

# **Minutes for the Bond Oversight Committee Meeting South/Central**

**February 25, 2008**

**District Office – Board Room  
292 Green Valley Road  
Watsonville, CA 95076**

**5:00 PM – 7:00 PM**

**Attending Members:** Dan Hankemeier, Steve Ponzio, Rodney Brooks, Doug Mattos, Peter Stoll

**Absentee Members:** Victor Kimura, Aurelio Gonzalez

**Non-Committee Members:** Willie Yahiro, Mary Hart, Rick Mullikin, Brian Rasmussen, Kathy Fuentes

## **Construction Status**

Brian Rasmussen gave an update on the status of the WHS gymnasium, locker and pool complex project which is now coming to a conclusion. He said they are pushing the contractor to finish the job. The high school has used the pool and gymnasium a couple of times but hasn't officially occupied the gym. A punch list has been done which included some missing door thresholds and keying needing to be done. Brian said they will probably take possession this week but the contractor will be in and out over the next couple weeks to clean up miscellaneous things.

Last summer the pool was demolished. They are now in the process of constructing the quad expansion and have poured most of the concrete. There is a strip left along the street side that the site decided it didn't want to leave open so they are building a solid, framed wall with plaster on it painted to look like the sides of the building.

Drawings are at DSA for the Art Wing Modernization (the 600 wing across the street from the cafeteria). Science Room Renovation drawings are going to DSA this week. Brian said they hope to bid in the spring and start the work when school gets out.

The other piece of the modernization is the old gym. Brian reported that we ended up going through a seismic evaluation based on the age of the building and seismic requirements at the time. He added that there are some structural deficiencies but the building is not going to fall down. The district is exploring trying to acquire some special funding from the state to cover the seismic work, approximately \$300,000 on top of what was planned.

Brian said that the other component is the tennis courts. At the last meeting it was mentioned that the portables on east side of the two-story were being removed. There is currently a resurgence of enrollment at Watsonville High School so they can't afford to do away with the portables and had to explore a redesign of the tennis courts. Brian said that a layout was just finalized which groups them closer to Blackburn Street and actually leaves enough space for another row of portables if needed. Those drawings should be finalized within the week and they hope to start demolition in early May. Tennis will be over by then and the warehouse, annex and old tennis courts can be torn out. Everything could then be put back at one time instead of trying to work around structures.

Brian reviewed the status of the E.A. Hall project. Extra interest money had been moved from Watsonville High School to E.A. Hall and the project rebid a year ago. The bid came in too high. Brian explained that they looked at ways to value engineer as well as try and find additional funding. They thought they found funding through the state program "Essential Facilities". Brian explained that if your facility is less than 60% of the recommended size, they consider your facility inadequate and you qualify for funding. After doing a footage calculation it was decided we were over the 60% recommended size and funding was denied in December. Brian said we are currently regrouping to try and acquire the funding and exploring what if any changes can be made to the building at this point in time. We still have the 2.2 million sitting in the account.

Brian reported to the group that almost all the bond projects have been completed. The Aptos High School Performing Arts Center and gym project is due to complete in June. He mentioned that even though the gymnasium may be completed earlier, the theater includes a lot of electrical work which will drive the finish date of the project. This may preclude us from occupying it until then, he said. They are pushing the contractor to finish at the beginning of June so an event could be held there before the end of the school year. Wednesday Feb. 27, 2008 is the Grand Opening of cafeteria, finishing the modernization on that part of the project. All other parts of the Aptos High project are done except the gym and Performing Arts Center.

Willie Yahiro mentioned that the Watsonville High School softball coaches want to know whether they will get a 3<sup>rd</sup> field. Brian responded that the general contractor is required to restore the 3<sup>rd</sup> field back to the way it was. He has been corresponding with them about where the field started and ended and has sent them an aerial photograph of it before contractors were there. Contractors now have data and are getting quotes.

