

**MINUTES
SPECIAL MEETING OF THE
GOVERNING BOARD OF THE
SOLEDAD UNIFIED SCHOOL DISTRICT
CURRICULUM & INSTRUCTION BUILDING
1261 METZ RD., SOLEDAD, CA 93960
TUESDAY, DECEMBER 2, 2014**

I. OPENED BUSINESS – 5:46 PM

- A. Called Public Session to Order
- B. Roll Call
Mr. Fabian M. Barrera, President
Mrs. Marie Berlanga, Vice-President
Mrs. Gloria Ledesma, Clerk
Mrs. Jodi Massa, Trustee
Mr. Jaime Fernandez, Trustee
Dr. Rupi Boyd, Secretary to the Board
- C. Approved the Board Agenda

MOTION TO APPROVE AGENDA BY: Marie Berlanga SECONDED BY: Jodi Massa AYES: Mr. Barrera, Mrs. Berlanga, Mr. Fernandez, Mrs. Ledesma, Mrs. Massa NAYS: None ABSENT: None

II. COMMUNICATIONS

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

III. NEW ITEMS OF BUSINESS NON ACTION ITEMS

- A. Main Street Middle School Design Presentations by Kasavan Architects and Blach Construction

Mr. Peter Kasavan and Johnathon Strnad from Kasavan Architects and John Haupt and Kevin McIntosh, from Blach Construction made a presentation to the Board on the plans for the proposed new Main Street Middle School construction.

Reviewed existing middle school

- Phase I Construction: New school buildings, existing MOTF yard, and staff parking
- Phase II Construction: Visitor Parking (New sports fields; demo existing buildings and construction of fence)
- Proposed Site Plan – M
Bldg A – Administration/Media Center & Student Services

Bldg B – Classrooms – 2 story building –

- ✓ Reviewed first and second floor classrooms, staff and student restrooms, custodial room; teacher work rooms; storage rooms; stairs and elevator

Bldg C – Gymnasium & Lockers

Bldg D – Multipurpose Room/Kitchen/Music & Drama

Site Plan C

Cost Estimate Site Plan – M

| <u>Description</u> | <u>Area</u> | <u>Cost/SF</u> | <u>Total</u> |
|--------------------|-------------|----------------|---------------------|
| Site work | | | \$4,000,000 |
| Building A | 7,350 | \$340.00 | 2,499,000 |
| Building B | 62,100 | 275.00 | 17,077,500 |
| Building C | 13,380 | 334.00 | 4,625,900 |
| Building D | 12,545 | 340.00 | 4,265,300 |
| Subtotal | | | \$32,467,700 |
| Contingency 5% | | | 1,623,385 |
| Escalation 1.5% | | | 487,016 |
| Total | | | \$34,578,101 |

Cost Estimate Site Plan – C

| <u>Description</u> | <u>Area</u> | <u>Cost/SF</u> | <u>Total</u> |
|--------------------|-------------|----------------|---------------------|
| Site Work | | | \$3,850,000 |
| Building A | 7,350 | \$340.00 | 2,499,000 |
| Building B | 62,800 | 275.00 | 17,270,000 |
| Building C | 11,500 | 334.00 | 3,841,000 |
| Building D | 10,500 | 340.00 | 3,570,000 |
| Subtotal | | | \$31,030,000 |
| Contingency 5% | | | 1,551,500 |
| Escalation 1.5% | | | 465,450 |
| Total | | | \$33,046,950 |

1. Discussion and Direction from the Board on cost estimates on two conceptual plans
 - ✓ President Barrera mentioned that he wants to keep the school at \$30 million. The proposed plan is closer to 36 Million. He said that when we passed the bond, there was also other work we said we wanted to do besides the middle school. President Barrera said he didn't want to go

back to the community and say that all we could give them was a middle school.

