

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

**February 5, 2007**

**Conference Room C  
294 Green Valley Road  
Watsonville, CA 95076**

**5:00 PM – 6:30 PM**

**Attending Members:**

Victor Kimura, Aurelio Gonzales, Antonio Rivas, Steve Ponzio, Doug Mattos, Dan Hankemeier

**Absentee Members:**

Rodney Brooks, Peter Stoll

**Non-Committee Members:**

Terry McHenry, Brian Rasmussen, Mary Hart, Willie Yahiro, Kathy Fuentes

Brian gave an update on the construction status of the projects. The Aptos High School pool is now complete except for a basketball court to pave. The Performing Arts Center and gymnasium is on-going, and not scheduled for completion for another year. As reported at the last meeting we are done with the Mintie White Multi-purpose Room. Previously we finished the Pajaro Valley High School cafeteria project. We just secured DSA approval for the E.A. Hall project and are about to go out to bid. We have completed the track and field project at Watsonville High School. We have a request to put up a temporary discus throw area which is currently blocked by the construction yard. We are working with Brad Hubbard to get something set up for the interim for track and field season.

The contractor has fallen behind schedule on the Watsonville High School gymnasium project but we are aggressively pushing them to make sure it is finished by the start of the next school year. The pool and the locker rooms should be finished however. Their schedule shows the gymnasium finished about the time school starts, so we are attempting to try and keep them on target so all gets finished. The other portion of the project which includes the new tennis courts, the renovation of the art rooms, the renovation of the old gym, which is the gutting of the locker rooms and converting them to other uses, and the conversion of the home economic rooms to science rooms has had a set back in schedule due to a mutual agreement between the district and the architect, WLC to part ways. WLC was the architect on the new high school which we are currently involved in litigation with. The district sent out Requests for Proposals and we've hired another architect.

We are still going to construct the tennis courts this summer as well as tear down the existing swimming pool. That is an issue that Terry McHenry is addressing with the city

who won't have use of the pool. We are hoping to go out to bid some time during the summer for the art room, the old gym and the science room and hope to start construction at the start of school worst case scenario in September. We have talked with Murry about not reoccupying those spaces at the start of school so that work can occur during the fall semester. The goal is to try and finish the work by the first of the year if possible. If the new gym is not done, we are not going to start the renovation work in the old gym, so students will still have a facility to use.

Willie Yahiro said that part of the budget for the tennis courts also has seating for the field. When the old tennis courts are torn down the area will be filled in with grass. That will square up the play field which will allow a soccer field fully on the grass and not infringe on the junior varsity infield so they have a full grass field to practice soccer.

A question was asked about installation of security cameras as part of the renovation. Terry said we are currently involved with a project with the city with matching grants to equal \$200,000 for security systems. They are still designing how it will work but the majority of it will go to Watsonville High.

Brian Rasmussen reviewed the budget for the Watsonville bond projects as well as the construction costs. There is \$19,600,000 available in hard construction costs for the project. He then reviewed the soft costs which include architectural and engineering fees covering all of the different components that factor into the projects.

The original bond measure which was \$18,100,000. With interest and additional state funds the project is over \$23,000,000. We have picked up an extra \$5,000,000 for the project and are on target with the budget.

Terry reviewed the financial reports which closed on 12/30/06. Watsonville High School has \$10,500,000 left as of last month. He then reviewed both the financial and performance audits concluding that the numbers matched what we show as fund balances, expenditures and revenues. A motion was made to accept both audits and it passed.

Willie commented that the Mintie White Multi-purpose room was completed and looks great. Now the students don't have to walk across the street to have lunch among other things. Antonio Rivas suggested it might be good to make some formal announcement to the community as we complete projects, perhaps put an ad in the paper or do a press release.

Terry discussed the financials for the E.A. Hall gymnasium. The 12/30/06 financial report it shows \$1,500,000 available for the gym. He explained that when we estimated this cost it was after the fire at the gym and we designed it with a back wall that could be removed to double the size of the gym. DSA essentially doubled the cost by requiring us to redo the connection between the old building and the new building, and other work on the old building because it was connected, etc. By the time we finished it was a \$2,500,000 - \$3,000,000 project. We realized that for this amount of money we might as

well have a stand alone gym and went through a design for that. It was to be a full-sized gym with a restroom, and equipment storage. DSA wouldn't approve the project unless we had handicapped accessible staff restrooms. So we built handicapped accessible staff restrooms into the project minimizing some of the storage space. The building goes right behind the existing gym. It connects to the old gym with walkways, but does not attach to it. Due to an escalation of costs a year later we are at \$3,000,000 for the project.

Terry mentioned that we have previously agreed that we can supplement bond projects with developer fees. He said we went through this at Aptos when we awarded the bid. We will be doing all of the things in the bond for Watsonville High which include the gym, the locker room and the pool, redoing the tennis courts and the synthetic field (which was not anticipated) and the track. Modernization of the art wing was not in the plan. There was some money for the science lab and very little for the gym and we've doubled that. He said at this point we've done everything plus some for Watsonville High School to the point now where the bond is over \$23,000,000. The interest that we are getting on all of the Watsonville projects together is almost \$1,000,000 at this point. There is nothing in the bond to say how to allocate interest. Terry said he proposes to give Watsonville \$23,000,000 a 25% increase for everything that's on their list plus more, and the interest beyond that to be allocated to E.A. Hall to allow them to build their gym. Willie says he thinks it's a great idea. It is the same families and community in both of the schools. He asked everybody to support this.

Willie said that we promised the voters that we would build a gym at E.A. Hall, as part of the bond. The function of the Oversight Committee is to make sure we do what the bond says. Dan Hankemeier made a motion to direct interest payments to complete the E.A. Hall project and the motion was seconded. Willie thanked Terry for helping to do all the construction projects and his work with the committee.

The next meeting is set for Sept. 10, 2007.