



**MINUTES
SPECIAL MEETING OF THE
GOVERNING BOARD OF THE
SOLEDAD UNIFIED SCHOOL DISTRICT
DISTRICT OFFICE BOARD ROOM
1261 METZ ROAD, SOLEDAD, CA 93960
WEDNESDAY, FEBRUARY 8, 2017**

I. OPENED BUSINESS – 5:30 PM

- A. Called Public Session to Order
- B. Roll Call
Mrs. Jodi Massa, President
Mrs. Josie Perez-Aguilera, Vice-President
Mrs. Marie Berlanga, Clerk
Mr. Jaime Fernandez, Trustee
Mr. Javier Galvan, Trustee
Mr. Jorge Z. Guzman, Superintendent
- C. Pledge of Allegiance
- D. Approved the Agenda

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

II. COMMUNICATIONS

- A. Oral Communications
1. Audience

Mr. Bourke, Teacher addressed the Board regarding the Main Street Middle School Bond Funding. He said he had questions regarding Main Street: He was a member of the committee that worked very hard to get the \$40 Million Bond issued in 2012. In 2016 they started to use it. He said that they now have \$29 Million and was asking what happened to other \$11 million out of \$40 we started with. Now the bid for the construction is \$33 million, so what are your plans to get the \$4 million that you need. Whatever you decide item is to ask that whatever they decide to build, please no portables.

President Massa asked Mr. Vega to put it as a future agenda item to report out. Mr. Vega, CBO, agreed and said that they will also be presenting what the district has for Fund 21. He also reminded the Board that we have another Bond issuance D where we will be receiving \$3.1 million in bond proceeds. Mr. Dominguez from School Site Solutions will be presenting on how much we have for this project. We have spent \$5 million under increment 1. He does not know how the \$11 million amount is coming up. We have received 32 million and expect another \$3.1 million and have spent \$5 million.

Trustee Perez-Aguilera asked if we could justify all the expenses, Mr. Vega said yes and Trustee Perez-Aguilera also asked that this information could be posted on the website. Mr. Vega said yes.

- B. Board Discussion/Direction on Main Street Middle School Construction Options –Mr. Dominguez, School Site Solutions made a PowerPoint Presentation on Main Street Middle School Construction and Projected Enrollment Impacts (attached).

Discussion:

- Mr. Dominguez said that the best for the district is Option 3 however, the District does not have the money to build Option C. So how do we get there? Is it cost efficient use of current facilities (asset management), in addition, are there are fewer restrooms.
- Mr. Dominguez said the Building C is a project that the district will build at a future date. Currently the District does not have the money to build Building C. In his experience, once you put portables, they stay. The history behind the practice of use of portables in schools came because that state had a big bubble of construction and they would fund districts 80% if they used portables. It became a popular practice. In essence they would be used to get to a point where you will build Building C. It is a really expensive venture and it might take longer to build Building C because it will look like there is no necessity.
- Finding a way to Build Building C would benefit the district. If we utilize the older building; there is an emergency repair program and district funds, they can augment funding, if we retain the existing building.
Using Prop 39 funds
- Structurally, the buildings are not in bad shape. We would need to modernize them, update window coverings, and HVAC.
- The Board would have to make a decision on which building are going to stay. Mr. Dominguez also reminded the Board that there had been discussions that the district was contemplating keeping a building for an early childhood center.
- Discussed that there was no soccer field and how much that is needed.
- Mr. Dominguez reminded board that you also have to keep in consideration the costs of retaining buildings, cost of heating them and what happens when buildings sit dormant. All these things need to be considered.
- Mr. Dominguez asked the Board to make a decision on the option they'd like to pursue and take action at their next regular meeting.
- The option of keeping some of the current buildings if to give district housing options. As you move forward with the project, these buildings can house students.
- This option was not in the project that the Board approved. But it was in the original design when Kasavan designed the project.
- Trustee Fernandez said we are keeping a row of 10 classrooms? Why would we want to keep them? Mr. Domiguez said you (district) own them. But you could use them somewhere else. You do not have to keep them there; it would be up to the Board to make that decision. These were just options.
- Trustee Fernandez said it did not make sense to him to build a new school and keep 10 old portables. People driving by will look and question why the old buildings next to a new one. Mr. Dominguez agreed and also said that there was a cost to get rid of the portables.
- Trustee Fernandez mentioned that if we get rid of the 10 portables, then we'll have a soccer field. Mr. Dominguez said that was correct.
- Mr. Dominguez wanted to make it clear, that these were only suggestions; the Board will make final decisions.
- Ms. Woodrow, P.E. teacher said she was under the impression that they were all going to be taken out and have grass area for softball field to be able to change to 2nd soccer field. You cannot put all kids on that field.

