

# **Minutes for the Bond Oversight Committee Meeting North**

## **Emergency Meeting**

August 17, 2004

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

5:00 PM – 7:00 PM

### **Attending Members:**

Michael Barsi/Nancy Bensen/Tere Carrubba/Fred Fischer/Marc Kirby/Vic Marani  
Bruce Mathias/Jim Miller/Barbara Palmer/Michael Theriot

### **Absentee Members:**

Mary Reed

### **South/Central Bond Committee Liaison:**

Rodney Brooks

### **Non-committee members attending:**

Mary Anne Mays/Terry McHenry/Christine Quinn/Larry Lane/Diane Burbank/ Rhea  
DeHart/Sharon Gray/Brian Rasmussen/Darlene Insley

Barbara Palmer thanked everyone for attending this very important meeting and promptly turned the meeting over to Terry McHenry.

Terry reviewed with the Committee the sequence of events for the past two years. Prior to the Bond Issue The District had a Master Plan done by WLC Architects to identify the major elements that would go into the project. This plan was estimated by BMR which is what was used to arrive at the 24 million dollars for the Bond Issue including escalation and contingency factors. After the bond was passed, a Committee was formed that went through a process to hire architects, with LPA being hired for the Aptos High project.

At this time, Mike Barsi asked who was on the committee. Christine Amato Quinn indicated that the Aptos High representatives included Jane Barr, Meri Pezzoni and herself along with people representing Watsonville High School.

The initial design changed the general concept and located the buildings in a different location. With these changes and the associated site changes, the site costs went from \$1 million to \$4 million in site costs. Some engineering re-design had to be done and with that, we met the intent with the bond and the Committees and were ready to go in January with the first Increment, to be finished over the summer with the construction to be completed in spring to summer 2006. The contract for grading and general site work was bid and awarded to Granite Construction and is now underway.

As of January 2004, the total project budget was balanced with the remaining construction work. Three weeks ago, LPA announced that the cost of construction has increased significantly. Instead of being within budget, we are now 4 million out of budget, due to the cost of steel, cement, wood and all other building materials. So instead of \$15 million for the project, it is now \$19 million. LPA proposed to reduce the scope of the project and reduce the square footage, which still left the project over one million over budget. We called Bunton and Clifford Architects (BCA), one of the firms we use on other projects, and asked them if they could do this project with the desired scope and within the budget available and they said yes.

A discussion developed with the Committee regarding LPA, BCA, procedures and should the Committee tie LPA to the contract. A suggestion by Fred Fischer was to get another detailed review by a third party.

Nancy Bensen asked to have phase I described to her and Brian explained, that it is actually called Increment I and includes, all the fill where the softball field is, building the parking lot, including the landscaping within the parking lot, the bus loop around the perimeter, the new softball fields up by the tennis courts complete with backstops and grass and irrigation and underground utilities, the loop road around the back, the re-working of the Y in the road as you come up the hill, building the turn lane out on to Freedom Boulevard and it includes new bleachers on the home side *seating 1500 people*. \$4.1 is all going to Granite Construction.

Bruce Mathias announced he is against delaying the bid, for even one more day. More discussion and small debate ensued regarding a third party or delaying the bid.

Barbara asked for comments around the room. A brief discussion occurred. Then she asked Brian how much of a delay it would be if they went with a third party. Brian answered that he did not feel it would delay anything, that Increment I was still going on and he would be doing a detailed review anyway, that it would be okay with him. Then she asked how much it would cost for a review? Brian told her maybe \$2000.00. Barbara then asked the Committee whether they wanted to pay for a review plus have Brian review the design. Mike Barsi said he wanted to make sure that the third party that was hired was going to report their findings to Barbara and then Barbara would report the findings to the Committee.

Fred Fischer said he did not agree that it would cost only \$2000.00 to provide an estimate, that it would cost at least \$5000.00. Brian said he did not realize Fred was talking about a full estimate, he then agreed it would be \$5000.00.

There was another discussion about hiring someone to review estimates, design development, quality and building acceptable products.

Terry added that what we are trying to do is to be proactive, to make sure to do what the community wants and what was expected when people voted for the Bond. When we saw we had problems with LPA we got another review and it looks like using different methods and a different design, we can what was proposed in the bond for the bond funds available. Our intent is to go to the Board next week and appoint a new architect and at the same time we plan to have a modification to LPA's contract, which would end their contract with the completion of Increment I. A new architect would then be hired for Increment II, get a third party estimate on the new design and then we should be back on track and able to open on schedule in the summer of 2006.

There was a very brief conversation about the roof of the theater and what it will look like.

Our next meeting will be October 4, 2004  
The time will be 5:00 pm to 6:30 pm.  
Career Center as the place of meeting.

Barbara thanked everyone for attending.

The meeting was adjourned at 7:05 pm.