



**MINUTES
SPECIAL MEETING OF THE
GOVERNING BOARD OF THE
SOLEDAD UNIFIED SCHOOL DISTRICT
DISTRICT OFFICE BOARD ROOM
1261 METZ ROAD, SOLEDAD, CA 93960
TUESDAY, MAY 10, 2016**

I. OPENED BUSINESS – 5:00 PM

- A. Called Public Session to Order

- B. Roll Called
Mrs. Marie Berlanga, President
Mrs. Jodi Massa, Vice-President (arrived at 5:05 p.m.)
Mrs. Josie Perez-Aguilera, Clerk
Mr. Jaime Fernandez, Trustee
Mr. Javier Galvan, Trustee
Dr. Rupi Boyd, Secretary to the Board

- C. Approved the Closed Session Agenda

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

- D. Allowed for Public Comment on Closed Session Topics

- E. Immediately Adjourned to Closed Session

II. CLOSED SESSION

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

 - 2. Negotiations Update

III. RECONVENE TO OPEN SESSION – 5:35 p.m.

- A. Pledge of Allegiance

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

- C. Approved the Board Agenda

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

III. **COMMUNICATIONS**

A. **Oral Communications**

1. **Audience**

Mr. Fabian Barrera, Parent; addressed the Board to share his experience with summer school and how the district offers an amazing enrichment summer school for students. Summer School is very popular and Mr. Barrera said that last Monday he received the letter to sign up his children; but by the time he got to the school site, it was full and were on the waiting list. He said he was told that they would only be taking five (5) student from each grade from every school to compile one class of 35. He asked the Board to look at expanding the program by using any extra funds available, including LCAP for summer learning. The entire community would appreciate it for those kids that want to learn.

- Trustee Perez-Aguilera asked Dr. Boyd if they had looked into Mr. Barrera's request and how were students selected?
- Dr. Boyd responded that the amount of classes per grade depends mainly on how many teachers are interested in teaching summer school. If there are more teachers interested in teaching, we expand the classes. But because it's enrichment summer school, it's on a first come, first serve basis.
- Trustee Perez-Aguilera asked how they track the first come first serve. Mr. Guzman said the forms are stamped and dated at the school sites. Dr. Boyd again emphasized that it comes down to how many teachers want to teach. Also if a sibling gets in summer school, we try to also accommodate the other siblings. Trustee Perez-Aguilera asked about offering evening summer classes. Dr. Boyd said that because of the type of funding, this cannot be offered.
- The focus for summer school will be Science with P.E., language development components. Science was selected because the state came up with new standards and we felt it was a good time to try them out. Field trips will also be offered. Trustee Fernandez asked for clarification if it was due to lack of funding or lack of staff. It's both; but mainly lack of staff. The District is also offering seniors a summer internship. A summer school teaching position posting is sent out to staff to encourage

them to apply and a list is compiled.

- Associate Superintendent, Mr. Guzman, said that principals also come together and look at the number of students who were signed up by parents. The last thing we want to do is to disband a class during the summer because we don't have enough students to one teacher.
- Dr. Boyd also mentioned that the district will be offering field trips and is working with the Recreation district to offer swimming and water safety classes because many of our students do not know how to swim. The program will expand as soon as we get the teachers. That is also why summer school is limited to the month of June; so teachers can still have an entire month to rest before coming back in back in the fall. Special education Program goes for six weeks.