- Mr. Dominguez said that that's why this special meeting. There were some things that were not anticipated for this project, and it was before his time; and now they have come up and some have to do with funding.
- Trustee Berlanga agreed and a lot of these things were before he took over the project.
- Ms. Woodrow said fields are important.
- Mr. Dominguez said the portables do not have to stay there. They could be used somewhere else.
- The questions to the Board are what do they want to do with early childhood center; to use as a playfield?
- If there is no long range plan, it would be more efficient to remove the portables and use space for something else.
- Ms. Woodrow said that the people that attended BASC meeting last week, agreed that they do not want the preschool there. Also, that one building that you say space not being used (where science lab is now); that could remain. It's where the preschool building is projected to be. Keep science lab and extend it; and open up two classrooms. The existing rooms could be used for counseling room. That's without having a preschool there.
- Trustees Fernandez and Massa agreed that they preschool center should not be at Main Street.
- Some other suggestion included moving a portable across CEC on the empty district lot.
- Mr. Dominguez said the project has to come on board by June as it takes time to move portables. Time is also money.
- Discussed moving the weight room to one of the portables. Ms. Swift, Principal said that Mrs. Zieber also teaches performance and uses those classrooms. The Weight room would need to be upgraded and refurbished to be functional.
- Mr. Bourke suggested moving the portables and the preschool.
- As a reminder, it is a state preschool and the state has to approve any moves and new facilities before making any changes. So this also takes time.
- President Massa said she attended the BASC meeting last week along with Trustee Fernandez and the perspective from committee was that we are looking at interim housing. The goal is to build Building C. They talked about the fewer move of students, the better. Don't want to be stuck with portables. If we do end up with portables and move them to move Building C
- Mr. Puga agreed with Mrs. Massa; this was not what we planned to happen or wanted, but it is what it is. He was also against placing portables in the new school.
- The pads are ready and DSA approved for Building C. If we place portables, we have to go back to DSA for portable classrooms. Downside of it is that we have to go to DSA and in doing so they need direction. They do have a year backlog for portable classrooms. Construction costs are crazy right now, so need decision from the Board at their next regular meeting.
- Ms. Katia McClain from LPA said that the portables would blend in. They have the color schemes and Ms. Swift has Idea Paint in mind to match the remainder of the buildings.
- Mr. Dominguez said that part of the reason for tonight's meeting was to have discussion and make a decision at next meeting. Some of these options are for the Board to digest; come back with a decision. He encouraged them to decide on the portable or existing building; preschool – stay or not; 3rd: Existing portables to stay or not.

- Ms. Swift offered for board to visit and take a tour of MSMS
- Trustee Perez-Aguilera asked why we not just upgraded existing building why was this not considered. Trustee Fernandez said that no one has the answer as the staff that knows the answers are not here anymore.
- Mr. Puga said that back then trying to upgrade the school was going to be more expensive to renovate than to build.
- Also originally, the 6th graders were going to be housed there.
- Mr. Dominguez said that as we move forward the district is working on a Master Facility Plan; outlining what is going to happen with this project and district, moving forward. That will fix problems for future. Need to look at global perspective.
- There was a person claiming we had \$17 million in eligibility and it turns out only had \$250K.
- Construction is scheduled to start March 1.
- Ms. McClain corrected and said they had already started; they have been responding and answering questions and reviewing plans. So work has begun/
- Portable or old classroom, what do you want to do with old building
- Preschool – keep or not and removing preschool, yes or no.

