

Minutes for the Bond Oversight Committee Meeting North

March 27, 2007

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

5:00 PM – 7:00 PM

Attending Members: Michael Barsi, Nancy Bensen, Tere Carrubba, Fred Fischer, Vic Marani, Bruce Mathias, T. James Miller, Barbara Palmer, Mary Reed

Absentee Members: Marc Kirby, Doug Maher, Michael Theriot

Non-committee members attending: Diane Burbank, Walter Zander, Mary Hart, Rick Mullikin, Brian Rasmussen, Kathy Fuentes

The meeting began with motions to approve minutes from the January 29 and February 27 meetings. They were approved and seconded. It was mentioned that Christine Quinn has resigned. Barbara Palmer said she would check on the membership status of Michael Theriot.

Barbara Palmer reported she called Soltek and left a message for Ron Hicks. Brian confirmed that Ron participates in the Partnership Meetings, was present at the Pre-construction Meeting and shows up regularly at monthly meetings. Barbara stated she met with Dr. Mays, Dr. Woods, Brian Rasmussen, and Mary Hart. Her concerns are the consequences if construction goes past the deadline of Dec. 31, 2007 and wants to know if time equates to dollars.

Jim Miller had asked for a schedule of construction at the last meeting and it was posted.

Brian addressed the power situation at Aptos High School adding that the transformer was arriving tomorrow. He said we are getting quotes from electricians for the installation. He explained that a claim was filed with the insurance company and we assume they will pay, if not there will be a back charge to the contractor. There are plans to install the transformer during spring break. The electrical would be down for the entire campus.

Brian reported that electrically, most everything is functioning. There is a separate generator running the press box. The transformer will be set down at the end of the new building and will feed the press box from there. Walt asked when the second transformer will be installed and Brian said the infrastructure for it is starting to be in place. He said the generator at the press box should get us through May 15, then there would be three months to get the transformer hooked up.

Brian reviewed the February 28 construction schedule which shows a finish date of April 18, 2008. Looking ahead the schedule shows pouring the floor slab in gym which should be finished by next Monday, two weeks behind schedule.

The first slab of the Performing Arts Center is scheduled to be poured on April 18, which is three weeks behind schedule. Brian said they are doing some work out of sequence which is not reflected on the schedule. Dale Krahn, BCA, has cleared the backlog of everything that has fallen behind trying to keep up with the RFI's the contractor is generating.

Brian said that at this point in time we are another 30 days from DSA processing for the cafeteria. We want to make a bid award in late May, then talk to Sue Brooks about the cafeteria schedule. The target date is November. The first semester will be impacted by the kitchen not being usable. Diane said that with the fence around the building, access will be impacted and student behavior could be a problem. Brian explained they will fence off the quad between the administration building and the cafeteria keeping the walk way open in front of cafeteria on the quad side, but locking the door.

Mike Barsi asked if there is anything we can do to move things along with DSA. Brian said we could take the plans and go out to bid now but we can't award the contract until we have DSA approval. It is better to get DSA approval before the bid than try to incorporate changes later. Plans may have to be reprinted and incorporated into the documents at an out of pocket cost of approximately \$5,000 - \$10,000.

Barbara asked Brian what his experience is with DSA making changes. Brian said that DSA has always come back with changes. Sometimes they are immaterial; sometimes they are structural, and could be extensive. DSA wants plans continually updated until they "bless them". After approval, changes are considered an addendum. Brian suggested we wait until we get a red-lined version from DSA so the architect can make changes and resubmit before the bid award. Barbara agreed.

Mike Barsi asked if Soltek would bid on the cafeteria. Brian said probably not because the job is too small. They could do a change order to the scope of work in Soltek's contract and not go out to bid but pricing for the job would then not be competitive. By law there should be no more than 10% in change orders.

Brian suggests offsetting delays rather than trying to accelerate the finish time. Some delays are specific. There are structural steel delays from the contractor based on their original schedule which Brian felt was aggressive anyway. Rain has delayed putting rebar in the gym; the sand and gravel is ready. We don't want to settle delays now as the project may finish sooner than expected.

Brian said he can have BCA call DSA and find out where we are in the cue for plans being approved. Barbara could write a report and circulate it to the committee for an update in a Friday letter.

Brian said he gets along well with the superintendent on the job. Mary Hart reiterated that it is important to maintain a good working relationship with the contractor. She said we are all working hard to get the job done.

We will approve the Financial Audit in the next meeting. The meeting was adjourned at 6:55 pm.