B. Presentations:

1. LPA Architects – Main Street Middle School Design

Cesar Vega, CBO reviewed the reasons for the meeting:

Increment One Update

- Guaranteed Maximum Price: \$2,637,621
- Potential savings
 - Reduction of staffing at construction site
 - Some small projects were done by district staff instead of Blach which translated into savings of \$175,314.86
- Total Projected costs for Main Street: \$38,485,449*

*Does not include furniture

Value Engineering Options: \$1,600,000

- Courtyard Re-design - \$150,000
- Sun Shade Device – Add Alternate - \$400,000
- CMU Changed to Standard Colors - \$80,378
- Reduced Fire Rated Interior Glazing – \$240,840
- Tall Cabinets and Corridor Benches – Add Alternates – \$150,000
- Tackable and Acoustical Panels – Add Alternates - \$324,400
- Window Shades – Add Alternate - \$ 138,000

Reasons why the Board has to make cuts to the project:

Division of State Architect (DSA)

Increment 2 comments:

- Anticipating mid-June, 2016

- Possible additional cost increase, for example:
 - Main Building Tower will now be required to be built separately and not attached to main building, as originally designed.

Trustee Perez-Aguilera said this was a new design, why was the Board hearing about this now. Katia McClain, Architect, said that DSA has right to interpret the codes as they choose. So they interpreted in their comments, that the tower should not be attached to the building. So depending on the feedback, they have to go back and revise the plans and resubmit until they approve them.

This is the first unknown; but they are not done yet.

Trustee Fernandez suggested lowering the tower. Ms. McClain said that once we get all the comments from DSA they can revise and adjust the plans and make recommendations. It's the opinion of the individual at DSA interpreting the codes. Trustee Perez-Aguilera asked if they could be challenged. The answer was yes; but it can take a longer time.

Construction Market

- School construction has seen an exponential increase in the past two years
- The number of districts that have passed construction bonds in Northern California is incredible:
 - Over 153 districts have passed bonds since 2014 and there are 59 new bonds anticipated this year.
- While this is good for our overall economy, the down side is that it does increase costs in two ways:
 - Labor costs increase because there are just not enough tradesmen to perform all of this work
 - Construction materials become scarce

Options:

- Stay the course and make decisions based on the list provided to you?
- Based on increment two comments and how much those comments impact our budget; there is a possibility of making square footage adjustments to reduce cost.
- Start the possibility of looking at other different delivery options.
 - Sam Santana, Legal Counsel for Facilities, said that the Board was getting real time information as it happens under the

Lease-Lease Back contract. They are Way ahead of curb in learning of what is going on and decision making process. You have a team working together with board to make decisions so everyone has input and decide the type of project you want with input. Interim as Cesar Vega pointed out, interest is bidding for the project is low as we are in a tough area with competition from the Silicon Valley and the Bay area taking priority on projects. You can go out to bid the project; but you will have to take the lowest bidder even if they are problem contractors. It could turn into a bad project with change orders. This does not happen with LLB.

- Trustee Perez-Aguilera asked what were the other delivery methods? Mr. Santana said you have the hard bid in which you get a DSA approved plan and you put it out to bid; but you have to award the contract to the lowest bidder. Another option is the multi prime in which the district would bid the project and hire a construction manager to manage the project. Again, you have to take the lowest bidder and are at the mercy of the bidder.

Proposed changes from original design included:

- From concrete benches; site benches such as the one's at the high school
- for CMU colors from light grey to tan colors, changing suppliers
- Vertical Sun Shade devices – add alternate VE Option
- Fire rated sidelights – add alternate – Original Design (Full height sidelight); VE Option: Door vision panel
- 6th grade collaboration space instead of built in benches, change to movable benches (furniture)
- Tall cabinets in Building C on first and second floor – add alternate
- Interior finishes (change to alternate – change of suppliers)

a. Input and Guidance from the Board

- After a detailed presentation the board gave directions to accept the list of proposed cuts. With exception of the window shades and cabinets (will revisit and have alternate options).
- Mr. Nieto, Project Manager, will continue to keep a list of identified proposed revisions/cuts for the project in case DSA

comes back with more comments.

- Ms. Swift will also share the information and proposals with her staff to get their input.

IV. NEW ITEMS OF BUSINESS

- CSBA Conference will be held December 1-3, 2016 in San Francisco
- Board pictures will be taken on May 11 at 5 p.m.

V. ADJOURNMENT

Meeting adjourned at 6:54 p.m.

Board approved: June 8, 2016