- Trustee Berlanga asked what the BASC committee recommends. They recommended no portables (rather refurbish the old building). They want a real Building C
- Mrs. Zieber said that she was speaking as a citizen and when they knocked on her door; they never mentioned preschoolers. They mentioned that 6th graders would be at the middle school. They also mentioned a performance building besides the gym. She would be very upset if the preschoolers end up there.
Portables are small and worried about classroom sizes. Teachers felt they should not be getting worse that what they have. A/C is a must.
- Need to have something nice before you ask for another bond.
- Clarification was made that there are no plans for another bond.
- Marcos Hernandez, custodian also asked them if they want to keep the portables. President Massa said no.
- Mr. Hernandez asked that they also keep in mind that custodians prefer tile or linoleum over carpet and they have insight to make cleaning easier for them. Project starting at some point and get more information as custodians.
- Mr. Dominguez said that all meetings and proposals are brought forward at open forum with exception of BASC meeting. Mr. Vallejo, Director MOTF will be meeting with his staff and has given them standards he wants in those buildings.
- Ms. Woodrow asked if the portables could be sold. The answer was yes and the price we get depends on their condition and board approval. District could also find use for the portables at other sites.
- Mr. Vega wanted to clarify for Board the misinterpretation that we are missing \$11M is not true. He went over the numbers again of what we have received with the issuance of the bond proceeds and the \$5 million spent for Increment 1. He invited anyone to go look at the books and if they go to MCOE, they can pull the same records the district has. The comment made by Mr. Bourke that there is missing money is not true and inaccurate. There is misinformation out in public and it's a fact that there is no missing money and he can prove it. Trustee Perez-Aguilera asked again he posts the information on the website. Mr. Vega agreed and said that because the project is underway, every day and every week we get invoice because we are using the money.

- Mr. Dominguez agreed and said it is a fact that we are going to start building; but keep in mind, it also depends on the rain, and rain delays the project. Trustee Perez-Aguilera recommended he also put an asterisk on the start day that it may be delayed due to adverse weather conditions.
- Mr. Vega said he will do a cost analysis to remove portables and add grass area; because it will add to the budget.
- Trustee Fernandez said the whole idea of meeting today came out of his attendance at the BASC meeting. President Massa and he attended but the rest of the Board did not and they did not get all this information. He wants the Board to make an informed decision.
- Staff is working diligently to find more money for this project.
- Trustee Perez-Aguilera asked about options to finance under Option 3:
- Mr. Vega said his department is reconciling records and ERP funds to submit reimbursements for work already performed and there is a possibility we might be able to recoup some of the money already spent. Working to really not have impact into general fund. Through Value Engineer and us doing the work we can save money. District is digging in and brainstorming ideas. He does have a couple of ideas he thinks the Board might find appealing but has to speak to Mr. Guzman first and get approval.
- Ms. Woodrow commented regarding the \$11 million and said it was probably confusion. Thought that the costs of Gabilan and SV offices were taken from the bond.
- Trustee Perez-Aguilera said that sometimes people don't understand financials and misunderstand information.
- Ms. Woodrow said that it was not that, it was because the bond wording language said it could be used but it was not. Mr. Dominguez said that a way to resolve these misunderstanding is by having a Bond Oversight Committee meeting which will take place in March and Trustee Perez-Aguilera's recommendation to put information on website. Part of the oversight committee's responsibility is to put that information out.
- Mr. Vega said that the bond money is totally separate account. We've only spent \$5 Million and only on MSMS. The projects at other sites are from other sources. Trustee Perez-Aguilera asked that he clarify that on the website.
- Ms. Woodrow again said that she has spoken to teachers on portables at MSMS and that in order to get buy in from teachers is to have a/c in their classrooms and tinted windows or window coverings. Those two things are a must. The other option to keep the science lab and just modernize it and renovating it would be ok; but definitely the preschool has to go.
- Solar panels will also be coming into the project. Keep in mind we'll we have to provide service to those buildings.
- Ms. Swift also reminded everyone that Building B has been DSA approved (Science Lab) and if we revert back to regular classrooms, we would need to get DSA approval. She was correct.
- Mr. Vega said his team will start working in preparation for next week.
- Trustee Perez-Aguilera asked he update the website with correct information and share what we have spent so far for transparency and update monthly.
- Mr. Dominguez again went over feedback he was receiving from the Board: Keep existing building and get rid of existing portables. He advocated keeping the portables as they have value. Mr. Vallejo already has use for them at other sites. Mr. Dominguez will get a new outline without new portable buildings and new option? All agreed. Option 3 is the more viable option. Add Softball field (150 kids at a time). What we have in budget is what they described in plan to board. He will include cost to project to move portables; keep preschool building; but move kids.

