

Minutes for the Bond Oversight Committee Meeting South/Central

August 4, 2003

**District Office Boardroom
292 Green Valley Road
Watsonville, CA 95076**

5:00 PM – 7:00 PM

Attending Members:

Rodney Brooks/Roberto Garcia/Aurelio Gonzalez//Dan Hernandez/Victor Kimura/Antonio Rivas

Absentee Members:

Tom Alejo/Sonia Garcia/Doug Mattos/Blanca Mendoza/Peter Stoll/Jeff Swedlund

Non-Committee Members:

Luis Angel Alejo, Taking notes for Tom Alejo
Jim DiCamillo, WLC Architects
Brian Rasmussen, BMR Construction Management
Catherine Hatch, Central Zone Assistant Superintendent
Terry McHenry, Associate Superintendent
Darlene Insley, Administrative Assistant

The meeting opened at 5:30 PM with less than quorum. Attempts to call members were unsuccessful. Minutes were read and approved by consensus.

Terry began by explaining that one of the things the Committee would be doing this evening is reviewing the design of the projects that will be going to the Board for approval. It is necessary to make sure the plans are consistent with what Measure J promised and that the Oversight Committee is comfortable with what is being proposed. With this, Terry introduced Jim DiCamillo from WLC.

Mr. DiCamillo passed several drawings around on the Pajaro Valley High School showing the floor plans for the cafeteria project. Mr. DiCamillo explained that the cafeteria building and an adjoining lunch shelter will be in the North East corner of the site. There will be indoor dining area as well as a covered patio outside. He said that the goal is to service about 500 students at a time with allowing for two rotations. There was a question regarding whether the kitchen could support the number of students at the school. Mr. DiCamillo indicated that he and Sue Brooks, Food Services Director, have had several meetings on the matter and feel the kitchen will comfortably support the whole school.

Another question was asked, on teenage eating habits and whether the students will use the lunch shelter? Catherine Hatch commented that she had worked on about 5 high school campus', ranging from 1700 to 3000 students. High school students, although

they need time to eat, like their freedom and independence. They like to sit under a tree, stand under an eve, or do their own thing. This lunch area proposed enables them to do just that and to get out of the rain or the sun for that matter. This outdoor area could be used for a small class, or club meetings, it's something unique that our other high schools do not have. Ms. Hatch said she was thrilled about it.

Terry indicated that the location of the cafeteria is in an area that has been approved by Department of Education and Department of Transportation Division of Aeronautics as required by the Bond.

Brian Rasmussen, BMR Construction Management, answered questions on the kitchen and plaza costs for the Pajaro Valley High School. He explained that basically, this project is coming out right on budget at this point in time.

There was a question regarding the length of time that lunch would be served. Brian Rasmussen indicated that the kitchen has been sized to handle that number of students and there are 8 service windows, which is more than at the other high schools. Catherine Hatch added that we were hoping to have staggered lunches to make it even easier to go through the lines.

Council Member Antonio Rivas inquired about the bridge the county will be building by the new high school and the safety issues surrounding it. Brian responded by saying, it's on schedule and we are in the middle of an EIR process. However, it isn't a school project, it's a county project.

Terry asked if the Bond Committee felt if the cafeteria in the new high school conforms to Measure J Bond? There was a consensus that the design of the cafeteria was in agreement with Measure J and we should take it to the Board for approval.

Next on the agenda was Watsonville High School; presented by Jim DiCamillo from WLC also. Jim passed out color drafts of the high school, showing the before and after of what Watsonville High School will look like when the project is completed. He pointed out how they kept the same architectural lines, along with making a safer more organized campus.

Jim passed out a Timeline and Budget for the project, explaining that this is an \$18.1 million budget project. Since this will also be a two-year project, there will be a 5% contingency and a 7% escalation amount included in the budget. This project will be completed in 2006. A discussion was conducted on design, portables, timeline, demolishing, drainage, re-model, and the benefits of this project.

Terry asked if the Bond Committee felt if the design for Watsonville High School conforms to Measure J Bond? There was a consensus that the design of the Watsonville High School bond projects was in agreement with Measure J and we should take it to the Board for approval.

The last item on the agenda was the E.A. Hall and Mintie White projects presented by Brian Rasmussen, BMR Construction.

The committee looked at the drawings, which had passed out at the last meeting and stated that they had been slightly altered since the last meeting. He explained that the

school wanted more storage and they are trying to cut the showers since they are only used for after school sports.

The Committee reviewed the Cost Estimate with attention to the contingency amount of 9% due to an unknown of what DSA may require in the way of structural up grades. He briefly discussed the other items. We should break ground June of next year, when school ends. We are currently at the amount estimated in the initial feasibility study of \$75,000, which was listed in the bond for this project. This project is expected to take about 8 months to complete. The plan is to bid both this and the Mintie White project across the street, as one construction package, to save overhead on the Contractor.

Mintie White was next on the agenda. Brian reviewed the site plan showing where the new library will be placed and the relocatable classrooms and staff room will be going. The next phase is the building of the Multipurpose Room, next to the existing building on Palm Avenue. The floor plan of the Multipurpose Room has changed slightly since the last meeting. The storage room has been eliminated, along with a few doors due to budget limitations. In-wall tables have been put in, like most other schools in the District. The elevations show what the school will look like from the outside when it is finished. The budget estimates are at the level of the initial feasibility study but \$73,000 over that estimated in the Bond Measure.

The committee reviewed the Voter Information Pamphlet which states that the budget for each project is an estimate and may be affected by factors beyond the District's control, the allocation of bond money between the North Zone and the Central and South Zones may not be altered.

The committee reviewed the \$75,000 that is under budget on E.A Hall and the \$75,000 that is over at Mintie White. Since this will be bid as one project with the same architect, the committee feels this should be considered as one project and the combined budget will comply with the bond language.

A brief discussion regarding constructing a letter to the absentee members from Committee Chair Victor Kimura asking if they still want to participate in the Bond Oversight Committee, or if they would like the committee to find a replacement for them.

Antonio Rivas will bring the snacks for next meeting.

Next meeting will be Monday, January 12, 2004.

Meeting was adjourned at 7:18 PM