

**MINUTES  
SPECIAL MEETING OF THE  
GOVERNING BOARD OF THE  
SOLEDAD UNIFIED SCHOOL DISTRICT  
CURRICULUM & INSTRUCTION BUILDING  
1261 METZ RD., SOLEDAD, CA 93960  
MONDAY, MARCH 2, 2015**

**I. OPENING BUSINESS – 4:48 PM**

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

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

**II. COMMUNICATIONS**

- A. Presentations
1. Dale Scott & Co., Dale Scott  
Mr. Dale Scott from Dale Scott & Co., presented to the Board on refinancing the district’s Certificate of Participation.
- Mr. Scott reviewed the GO Bond issuances from the 1995 election (\$10.5 Million) and the Election of 2012 (\$40 Million), and the 1999 COPs (\$3.8 Million
  - GO Bonds – Assessed Valuation beginning to recover
  - Measure C Bond Review

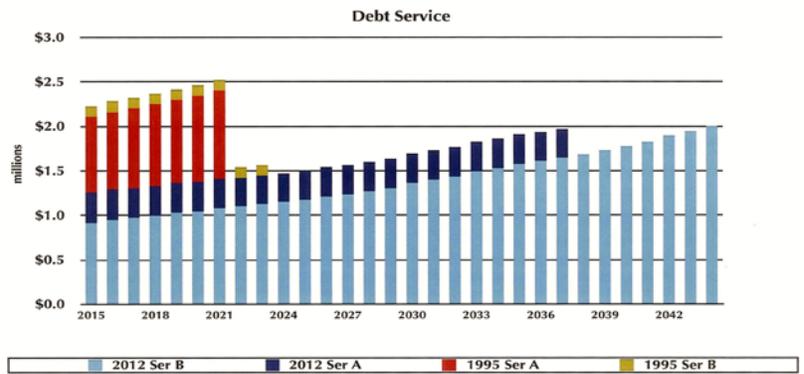
<b>Soledad USD: 2012 election (estimated debt service)</b>				
	Series A	Series B	Series C (Unissued)	Total
Sale Date	June-13	Aug-14	TBD	--
Term	24	30	25	-
CABs	No	Yes	No	-

Principal (million)	\$5.00	\$22.00	\$13.00	\$40.00
Interest (million)	\$2.94	\$19.49	\$10.00	\$32.43
Total (million)	\$7.4	\$41.49	\$23.00	\$72.43
Debt Service Ratio	1.59	1.89	1.77	1.81

- Outstanding Debt Service Overview

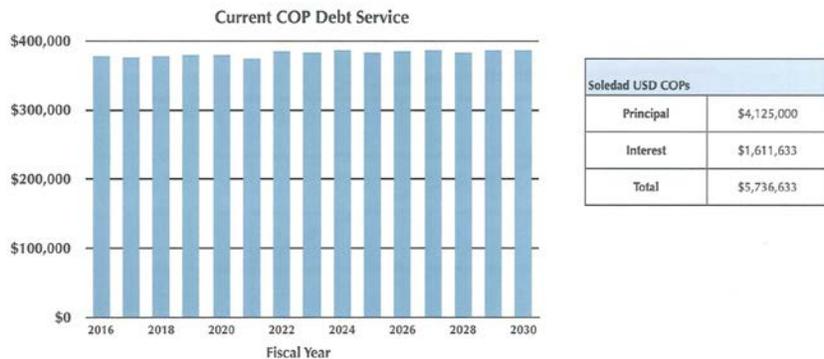
Soledad USD: **Outstanding Debt Service Overview**

Combined Annual Debt Service District General Obligation Bonds



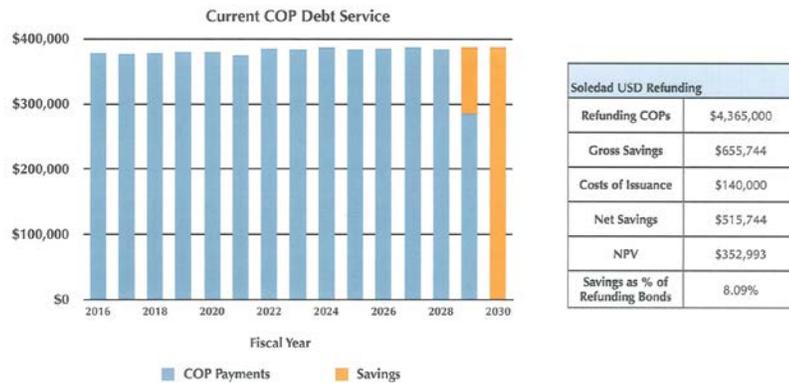
Soledad USD: **Outstanding Debt Service Overview**

Annual Debt Service District Certificates of Participation Debt



Soledad USD: **Outstanding Debt Service Overview**

Annual Debt Service District Certificates of Participation Debt



DS&C

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This financing can be refinanced and new bonds replaced. The savings can be used to cut the life of the loan, if the Board chooses to. The savings is about \$ 650,000, minus the fees to refinance the COP which will be approximately \$150,000.