- Board will make decision next week.
- Next BASC to present the schematic design and in March make a decision.
- Mr. Dominguez will take out portable classrooms; retain existing building (Science) we won't have a cost yet. Mrs. McClain also agreed because they would need to go to Dilbeck and ask them for a credit for keeping and a cost for demolishing. Also is the Board is keeping that building, what is that going to be used for.
- Clarified the topic of the restrooms – they will be portable restrooms; which will look like real restrooms. They will match with the rest of school and blend in.
- Mr. Puga asked if the Board decides no portables, and they are removed, what is going to go there. It would be grass. Mr. Puga asked if the area was compacted. Mr. Dominguez said it was.
- Mr. Vallejo, Director of MOTF said he was working on the Master Facility Plan but it takes months to complete. He will try to get something to the Board in April or May.

III. NEW ITEMS OF BUSINESS

There were no new items of business

IV. ADJOURNMENT

Meeting adjourned at 7:04 p.m.

Board approved March 8, 2017

SOLEDAD USD BOARD STUDY SESSION

MAIN STREET MIDDLE SCHOOL CONSTRUCTION AND PROJECTED ENROLLMENT IMPACTS

FEBRUARY 8, 2017

Jessica Swift
Principal, MSMS

C. John Dominguez, Project Manager
School Site Solutions, Inc.

Concerns, Options, and Impact

- Concerns:
 - Enrollment is increasing – need 10 additional classrooms (8 classroom, 2 learning centers)
 - January enrollment projections recently updated
 - Anticipated bubble in population (in the next year an average of approx. 8% increase)
 - New construction in Soledad
 - Migrant population movement (1-2% flux)

Concerns, Options, and Impact (cont.)

- Comparison of current scope and three options:
 - Current Scope – No portables, No use of existing buildings
 - Option 1: Purchasing 8 portable classrooms
 - Option 2: Purchasing 10 portable classrooms
 - Option 3: Upgrades to existing classroom buildings
- Budget Impact of current scope and three options

Current Scope:
Bldgs A, B, D,
no portables



Pros:

