



**MINUTES  
SPECIAL MEETING OF THE  
GOVERNING BOARD OF THE  
SOLEDAD UNIFIED SCHOOL DISTRICT  
DISTRICT OFFICE BOARD ROOM  
1261 METZ ROAD, SOLEDAD, CA 93960  
MONDAY, DECEMBER 19, 2016**

**I. OPENED BUSINESS – 5:00 PM**

- A. Called Public Session to Order
  
- B. Roll Called  
Mrs. Jodi Massa, President  
Mrs. Josie Perez-Aguilera, Vice-President - ABSENT  
Mrs. Marie Berlanga, Clerk  
Mr. Jaime Fernandez, Trustee  
Mr. Javier Galvan, Trustee  
Mr. Jorge Z. Guzman, Superintendent – ABSENT  
Mr. Cesar Vega, Chief Business Officer - Presented
  
- C. Pledge of Allegiance led by President Massa
  
- D. Approved the Board Agenda

**MOTION TO APPROVE AGENDA BY: Marie Berlanga SECONDED BY: Javier Galvan  
AYES: Marie Berlanga, Jaime Fernandez, Javier Galvan, Jodi Massa NAYS: None ABSENT:  
Josie Perez-Aguilera**

**II. COMMUNICATIONS**

- A. Oral Communications
  - 1. Audience  
There were no comments made by members of the audience.

**III. CONSENT CALENDAR**

- A. Major Business Items - Construction projects, acceptances of bids, major purchases, major policy and/or procedures.
  - 1. Approved a Guaranteed Maximum Price for Main Street Middle School Project – Phase II; Approval of Form of Lease/Leaseback Agreement with Dilbeck & Sons, Inc.; and Authorization for Staff to Finalize and Execute Final Documents

***Open for comments:***

Mr. John Dominguez, School Site Solutions, gave the following PowerPoint Presentation before the Board and audience for the approval of Main Street Middle School GMP and General Contractor:

**MSMS CONSTRUCTION GMP PROPOSAL COMPARISON**  
**BLACH CONSTRUCTION:**

- Guaranteed Maximum Price \$33,420,226 (Hard Cost).
  - Does not include any of the proposed alternates
  - No modular classrooms. (\$2.9 Million @ \$375 SqFt @ mkt price)
  - No playfield renovation. (~\$350,000)
  - No demolition of existing MSMS. (~\$1,000,000)
  - Does not include Construction Contingency. Blach Recommends 5% outside of GMP.

DILBECK & SONS:

- Guaranteed Maximum Price \$33,847,825 (Hard Cost).
- Includes the following:
  - Play field Renovation (~\$350,000)
  - Demolition (~\$1,000,000)
  - Does not include Portable Classroom (\$2.9 Million @ \$375 SqFt @ mkt price)
  - Does not include Construction Contingency

Reviewed detailed proposals distributed to the Board:

- Blach Proposal for Main Street Middle School Increment 2 General Contracting Services
- Dilbeck and Sons Main Street Middle School General Contracting Services Proposal

Blach

GMP: \$33,420,226

Field: \$350,000

Demo: \$1,000,000

\$ 34,770,226

Dilbeck and Sons

GMP: \$32,497,825

Field: \$350,000

Demo: \$1,000,000

\$33,847,825

- Savings equate to about \$900,000 between the two.
- Trustee Berlanga asked how much it is going to cost for the portables. Mr. Dominguez calculated around \$3 million and he cautioned the Board to keep in mind that these were rough numbers. The number also depends on the facade the district will want and could be more. Right now we need to establish a GMP so we can work within that number and bring back options to the Board as we move forward.
- Mr. Vega, CBO said that in January, he will be bringing to the Board a number of ideas on how to save the money to pay for the portables. He is working on developing a plan that will achieve the scope of the project to include the portables. Right now they the Board to approve the GMP on DSA approved plans.
- Trustee Berlanga asked when the building will begin. Mr. Vega said they are working on the schedule. Mr. Dominguez said part of the process is to get submittals (orders) for the steel and masonry block and those can take up to three months. But as soon as they get the GMP and the contract signed, they can get the orders in and start the project. There is a method to the madness.

- Mr. Dominguez did state that meeting the August deadline to get the students in the building was going to be tough. He saw maybe October more feasible. But they will work hard to get the project delivered on time and on budget.
- Trustee Berlanga asked Dilbeck what they could do for us. Mrs. Sharon Dilbeck said they were excited about this project and getting students in the school. They will start as soon as possible. She also agreed with Mr. Dominguez and explained that the block masonry had to be manufactured but there were other things they could get started on. She also shared that Dilbeck has been in this business for over 30 years. Their first LLB was in Greenfield (Cesar Chavez School); they have also done work at Salinas High School and just finished the STEM building for Hartnell and built all of the Hartnell East campus. They are also building Salinas School #5. Their main source of work has been schools and educational facilities.
- Trustee Galvan said he was concerned and asked what assurances they could get from Dilbeck that they won't get another bill later down the road. He did not want later on have them come before the Board to ask for another \$2 million.
- Mrs. Dilbeck said that the only way that would happen is if the District wants something different from the plans or unforeseen circumstances such as something has not been installed or found underground or the plans were not quite right. But otherwise there will be no other charge from Dilbeck.
- Trustee Fernandez asked if they had reviewed the plans and is there anything that they need to worry about. Mrs. Dilbeck said they saw nothing in the plans to worry about and they had the plans for two weeks.
- Trustee Berlanga asked if they guaranteed their work. Are they going to have to worry that in a year something will crack or need repair? Trustee Galvan agreed and asked if they were getting quality masonry/brick. Mrs. Dilbeck said they will build as the plans specify and with quality. They have not had to make any structural changes or repairs in their buildings.
- Trustee Berlanga asked if they had every had any lawsuits against them filed. Mrs. Dilbeck said one many years ago. But it was an architect issue and the district went after everyone and so did the architect. It was in Pajaro and they built that school. The issue was settled between the architect and district.
- Trustee Fernandez asked Mr. Vega and Mr. Dominguez what their recommendation was. They said to go with Dilbeck.

**MOTION TO APPROVE GMP WITH DILBECK & SONS, INC. BY: Jaime Fernandez  
SECONDED: Marie Berlanga AYES: Mrs. Berlanga, Mr. Fernandez, Mr. Galvan NAYS:  
None ABSENT: Josie Perez-Aguilera ABSTAINED: Jodi Massa**

IV. **NEW ITEMS OF BUSINESS**

Trustee Fernandez asked that Mr. Guzman look into the dress code and revise it if necessary. He was told that currently, students at Main Street and Soledad High School, cannot wear college/university jerseys (tops). Students are not allowed to wear a Stanford Jersey because it's red (gang color). He said it's the same color as Main Street School's colors. So we either stick with that color or change the school colors. He clarified he was not talking about NFL gear; but college and university. Right now students are only allowed to wear these two times a year. Mr. Vega, CBO said he will let Mr. Guzman know to follow up on this policy.

V. **ADJOURNMENT**

Meeting adjourned at 5:22 p.m.

Board Approved: January 18, 2017