

PACIFIC SCHOOL DISTRICT
BOARD OF TRUSTEES SPECIAL MEETING

Friday, May 22, 2015

8:30 AM

PACIFIC ELEMENTARY SCHOOL, Davenport, CA

Pacific School Mission Statement

Pacific School's mission is to prepare children for life through experiential learning that addresses the needs of the whole child. We create a safe_and_secure school environment that promotes social and academic growth and develops an enthusiasm for learning, a positive self-image, and cross-cultural understanding.

PLEASE NOTE: All persons are encouraged to attend and, where appropriate, to participate in meetings of the Pacific School Board of Trustees. Persons wishing to address the Board are asked to state their names for the record. Consideration of all matters is conducted in open session except for those relating to litigation, personnel, and employee negotiations, which, by law, may be considered in executive (closed) session.

Meeting facilities are accessible to persons with disabilities. By request alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, please provide a written request to:

Kris Stanga, Superintendent/Principal at the Pacific School District Office at least three working days prior to any public meeting.

AGENDA

1.0 OPENING PROCEDURES FOR PUBLIC SESSION - CALL TO ORDER

1.1 Roll Call – Board President Gwyan Rhabyt will be taking part through teleconferencing.

Meeting began at 8:40 a.m. Board Members Present: Roger Knapp and Don Croll. Gwyan Rhabyt joined by teleconferencing at 8:52.

Others present: Kris Stanga, Elizabeth Andrews, Terra Barsanti, Sid Klein

Construction experts: with Madi Architects: Ralph Roux. With Bogard Construction: Jared Bogard, Jeff, and David Tanza

2.0 ORGANIZATIONAL ITEMS

2.1 Approve the Agenda for Special Meeting of May 22, 2015

Additions or Deletions to the agenda may be made; however, no action will be taken on items added at this time.

Agenda was approved

3.0 DISCUSSION ITEMS

3.1 Construction Project

Bid came in at \$1.9 million, which is completely beyond our budget.

Ralph Roux with Madi. He originally interviewed for this project, but we went with Leslie Miles instead.

He uses modular construction. He is doing a project for Mountain School which is coming in under budget.

With modular construction we do not need to put in a sprinkler system.

Modulars do not need to be ugly. They can look like permanent buildings. This is not the first time they have come in to save a project that had budget problems. If we hired them, they would change as little as possible, including some of the subcontractors, etc. They could get started almost immediately and could probably get finished by first of January. Factories will be more available in early fall than summer for building the modular buildings.

Kris asked whether we could get the classroom done first. They answered that the site work is one of the biggest costs, and that wouldn't work very well.

Roger asked whether it would make sense to buy a used portable classroom.

Ralph observed that it is possible to rent a classroom on a temporary basis fairly affordably. There's a fairly straightforward approval process through DSA, however it would have to be placed on the blacktop. Kris observed that we would rather keep our existing configuration through December rather than lose blacktop space.

DSA approval process (for the main project) takes one day. They will keep as many aspects of the existing approved plan as possible. However, they would look at ways to save money from the existing plan – for example, eliminating the retaining wall, shortening utility runs, etc.

They suggest possibly moving the building away from the road, which could save some money, but lose some field space. The upper IS portable needs its ramp reconfigured so it can be properly closed – this work is part of the project. Another option is to move the building up against the fence that faces the school garden (next to the preschool). This would create a larger field area and eliminate any supervision problems caused by having a space behind the building.

Don asked how many people the opened up auditorium (2 classrooms with a movable wall opened up) could hold. They said they would get back with a concrete number.

Most likely they would square off the building (make it a rectangle), eliminate the vaulted ceiling, etc.

If we hire Midi, they generate a turnkey budget with hard and soft costs. We can hire Bogard on a lease-leaseback, and they have to guarantee a maximum price.

They are confident that they can get a project done within our budget, but they will need to be creative about making tweaks.

Madi doesn't charge a retainer. They charge by phase of the project. They will provide us with a contract very much like the one they have with Mountain School. They estimate it would be about \$10,000 for the schematic design phase, during which we agree details like where the building will be, etc. and they provide enough details on the budget and plan that Bogart and Pacific School can determine final feasibility.

One of the construction folks asked if we could live without one of the three classrooms.

Roger answered we need the three rooms one way or another. We would be open to a used classroom and a 2-room multipurpose room if that is cheaper.

A flat 9-foot ceiling is the cheapest, although a vaulted ceiling is prettier. Our existing multipurpose room has a flat 9-foot ceiling and works okay.

We confirmed that the new building must have two bathrooms (boys and girls), required by DSA. Also, the existing fire alarm across the whole school needs to be upgraded at the same time, which will cost about \$50,000 (according to Bogart). This has to be included in the total budget.

Don asked how we can avoid spending more money to design yet something else we can't build. Ralph observed that his contract reads that if the costs come out more than 10% higher than estimated, he has to redesign the project for free, but he doesn't anticipate it coming to that. Once we sign a contract with Bogart, that contract will include a guaranteed maximum price.

Rhabyt warned the construction team that the county is being very strict about permeable surfaces, grading, and fill. However, we have friends in planning and may be able get some flexibility. The county is involved in the process primarily because we are located in a coastal zone.

Madi will follow up with a full proposal including detailed budget and timeline within three business days. If the Board reaches consensus quickly, he could then follow up with a schematic very quickly.

We discussed the timeline and the three year limit to spend or commit the bond funds.

At this point all four construction people representing MADI and Bogart left the meeting (8:50).

Discussion continued with Rhabyt, Roger, Don, Kris, Elizabeth, Terra, Sid. The board will seek legal counsel regarding the best way to proceed with Weston Miles.

To summarize, Madi will get us a proposal within three business days, and that proposal is the action item that could be acted on at the next meeting.

Rhabyt asked that school staff consider the two possible site placements from a supervision and playground perspective. One factor to consider is that the space between the upper IS portable

and the new building, if built in the original location, could have been used as an outdoor teaching area.

Don thanked Kris her for her perseverance.

4.0 ACTION ITEMS (if needed)

Next meeting set at 8:30 a.m. Friday, May 29. It might be possible to get a representative of the modular companies to come to this meeting.

5.0 ADJOURNMENT

The meeting adjourned at 10:05 a.m.

cc: Gwyn Rhabyt, Don Croll, Roger Knapp, Kris Stanga
Agenda posted at: Davenport Post Office, Pacific School and School Website