Lowest budget impact of three options and current scope

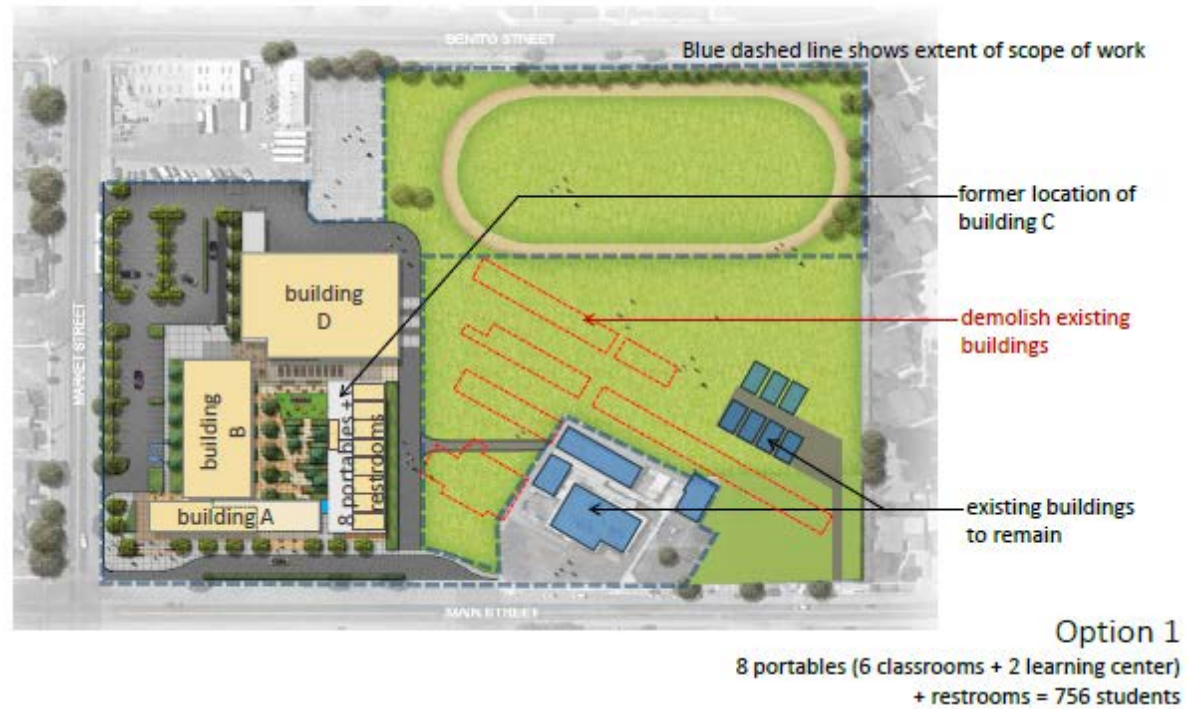
Cons:

Doesn't provide adequate classroom capacity

Current Scope: Buildings A, B, D, no portables

REVENUE	
Current Available Funding	\$31,895,872.00
Future Bond Issuance #3	\$3,155,000.00
TOTAL REVENUE	\$35,050,872.00
ACTUAL AND ANTICIPATED EXPENDITURES	
Actual Expenditures 7/1/17-1/11/17	\$563,339.00
Construction of Current Project (Dilbeck)	\$33,847,825.00
Construction Contingency @3%	\$1,015,435.00
Soft Costs	\$1,704,550.00
Furniture and Equipment	\$750,000.00
TOTAL ACTUAL AND ANTICIPATED COSTS	\$37,881,149.00
DIFFERENCE (DISTRICT CONTRIBUTION NEEDED)	(\$2,830,277.00)

Option 1: Purchasing portables (8)



Pros:

Provides 8 additional portable classrooms

(6 classrooms + 2 learning centers)

+ restrooms = 756 students

Cons:

