

Minutes for the Bond Oversight Committee Meeting North

February 27, 2007

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

5:00 PM – 7:00 PM

Attending Members: Barbara Palmer, Mary Reed, Fred Fischer, Nancy Bensen, Jim Miller, Doug Maher

Absentee Members:

Vic Marani, Bruce Mathias, Michael Theriot, Christine Quinn, Tere Carrubba, Marc Kirby

Non-committee members attending:

Mary Hart, Alan France, Dale Krahn, Dr. Gary Woods, Diane Burbank, Karin Estess, Walt Zander, Kathy Fuentes

Dale Krahn from BCA began the discussion on the construction status at Aptos High School reporting that progress has been slow in the last 30 days. There have been 15 or 16 days of the month impacted by rain. Jim Miller asked if the 15 rain days were in addition to the 76 day delay we currently have and Alan France from BMR answered that it was. Dale said that they did meet with the contractor regarding the 76 day delay but the issue has not been completely resolved. He emphasized that we only contractually signed off on 13 delay days.

Barbara Palmer expressed the need to have someone from Soltek present at our meetings. She added that although we had good weather in December, Soltek chose not to have people on the job and not much happened from December 10 through the end of the year. She felt that some of those days should be recouped and not charged off to the district. Dale said that some of the days were impacted by weather and they wanted to let the site dry out before walking through the dirt.

Dale reported on the Partnering Meeting that was to have taken place the day after the last Bond Oversight Meeting. He said they talked about communication issues and response times for RFI's and submittal reviews. Since then they have responded to 41 RFI's, only 6 of which needed additional or supplemental information. They also closed 8 submittals. They issued 13 ASI's which included 26- 8 ½ x 11 drawings to provide additional information for the contractor. Jim Miller asked to have the RFI's broken down by type. Dale said that RFI's would be questions for the architect (the largest group), structural (the next largest group), and mechanical or electrical issues. Alan said that RFI's are what the contractor sees as issues 60 – 90 days ahead. Currently they are looking at pouring the slab and starting the framing so there are a lot of framing questions. Dale said he has shed some of his other responsibilities to free him up for this project and Calvin, another BCA architect is committed full time to the project. Alan added that since Dale has been more involved it has really helped to move things along. Barbara asked if the issuance of 26 additional drawings would cost the district more money and Alan said there may be a cost associated with them. On a couple of them the contractor issued a PCO which is a preliminary change order.

Jim Miller asked about the pool contract saying that the ribbon cutting was suppose to be Dec. 3 instead of Feb. 4 which is 60 days later. Dale explained that when Soltek first started working they hit the fire line which caused the pool contractor to start later. Overall things went very well. They had one change order issued for lighting and one pending for a small amount of work. Diane said there was little or no impact to campus in terms of the pool not opening until February.

Barbara wanted to know what we are doing about the transformer that broke right before the pool opened. Alan said that we have identified two possible transformers to purchase; one in Texas and one in Indianapolis. Spring break looks like the best time to shut the system down and switch it over. Diane said that when the transformer blew, power on campus became unstable for a number of days and she got to decide which areas to power up and when. Maintenance and Operations and Walt Zander, worked to get a generator on campus the next day. It broke down so a second generator was brought in to keep things running. It was noted that the Maintenance Department and Walt stepped up to the plate and helped at every point of difficulty. Walt expressed concern that when the short occurred part of it may have carried back to the neutral cable and that we may have grounds of neutral on campus. He said it was reported that an elevator got the wrong voltage and noted that the problem may go beyond the job site.

A question was asked as to whether we could get a copy of the construction schedule and whether there was anything the group could do to be proactive about getting the project back on track. Alan said that the contractor should have a revised one by the end of the month. Some overtime was authorized for the concrete form workers which bought back a week. The other biggest scope of work, about 3 or 4 months, is for the framing and dry wall. Dale said they have had meetings with that sub-contractor to see if he could bring in a bigger crew and get his work done faster which may or may not have a cost associated with it. He added that during inclement weather the Soltek crew is in their trailer working on RFI's and PCO's to process as much information as they can.

Barbara urged Gary Woods to ask the contractor to come to our meetings. Gary said he has previously submitted that request in writing and had asked again that day if they could do an instructional type meeting. The contractor declined. Barbara says she has gone into the Soltek website and found that they are very large, doing millions of dollars of work throughout California. Their bid calendar is extremely full. She suggested putting a call through to Ron Hicks, Vice President of Soltek asking if he could find somebody to meet with us.

Fred said that someone from the district should hear about the committee's concerns and try and interplay with Soltek to make sure the contractor gets back on target. Doug said he has some construction expertise and commented that it is really hard to recoup time on the job, especially when it is 76 or 91 days delayed. He said that the contractor would be hard pressed to pick up a month and a half delay and turn it around. Dale said we had anticipated some rain days at the beginning of the project.

Barbara would like to have Walt Zander keep coming to the meetings because he is involved and has been a lot of help. Gary will talk to Dr. Mays about the issues.

The next meeting was set for 3/27/07.