

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

September 16, 2003

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

5:00 PM – 7:00 PM

## **Attending Members:**

Michael Barsi/Tere Carrubba/Marc Kirby/Vic Marani/Jim Miller/Bruce Mathias  
Barbara Palmer/Mary Reed/Kathy Ruiz-Goldenkranz/Michael Theriot

## **Absentee Members:**

Nancy Bensen/ Fred Fischer

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

Rodney Brooks

## **LPA Architects:**

Jim Kissel/Carrick Boshart/Paul Breckenridge/Dave Cote

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

Terry McHenry/Christine Quinn/Diane Burbank/Brian Rasmussen/Doug Kaplan  
Peggy Brooks/Darlene Insley

Barbara Palmer introduced everyone, then asked that the minutes from August 4, 2003 meeting be approved. They were seconded and approved.

The General Master Plan was reviewed in the first meeting and has gone to various committees, including the steering committee. It is ready to go to the board next week.

Terry McHenry stated that before it goes to the board, it comes to the Oversight Committee, to be reviewed and to make sure we are doing what the bond says we are suppose to do. Jim Kissel, from LPA, reviewed the Master Plan in detail.

At that, Jim Kissel introduced himself as LPA Principal and Director of School Planning for the firm and began explaining that there are three parts to the presentation.

1. The Master Plan.
2. The Exterior Elevation Concept.
3. The Budget for the Project.

Copies of the Master Plan were distributed, while Jim began showing the slides of the sketches of the existing buildings and explained that the concept became the restoration of the canyon. The idea was to bring some of that natural landscape back. As new buildings are added, it was important to reinforce the fabric of the campus, as it now exists.

Jim went over the existing campus buildings as they relate to the canyon and along the side there was the gym and the shower and locker facilities. Then he pointed out the new gymnasium, the new theater, and the campus that in essence becomes the canyon floor. Also, widening Mariner's Way to ease the turn into the pork chop and clean up the circulation flow so cars flow around in a direct loop.

He discussed the most cost effective solution as to where to locate the fields due to slopes and decided to replace the tennis and the basketball courts with the baseball and P.E. playfields.

The new aquatic center is expanded from the original budget allocations to facilitate both water polo and swimming. So it's a larger pool than originally programmed.

The modernization of the existing multi-purpose building will now become a cafeteria with a lunch shelter around the central quad. There will be dining outside under cover and also in the existing building. We are widening Mariner's Way to provide a turning lane out, so that more vehicles can make it through each signal. Then re-working from the Pork Chop, this whole area of the ring road. The Stadium is being redone, a new Press Box and new bleachers. They have already put down a new track and we have the two buildings and the Mall, basically from the existing courtyard down. The Swimming Complex, all the new Hard Courts, the New Field, the Lunch Shelter and the Modernization of the buildings. We are also working with Food Service in cleaning up their access so they can get larger vehicles in for their deliveries.

Diane Burbank tells us that the Senior Gift this year was planting a redwood grove.

A question was asked about the turn around for Food Service deliveries and was told they need the dimensions of the Food Services truck for a template for the analysis. The topography was discussed along with the natural shelf that would minimize the grading. Jim said his civil engineers were aware of this information and that it would cost approximately \$100,000 to correct it.

A concern about the water tanks was raised. What is going to happen to them? Are they going to go or stay there for emergency, water storage, fire fighting?

Terry McHenry answered this one. We are working on the water tank issue and hope it will not be a direct impact on the bond. Our primary approach, if we can make things work, is that we want to eliminate the tanks and bring in another water line from central water so that we get enough for all domestic water from central and we use the pool as our fire flow reserve. We've already talked to the local fire marshal and state fire marshal and are working with them to get them the information they need to approve it. Now that's our primary approach. Our next alternative is to go back to central water and have them provide fire flow also. However, we'll have to put in a bigger line to handle that, but that's our secondary approach. Right now, we would much rather put in a smaller line and have domestic water off central water.

There was then a discussion regarding the Theater. They talked of four schemes, which way to face the Theater that would be best for the students. The square footage was a question, going from 25,000 to 21,000. Brian Rasmussen answered by explaining about the "Black Box", a small performance stage of it's own with a lighting grid, catwalk for small performances, with its own sound and lighting system. It took the place of a small drama classroom. Which was a lot more costly. Therefore, the square footage came down considerably.

The discussion then changed to square footage and dollars. The gym went up to about 25,000 square feet. What it originally had was a 3 cross-court gym that seated 2500. Realizing it wasn't needed; only 1600 or 1800 people needed to be seated and only 2 cross-court gyms were needed. However, other spaces that were cheaper per square foot were wanted, like a wrestling room, team rooms, and a better lobby. So, the gymnasium, per square foot went up, when the square footage for the theater went down.

We are attempting to adhere to the dollars that were allocated to each project by the estimate that BMR did, although all projects are over budget. All are getting more than originally thought was allocated in dollars.

The point is, the criteria was not the original square footage that was in the initial plan, it was the dollar amount allocated.

A brief discussion on Cabrillo Collage adding a performance center with 525 seats in the Theater and Aptos Theater having 500 seats.

Barbara asked if there were any more questions and a question about Handicap accessibility was raised. Jim said yes, that the Theater has all the ADA and Handicap areas required. A few questions regarding other projects were asked and Jim or Christine addressed them all. The question asked by most of the members of the committee was, when would the construction begin? Brian said, "We're looking at a May-June start and a 18-20 month total process." The pool will be the last piece to do.

Update Estimates from the last meeting were handed out to the committee while an explanation of the cost break down, showing the construction cost. Going through the handout, shows several of the items where the Bond money is being spent. Such as lunch shelter, permits and a New Fire Alarm System through out the school. A total of \$ 24,036,000. So we are right on budget. Only we do not have the \$400,000. for furniture. However, Diane is working on that.

A question was asked of Diane, what percentage of students are involved in performing arts? Diane answered,"Roughly, 115 out of 1900-2000. However, including parents and student participation, I would expect a good 20%." Will this Theater be used like the Mello Center? No, this is for the students only. What's the "Black Box"? It's a flexible Theater space. It can be Theater in the Round, Cabaret or Shakespeare, while you still have a full stage for a large production such as Oklahoma at the same time. The subject was brought up that what if the Board decided to cut drama next year, due to heavy budget cuts? Don't you think we should give some thought into how much is being spent on this Theater? Everyone felt that the school needed this Theater.

The discussion then went to what the committee was there to do. The Bond Oversight Committee is to make sure the money is spent on the items stated in the Bond and to keep within the budget allotted.

Barbara asked for a motion of approval on the Plans, Concept and Budget by the Bond Oversight Committee. It was moved by Vic Marani and seconded by Michael Theriot and passed unanimously.

Our next meeting will be January 27, 2004. The time will remain 5:00 pm to 7:00 pm. We will attempt to obtain the Career Center as the place of meeting.

Barbara thanked everyone for coming.

The meeting was adjourned at 7:04pm.