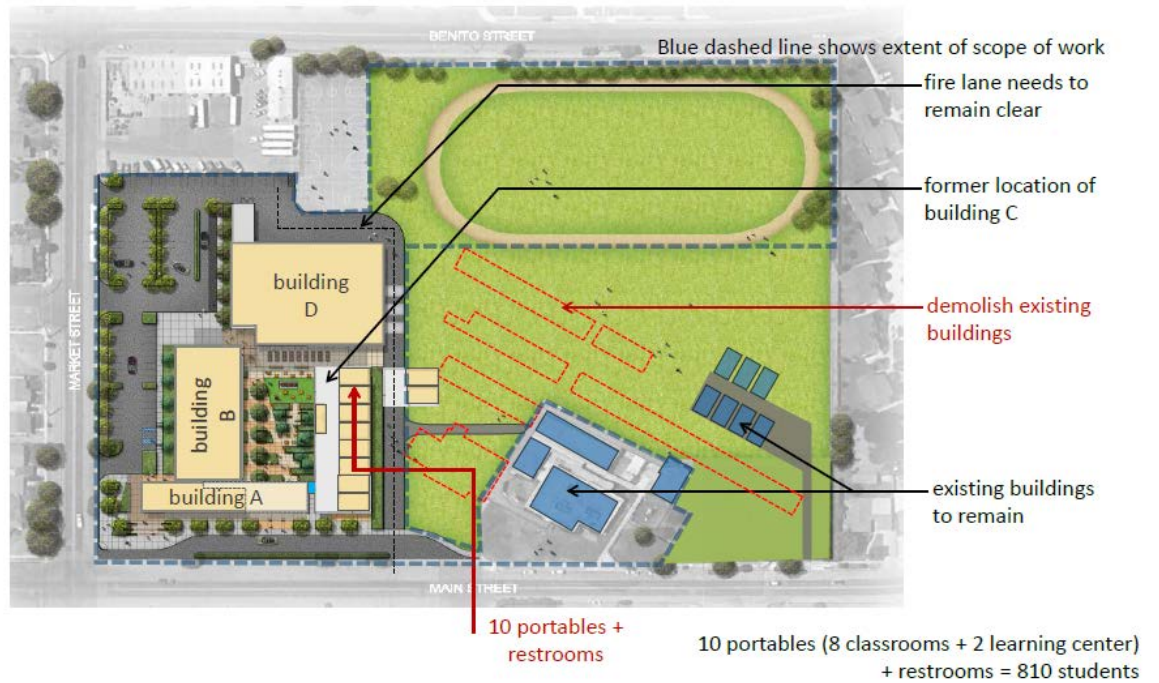
Significant budget impact

Portable buildings have a limited lifespan

Option 1: Purchasing portables (8)

REVENUE	
Current Available Funding	\$31,895,872.00
Future Bond Issuance #3	<u>\$3,155,000.00</u>
TOTAL REVENUE	\$35,050,872.00
ACTUAL AND ANTICIPATED EXPENDITURES	
Actual Expenditures 7/1/17-1/11/17	\$563,339.00
Construction of Current Project (Dilbeck)	\$33,847,825.00
Construction Contingency @3%	\$1,015,435.00
Soft Costs	\$1,704,550.00
Additional 8 Portables (Including soft costs)	\$3,406,000.00
Furniture and Equipment	<u>\$750,000.00</u>
TOTAL ACTUAL AND ANTICIPATED COSTS	\$41,287,149.00
DIFFERENCE (DISTRICT CONTRIBUTION NEEDED)	(\$6,236,277.00)

Option 2: Add 10 portable classrooms



Pros:

Provides adequate classroom capacity for anticipated enrollment growth

Cons:

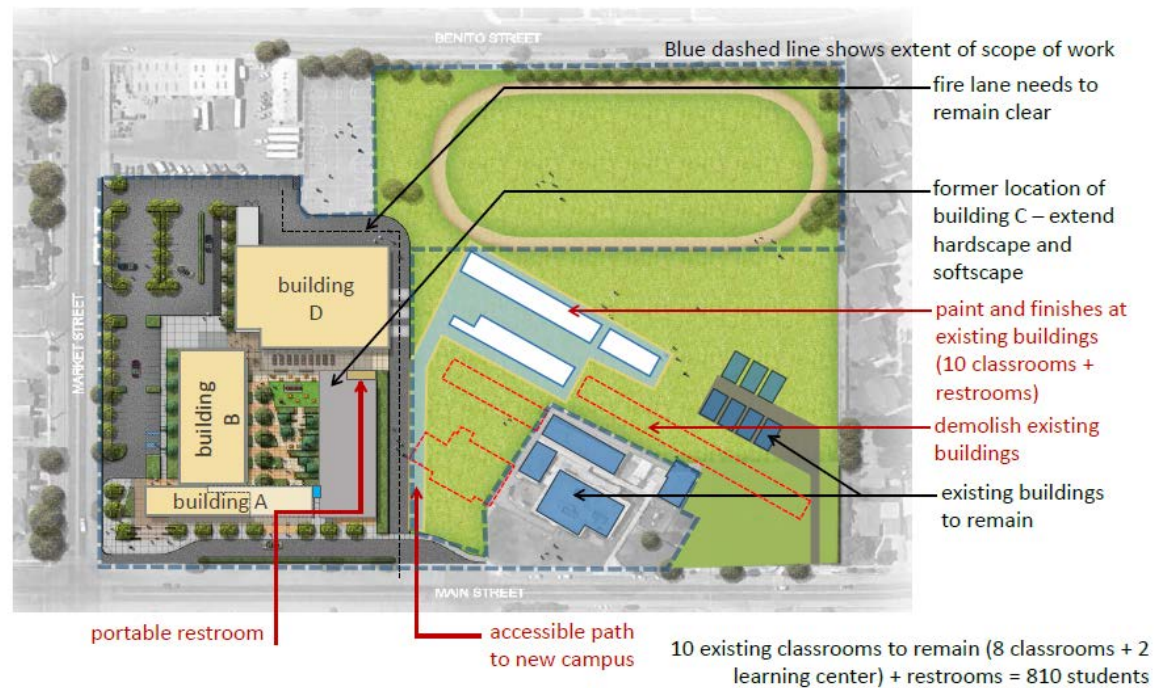
Highest budget impact compared to current scope and the three options