- ✓ Dr. Boyd, Superintendent, said that San Vicente needs a lot of hardscape and some of the portables are very old and we also need to build the new science building at Soledad High with the Common Core taking place.
- ✓ Kasavan mentioned that one way of cutting down on cost would be to retrofit parts of the existing main structure if that was of interest to the Board.
- ✓ Trustee Ledesma said that this is a 13.3 acre site, it is not virgin property, there are sewer and electrical lines, so that expense should be less and as a Board, they need to consider the costs.
- ✓ Mr. Kasavan said that they did look at the links of what connections are there, these were site specific costs; when they get into the actual design, they can revise the numbers.
- ✓ Mr. Nieto, MOTF Director said that there is also the need to revisit and update our Master Plan. He mentioned the wrestling room at SHS; the admin buildings at SV and Gab, etc.
- ✓ Trustee Ledesma said that the \$40 Million are gone with just the middle school, per the presentation
- ✓ President Barrera said we needed to bring the costs down.
- ✓ Mr. Nieto said the district always has the option and are in the driver's seat when it comes to awarding bids.
- ✓ Mr. Kasavan said that with the lease/lease back it's a collaboration with the Board on decisions and styles, and these will be opportunities to control numbers at that point.
- ✓ Trustee Ledesma said that when we built the high school, the covered awning counted as sq. ft. that brought costs down. Mr. Kasavan said yes. She then also mentioned that they want to keep the costs closer to \$30 million.
- ✓ Mr. Kasavan said that as we go along there will be opportunities to cut costs.
- ✓ Mr. Strnad said that this is the design stage right now and they will look to value engineer to cut costs. He said this can be done with the district and look at analyzing to make adjustments. Mr. Kasavan said that they would not be making decisions without the Board's input.
- ✓ Trustee Ledesma said that the community wants to see permanent buildings and not portables.
- ✓ President Barrera said that in regards to first plan of classrooms and it looked more like a modernization of the current school and there were not a lot of changes of classroom styles to what we have now. These looked like a typical classroom. He asked where was the technology and

imagination to classroom design? Even the cafeteria it looks like Main Street all over again. They want to see those ideas where kids go into a brand new middle school and it did not go into their old school.

- ✓ President Barrera commented on the Benito/North parking entrance for staff and suggested that they make it a straight entrance or it might create a traffic jam. He said that emergency entrances need to align in case of any emergency.
- ✓ Trustee Massa said her concerns were also the modified track. They don't look like they are meant for event but rather for P.E. The answer was affirmative. Trustees said they want to see a regulation track. The same for volleyball. It's not usable if there is no spectator seating. The middle school does host a volleyball tournament at the high school and having visited N. Salinas High; they have the same kind of problem, their gym is not usable. Mr. McIntosh from Blach Construction said there was an issue with the square footage.
- ✓ Dr. Boyd that they also have to think about rainy days; students go into the gym/multi to get out of the rain for P.E. So it has to be student friendly. Trustee Fernandez said if used for practices, the floor can also mess up your knees and feet with the proposed type of floor.
- ✓ Trustees Berlanga and Massa had a concern with the type of food tables that go into wall.
- ✓ Dr. Boyd said this was a very traditional school plan that looked more like the 19th century school not 21st century. They want to make sure there is open space and students experience technology in the new building.
- ✓ Trustee Ledesma agreed with Trustee Berlanga and Massa and said they don't want to see tables that go into the walls.
- ✓ Mr. Kasavan said they have to prioritize if that is what they want.
- ✓ Dr. Boyd asked the Board if they were in agreement on blending the old buildings with new buildings. Trustee Berlanga asked what buildings? Dr. Boyd said the older wings, where the current P.E. changing room is; the old Home Ec Room. Trustee Fernandez would rather stay with new buildings
- ✓ President Barrera asked if we anticipated having portables. The answer was no. Trustee Massa asked when we move 6th graders; we will have to bring portables. Dr. Boyd said yes. But they will be phased in. President Barrera wants buildings to blend in.
- ✓ President Barrera asked what will happen to the MOT Department. Mr. Nieto said he was currently working with the City of Soledad to acquire some land. He plans on bringing in a proposal to the Board in January or February.

- ✓ Dr. Boyd said they are looking into joint use with the City so they can share in concession costs. Maybe they can have access to our buildings on the weekends and evenings. They are still brainstorming.
- ✓ Trustee Ledesma asked about community access to the sports fields without going into the campus. The answer was, yes, there are controlled gates.
- ✓ **Direction:** All Board members want to see a new building, not blended.
- ✓ Trustee Berlanga went back to the track design and said that if we decide to make this a CCS track and open football field to community, she was worried that people could just walk through campus. The architect said they already planned so that it is not accessible. Trustee Berlanga said she wanted to see a fence; so no one has to supervise the school grounds.
- ✓ Trustee Ledesma said she was more excited when they say the high school plan over 14 years ago. The design concept presented was all wrong. She expected to see photos of buildings with natural light, fun, modern things. She said this design was boring. She wants to see a modern school where people walk in and say, “wow!” This design is just the same old school we have now.
- ✓ Dr. Boyd asked if the Architects asked if the board was still ok to keep some of buildings to hold the preschool. The unanimous vote was, yes.
- ✓ Dr. Boyd said she would be meeting with the architects and construction company on a regular basis. Once she has those dates, she will invite Board members if they want to join them.

B. Webinar Participation – **this item was removed from the agenda as Mr. Ayala will not be participating in the webinar.**

1. Discussion on Webinar participation with Cisco Meraki by Mr. Joe Ayala and Direction from the Board

IV. COMMENTS FROM THE BOARD

- A. New Items

V. ADJOURNMENT

Meeting adjourned at 6:44 p.m.

Board approved January 14, 2015