

Minutes for the Bond Oversight Committee Meeting North

December 17, 2007

Aptos High School Career Center
100 Mariner Street
Aptos, CA 95003

5:00 PM – 7:00 PM

Attending Members:

Tere Carrubba -- Bruce Mathias - Barbara Palmer – Mary Reed – Doug Maher

Absentee Members:

Michael Barsi – Nancy Bensen – Fred R. Fischer – Marc Kirby – T. James Miller

Non-committee members attending:

Diane Burbank - Brian Rasmussen – Rick Mullikin - Mary Hart – Kathy Fuentes

Barbara Palmer instructed members to take home minutes from the last meeting to review, then approve at the next meeting. She stated that the reason for this meeting was to get a status on the construction milestones.

Brian Rasmussen reported that intermediate milestones were added for tracking the construction schedule. Soltek provided us with other milestones tracked on weekly basis via an email every Tuesday morning and meetings every Tuesday afternoon. He noted that we are still tracking for a completion date in June.

Construction Status

Brian pointed out that we are now seeing the final colors on the building; the siding is being painted blue. He said the glass doors have been installed on the other side of the building. There are a few more doors to be put on the perimeter of the building then it will be fully enclosed.

Brian added that there was a power shut down two weeks ago in order to make the final connection for the electrical transformer and get permanent power into the building, then get rid of the generator. The heating and ventilating system will soon be started up in order to finish the interior of the building. Brian said they have slid a little bit in trying to get the HVAC equipment up but are now close as they've gotten the cross over in the wiring done. Brian said we are feeding off of the transformer because it's a shorter run. It's now hooked up to a breaker and a panel as opposed to being a direct wire situation. If an accident were to occur now, it will trip a local breaker instead of shorting out. Brian commented that they have dug and put the conduit in for that connection. They still need to pull the wire from the switch gear inside the building to that location. He will verify whether it will be available for track at the end of February or March. We can try to shoot for a target date if there is one.

The cafeteria is on-going and we are still tracking on schedule for mid February completion. It is a tight and compressed schedule and still subject to potential issues if we have unexpected delays. He noted that they have been able to work through the few delays that have occurred and keep things moving forward. They have started framing for new windows and doors across from Diane's office. Most of the demolition has been done for the interior as well as framing for the new serving window inside. The outdoor concrete area for the Q lines has been poured. The upper bathrooms have been framed and plumbing work is on-going and tracking really well.

The crew is currently working through issues with required fire separations in the building. He said they discovered that the occupancy of the kitchen and dining room are two different things and by code require a one hour separation which doesn't exist. The biggest issue currently is dealing with the ceiling in kitchen to try and create the fire separation.

Barbara asked if we were to get two weeks of rain will it slow anything down? Brian said it would not slow the cafeteria down, but possibly the framing of the roof and the rest of the window openings on the end of the cafeteria towards Diane's office. Some of the site work is being done around the Performing Arts Center now. They are starting the flat work and stairs. Although this is not the ideal time to do the work, the contractors seem very conscious about not wanting to wait until April to start. Brian said they are monitoring the weather and trying to be proactive, getting some of the work done now over the winter.

Barbara asked if there was anything that could delay project. Brian said we are down to the interior finishes, so it's a matter of whether issues arise in the process. In the theater the finish is a lot more elaborate i.e. a wood slat; like an acoustical panel that fits in and has to be fabricated. The drywall has to go up behind it and be painted and the exposed wood slat panel will go over the top of it. That is the most intense level of finish. There is also a significant amount of behind stage, control booth, and above ceiling wiring for lighting and other things. There is only a certain amount of that work that can be done until they get further along with pulling wire and terminating things. Besides the general electrician there are multiple subs involved like theater and lighting sub-contractors that must interface with him setting up the lighting system. The general will have to coordinate and staff to make sure we can meet the time line. Brian said they are not at that point yet but all the submittals have already been processed and approved. A lot of the electrical conduit work is already in process. All light fixtures have dimmers and conduit running to a control booth. There is a lot more wiring involved than with a normal classroom.

Tere Carruba asked how we are doing with change orders. Brian says we are still processing a backlog of existing items but the overall volume of new items has been reduced. We are tracking within the 7% contingency and still below 6% with projections for known items as well as approved items to date.

A question was asked as to why the architect or Fire Marshall can't tell us what is needed for the fire separation. Brian replied that it is known what is needed; it is an issue of constructability, trying to work above the ceiling and the way it was framed. Piping and conduit is in the way of the sheet rock. They are trying alternate ways.

Barbara asked about RFI's and Brian said they have dropped dramatically. He said the contractor has written less RFI's, and there has been better interaction between contractor and architect. He added that RFI's may increase slightly when we get to the interior finishes and more detailed work. Barbara asked whether the architect is responding timely to RFI's written by the contractor. Brian said they are generally responding in a timely manner, less than three weeks, but it is cyclical depending on their work load. Barbara asked about how many RFI's we have open now. Brian said we have about six or seven at last Tuesday's meeting. They are "forward looking" items.

Brian said they will be replacing and swapping out the fire alarm on campus next week and the short week after. Timing is being driven by the cafeteria because it was designed to hook to the new panel. They did not want to impact students so the contractor agreed to do the work out of sequence in order to accommodate the cafeteria project. The whole campus will be down for a couple days. Barbara asked if there is an extra charge from the contractor for doing things out of sequence. Brian said in this case no, the contractor is local and can easily mobilize.

If the work is completed by Feb. 13, Diane is planning an open house on Feb. 14 for Valentine's Day called "We Love our Cafeteria", inviting seniors and serving appetizers prepared by Food Services.

Brian said that after they hang the doors in the next few weeks they will be tying into the district's energy management system. The campus system will be upgraded to a web-based interface with remote sensors back to a controller. Maintenance and Operations will be able to view and manipulate room temperatures from any computer.

Tere asked if there will there be full crews working during the Christmas break. Brian said they will not work Monday and Tuesday of each week but will work Wednesday through Friday.

Barbara noted that as you drive by the Performing Arts Building, there is a big blank space on the side of it. She asked if there is any plan to put a picture of an anchor, or "Mariners" on the side of the building. Brian said the only plan is for three panels of clear, anodized aluminum which will be located on the cement board siding on the lower level as you turn the corner. They are above the scenery storage office. Diane said after taking possession of the building, there will be a contest for a design, a mural, or school logo. She asked what the cost of applying a logo would be. Brian said the Willie Head logo in the middle of the basketball court at Watsonville High, was done by a company called Boss graphics. They use a computer process that generates a picture, which it is printed on a huge printer and actually laminated into the floor. He noted that it may not be applicable for an outdoor logo, but costs about \$4500.00. Barbara asked Diane to get an estimate of the cost for a logo on the Performing Arts Building. Diane said priority for fund raising will be to get landscaping in as designed.

The next meeting was set to January 28, 2008 and the meeting was adjourned at 6:05 pm.