Portable classrooms have limited lifespan

Option 2: Add 10 portable classrooms

REVENUE	
Current Available Funding	\$31,895,872.00
Future Bond Issuance #3	\$3,155,000.00
TOTAL REVENUE	\$35,050,872.00
ACTUAL AND ANTICIPATED EXPENDITURES	
Actual Expenditures 7/1/17-1/11/17	\$563,339.00
Construction of Current Project (Dilbeck)	\$33,847,825.00
Construction Contingency @3%	\$1,015,435.00
Soft Costs	\$1,704,550.00
Additional 10 Portables (Including soft costs)	\$4,239,000.00
Furniture and Equipment	\$750,000.00
TOTAL ACTUAL AND ANTICIPATED COSTS	\$42,120,149.00
DIFFERENCE (DISTRICT CONTRIBUTION NEEDED)	(\$7,069,277.00)

Option 3: Upgrades to existing classroom buildings



Pros:

Cost-efficient use of existing buildings.

Middle amount of budget impact of the three options and current

Fewer new restrooms required than options with portables.

Allows more cost-efficient future Building C construction

Cons:

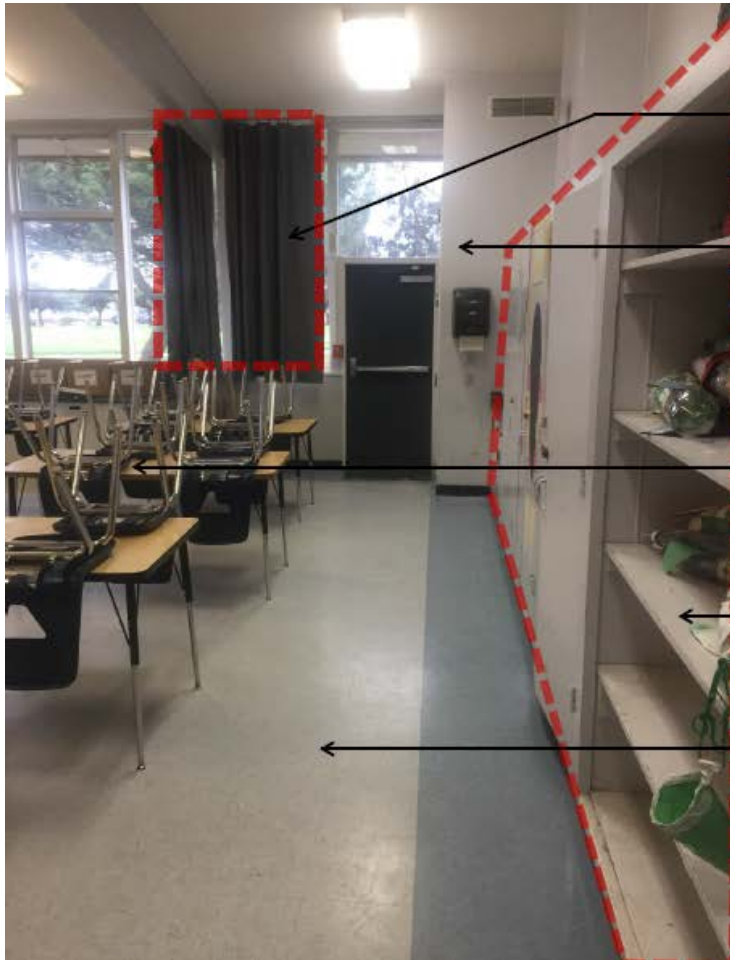
Incomplete Master Plan of campus

Use of older buildings

Option 3: Upgrades to existing classroom buildings

REVENUE	