It will take a couple of months to complete this process and it will require board action in April and the funds available in May.

*(Trustee Ledesma arrived at 5:04 p.m.)*

Trustee Massa would like Mrs. Ayala's input on this topic.

Trustee Ledesma asked what the fees to refinance would be. Mr. Scott said approximately \$140,000. She asked when the district would recoup those fees, Mr. Scott said right away and it would shorten the life of the loan, if you applied the savings on to the loan. Mr. Scott said not to do it, would be a mistake as the district would save approximately between \$350,000 and \$600,000.

2. LPA Architects

Mr. Kisel, Ms. McLain and Mr. Franco Brown presented before the Board on the schematic design for the new middle school.

Ms. McLain gave a project update and an overview of 21<sup>st</sup> century learning environment:

- They met with District's Cabinet and discussed learning spaces, STEM selection, and configuration of 6<sup>th</sup>/7<sup>th</sup> grade village. They added a drama classroom
- Shared stage configuration MPR/Gym
  - Sound barrier
- Next step is the schematic design details
- Need Board input tonight

*(Trustee Barrera arrived at 5:28 p.m.)*

Jim Kisel reviewed their previous agreements with the Board that the project must stay within the \$33 Million which equates to \$300 per sq. ft.

Design goals:

- Provide a 21<sup>st</sup> century learning environment
- Is cost effective
- Creates a sense of place and engages its community
- Creates a sense of place and engages its community
- Responds to context and climate
- Architecturally expresses its purpose
- Is iconic, a design that provides a memorable experience
- Energy efficient and sustainable
- Easy to maintain and cost effective to operate
- Has honesty of purpose and materials
- Sense of permanence, durability and timelessness.

Mr. Brown reviewed the following:

Two construction systems

Material types and Parameters when looking at design – advantages and disadvantages of materials

- Wood light framing

Scale – small to medium size projects  
Suited for residential/domestic scale  
Typically used for homes and apartment buildings

This type of structure relies on a large number of small spaces for structural integrity if heavily reinforced and it can be applied to large open spaces (MPR, gym)

Code: type V (combustible) limits on allowable areas/heights

Finishes: wood frame gets covered sheathing plus painted stucco finish is typical

Advantages: cost effective and variety of shapes, can be build fast

Disadvantages: system is “pushing the limit” of the material for large spaces,

- Durability and longevity issues with stucco
- Requires periodic maintenance (paint, dents)
- Natural light; multiple small openings vs. large glazing areas

- Concrete Masonry

Project types: small, medium and large size projects. Suited for commercial and institutional projects

Structure: material itself is structural (eliminates the needs for columns)

Code: non-combustible type construction

Finishes: exterior; exposed, precision, burnished, split face, etc.

Interior: furred (perimeter walls) or exposed

Advantages: cost effective; multi-purpose function; rich texture and pattern, permanent, durable and maintenance free materials; allows for larger openings (natural light)

Disadvantages: better suited for simple shapes; requires vertically-aligned walls for efficiency

Range: very traditional – very contemporary –

The LPA team posted both types of buildings on the walls and asked the Board to put a green dot or orange dot on the buildings they find appealing. Green means they like it and orange they don't.

Mr. Kisel reviewed the Board's input and from what they saw they came

up with the following:

- Board is looking for warmth, an approachable building, not necessarily institutional, with shapes and character
- Both masonry and wood, marrying both within reason
- Mr. Franco derived from the input that the wood when used itself is beautiful, but if we cover it up, it misses its beauty.
- Trustees Ledesma said she like the arches, but not too many, Spanish style concept, with open beams. Gloria: arches, not all arches; add Spanish style concept with open beams
- Even if you use steel, leave some open, for the texture, pattern, same as with wood.
- Refined, but contemporary, if mission style
- Trustee Ledesma, said they don't want to be like any other school, they want originality, our own design, our own school, something someone does not have.
- Mr. Kisel mentioned that what he was thinking is about making the library a focal point with a tower with lights
- Trustee Ledesma and others agreed, and said she'd like to see the same for the reception area, to be open, welcoming and inviting. .
- Trustee Barrera said he agreed that the history of that school has to be preserved even if we are building a 21<sup>st</sup> Century school, he liked Mr. Kisel's wording at the same time the school is in a well-established neighborhood. He said he liked library idea; cinder block does not cut it for him; exposed wood, even inside exposed the steel. Mr. Brown said it would also be cost effective. The building should express its use.
- Trustee Ledesma mentioned an example of Salinas High. That's a Spanish style building but when you go insides it does not express the outside, it looks old and uninviting.
- Trustee Barrera said they want something they can be proud of. Not cookie cutter. This is a special location.
- Mr. Brown said this was a very precious project for them and they want the building to be memorable for students and community. Not put pressure on the façade (front of building); it can tell the story throughout the building even in

III. **NEW ITEMS OF BUSINESS**

There were no new items of business

IV. **ADJOURNMENT**

Board meeting adjourned at 5:56 p.m.

Board approved March 11, 2015