A question was asked as to whether there was money available to reseed the corner of Blackburn and Wildcat Way where the old district office used to be. Brian responded that the tennis courts will be going where the warehouse and old district offices now sit. They will move over adjacent to the parking lot and there will be a row of parking stalls into the tennis courts. Then the old tennis courts will come out and the area will be filled in with turf in order to fit the soccer field in. Brian said this is the layout. Willie asked if the Junior Varsity baseball field is going to get

reseeded? Brian said it is not in the scope at this point. All of the reseeding and irrigation expansion will be done in the area covering the ground where the existing tennis courts are.

Willie asked if we could keep the same tennis courts and fix them to save money to give to E.A. Hall gym. Brian replied that it would be a change in direction that would have to be approved. He said the function of moving the courts was to get the grass expanded as they take a piece out of the playing field. In addition, the tennis courts are in really bad shape with lots of cracking, and would probably need to be completely paved over. We would have to determine if their condition would warrant spending the money to put another layer of asphalt on top as opposed to repaving. Willie asked if it were legal to make the change in terms of what the bond language says. Brian replied that while you list projects in a bond measure, if you don't have enough money, you don't have to build all of them. The bond language also included monies to be moved within the Watsonville projects but not from Watsonville to Aptos projects and visa versa.

A question was asked as to the options for the E.A. Hall project. Brian says we need about \$1,000,000. He said there are drastic measures like putting in a modular gym but aesthetically it isn't equal to what we now have. **Mary reported that OPSC is saying that the full scope of gym isn't useable because bleachers are taking up space.** We are 375 sq. ft. over for qualifying for state funding for the gym and working with OPSC to see if they can reconsider their denial. Another option would be to get somebody to bid significantly lower. Brian noted that it would cost the district about \$30,000 to rebid which would come out of the cost of the project. He mentioned that if you don't really have a chance of awarding a bid, contractors could feel "used". Although the general contractors are "hungry" for jobs making it a favorable bid climate, the lowest bidder out of five was 3.1 million. Another bid probably wouldn't come in any lower.

Artemisa would like to see a gym that is well built. Her staff is exploring ways to raise money. She says that whatever the committee can do would be appreciated. Brian says we could tear the back wall of existing gym down and expand it. However that would increase the allowable floor area and DSA would require us to fire sprinkler the entire building. A question was asked as to how it compares with the pre-fab modular steel structure at Live Oak School which bid at 2.6 million. Brian says it would be an option but we would throw away all the money we spent on the architect and have to redraw plans. Atheistically, it is not as pleasing. Right now we have hard wood flooring built in. It was pointed out that when AHS ran out of money, community people came in and helped; the Aptos Sports Foundation. Willie wondered whether we could ask Granite to help. If somebody makes a donation we can avoid going out to bid. If there is any money exchanged however, we have to go out to bid. The school site needs to approach Granite. Willie agreed that keeping the tennis court project the way it is makes sense. By moving tennis courts over we would increase playing field space which is good. If we delay building the tennis courts, we may not have courts available for fall.

## Financial and Performance Audit

Ahmad, the Auditor from VTD introduced himself to the group. He explained that the audit consisted of two components, financial and performance. He went on to say that the financial statements related to bond equity are in tact. It was a “clean” audit. There were no findings in the district financial statement.

Ahmad explained that in the performance audit, they look at the bond language, invoices and expenditures and make sure expenditures are in accordance with the language. This part of the audit was also clean. He reported that there were no findings. Doug Mattos made a motion to accept the audit and Rodney Brooks seconded it. It was approved.

## Year-end financials

Brian reviewed the year-end financials with the group. As of the first of year we had about 5 million to spend. Brian explained who some of the vendors were. Other project balances are Pajaro Valley High School cafeteria which shows a \$1500 balance and the project is done. Mintie White shows an \$1100 balance. Aptos High School shows a balance of about 5.5 million. The transfer of money to E.A. Hall shows up on the financials under funds released. Financials also show the pay off of COPS and cost of reissuing the bond which was paid out.

The next meeting date was set for September 15, 2008.