Current Available Funding	\$31,895,872.00
Future Bond Issuance #3	<u>\$3,155,000.00</u>
TOTAL REVENUE	\$35,050,872.00
ACTUAL AND ANTICIPATED EXPENDITURES	
Actual Expenditures 7/1/17-1/11/17	\$563,339.00
Construction of Current Project (Dilbeck)	\$33,847,825.00
Construction Contingency @3%	\$1,015,435.00
Soft Costs	\$1,704,550.00
Upgrade Existing Classrooms (includes soft costs)	\$1,200,000.00
Furniture and Equipment	<u>\$750,000.00</u>
TOTAL ACTUAL AND ANTICIPATED COSTS	\$39,081,149.00
DIFFERENCE (DISTRICT CONTRIBUTION NEEDED)	
	(\$4,030,277.00)

Option 3: Possible Upgrades to Classrooms



remove existing window coverings

remove existing hvac system

remove existing furniture

remove existing casework

remove existing flooring

Option 3: Possible Upgrades to Classrooms



new hvac

new window coverings

paint all walls with Ideapaint with color

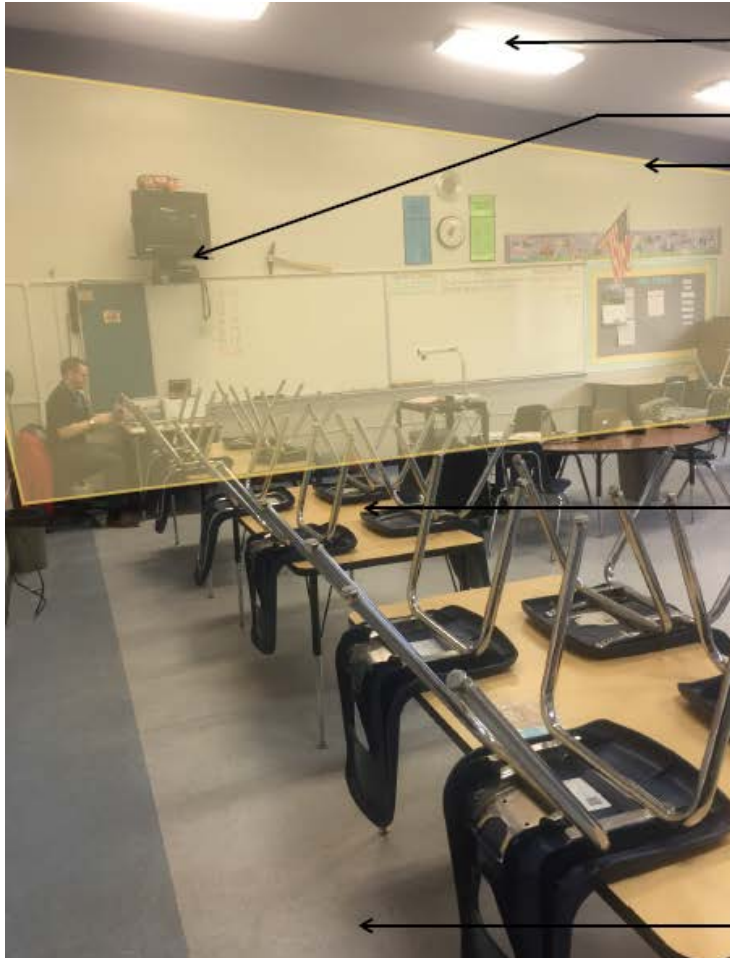


new furniture



new exterior painting

Option 3: Possible Upgrades to Classrooms



new lighting (exterior and interior)

new technology

paint all walls with Ideapaint with color



new furniture



new flooring