **NEW ITEMS OF BUSINESS**

- Trustee Massa asked Mr. Guzman if Soledad High School had scheduled the senior parent night to update parents of upcoming events/expenses for 12th graders. Mr. Guzman will follow-up. Mr. Antonio Garcia, Director/Interim Principal said the date scheduled for this Senior parent Information Meeting was set for September 28, 2016
- Graduation – Mr. Guzman asked for Board direction of graduation set up for this year. The Board was happy that both sides of the stadium were opened and would like to keep the same.
- Pinnacles High School Graduation: Mr. Guzman also received some comments from the last graduation about having Pinnacles High School seniors graduate with Soledad High School seniors. After some discussion and comments, Mr. Guzman was directed to ask the students and then report back to the Board. The Board does not want students to feel left out. Mr. Guzman to follow-up.
- VIP Seating: Ms. Jessie Swift, Principal at Main Street, also asked that the Board come up with guidelines and define what a VIP is so that Principals' can enforce the guidelines. Board agreed.
- Sober Grad Committee: Trustee Fernandez asked that parents be asked who will lead and organize Sober Grad. Neither Trustee Fernandez nor the other committee members are going to do it this year. Mr. Marco Hernandez, CSEA President said that some of the CSEA members want to do it this year.
- Back to School Nights: President Berlanga would like to make sure there are the least conflicts with Back to School Nights between the sites. Mr. Guzman said there is a district wide calendar and secretaries enter their events so everyone can see them. It's about communicating with each other. Mr. Guzman and Mrs. Berlanga thanked Ms. Swift for changing their night and being flexible.
- Mrs. Monica Pantoja, parent, congratulated Mr. Garcia, for the personal invitation to meeting yesterday in the automated calling system. She said it was nice to hear a person and not a recorder with a robotic message. She said she appreciated the personalization and suggested the same be done by the other schools.

- Welcomed Yaneli Garcia, working as a translator for the district. She will be translating at the Board meetings and will also be present at LCAP community meeting.

VII. **ADJOURNMENT**

Meeting adjourned. 7:32 p.m.

Board approved: September 14, 2016