

ALISAL UNION SCHOOL DISTRICT  
Minutes of the Board Study Session  
April 16, 2008

**CALL TO ORDER**

The Board Study Session of the Alisal Union School District Board of Trustees was called to order by President Gary Karnes at 5:06 p.m., at the District Board Room, 1205 E. Market Street, Salinas, California.

Members Present: Trustee Gary Karnes, President  
Trustee Juan V. Flores, Vice President/Clerk  
Trustee José Castañeda  
Trustee Jesús R. Velásquez  
Trustee Guadalupe Ruiz Gilpas

Also Present: Dr. Zendejas and other District staff.

**TOUR OF  
DISTRICT  
FACILITIES**

Members of the Board and other District staff left the District Board Room at 5:07 to tour Cesar E. Chávez Elementary and Dr. Oscar F. Loya Elementary Schools.

The members from the following firms led the tour and answered questions pertaining to the findings and scope of work to remedy existing problems at both school sites:

KPI Architects Incorporated

David Kindred  
Michael Hite  
Dan Hensiek

NTD Architecture

Godwin Osifeso  
Chris Vicencio  
Doug James

PCM3 Construction Management

Craig Rouse  
Kent Munro  
Ben Menasherov  
Rick Domenici

SGI Construction Management

Rene Flores  
Ric Reyes  
Robert Vargas  
Alejandro Oropeza

California Financial Service

Mike Willis

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**RECONVENE  
BOARD STUDY  
SESSION**

The Board reconvened at the Alisal Union School District Board Room at 7:00 p.m.

**PLEDGE OF  
ALLEGIANCE**

Taffra Purnsley led the Pledge of Allegiance.

**ADOPTION OF  
AGENDA**

A motion was made by Trustee Castañeda, seconded by Trustee Ruiz Gilpas to adopt the agenda as presented. The motion passed by a 5/0 vote.

**PERSONS  
WISHING TO  
ADDRESS THE  
BOARD**

There were no public comments.

**HUMAN  
RESOURCES**

A motion was made by Trustee Ruiz Gilpas, seconded by Trustee Castañeda to approve the Sunshine Proposal by the Alisal Teachers Association to commence Negotiations of the Master Contract for the 2008-09 school year. The motion passed by a 5/0 vote.

A motion was made by Trustee Castañeda, seconded by Trustee Karnes to approve the Sunshine Proposal by Alisal Union School District to commence Negotiations of the Master Contract for the 2008-09 school year. The motion passed by a 5/0 vote.

**BOARD STUDY  
SESSION**

Overview of District  
Facility Plans

Dr. Zendejas gave an overview of the following District Facility Plans:

- Interim Housing Project Update
  - Interim housing completed at Chávez and Creekside (required 100% interim housing)
  - Interim housing completed at Steinbeck and Loya (required less than 100% interim housing)
- Financial Status of Repair Project
  - Mike Willis with California Financial Services has been the point of contact in terms of the financial aspects of the interim housing. The District is seeking Emergency Repair funding for Chávez, Creekside, and Loya as they fall under the Williams settlement. Other funding will be used to complete the repairs at Steinbeck. The State requires that the District fix the buildings according to the Williams guidelines.
- Brief Summary of Monte Bella Elementary School
  - The contract for architectural services for the Monte Bella Elementary School will be presented at the next Board meeting in order to submit plans to DSA in a timely manner. The District's Legal Counsel is reviewing the contract at this time.
- Brief Summary of Multipurpose Buildings Status
  - The District was anticipating two times more funding to fix the multipurpose rooms. In the last two months, the amount has been reduced. Therefore, some adjustments have been made to the plans. Frank Paul, Virginia Rocca Barton, and Fremont Schools are first priority. Alisal Community is second in line. Sánchez and Bardin will follow as each school has a new multipurpose room in addition to the one that was shut down.

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April 16, 2008

Cesar E. Chavez  
Elementary School  
Repair Project Update

Dan Hensiek reported that KPI is working on the following projects at Cesar E. Chávez Elementary School:

- One Administration building
- One Multipurpose building
- Five classroom buildings

The buildings are experiencing water damage, mold and dry rot to structural elements, damage to interior and exterior finishes. Repairs consist of removal of all damaged materials, repair and reconstruction in a manner to prevent future damage. All work is to be completed within the District's timeline and budget.

Ric Reyes discussed student safety, site access, minimizing disruption, and budget. Robert Vargas explained phasing and timelines. Phase one will consist of completion of all classrooms. The work is to begin in June with anticipated completion by November 2008. Phase two includes the multipurpose rooms and the administration building. Phase two is scheduled to begin in January 2009 with anticipated completion by April 2009.

Creekside Elementary  
School Repair Project  
Update

Chris Vicencio commented that NTD's goals are to restore school buildings within the District's timelines, minimizing future water intrusion, and staying within the District's financial means. Mr. Vicencio shared that there is less water intrusion damage than initially expected. Work will consist of window and roof replacements, interior wall finishes to be replaced, heating duct work will be cleaned and replaced as needed, some roof insulation will be replaced, area drains where flooding occurs will be redone, and completion of code required incidentals.

Ben Menasherov discussed budget and timelines. The current budget for the Creekside project is 6.2 million with construction costs to be 4 to 4.5 million. Phase one includes the upgrades of existing modular buildings and painting. The timeline is June through December 2008. The timeline for the remediation of the administration and multipurpose buildings is January through April 2009. Kent Munro commented that all classrooms were relocated into interim housing.

Dr. Oscar F. Loya  
Elementary School  
Repair Project Update

Chris Vicencio shared a handout that highlighted the phasing plans and scope of work for Creekside and Loya. He commented on differences in interim housing and how the schools are being used at the present time. He also discussed construction information available on the District's website.

Robert Vargas commented that the multipurpose room and administration building at Loya are currently vacant and have been replaced with temporary buildings. In addition, the Kindergarten wing (wing D) which also houses the preschool center has also been vacated. Phase one, which encompasses these three buildings is scheduled to begin in June with a completion date of December 2008. Work on wings G, E and F will follow.

John E. Steinbeck  
Elementary School  
Repair Project Update

Dan Hensiek shared a handout which highlighted the repair project at Steinbeck School. He shared that access compliance had been received from DSA. The two-story building at Steinbeck School will be left alone as it has no apparent issues that fall under the scope of work. Buildings G and F will be replaced with new relocatable buildings on concrete foundations and stucco systems that will blend into the existing campus. Also included in the handout was information on interim housing, future library media center, and a diagram indicating the different phases of the project. Design changes were made to eliminate flat roofs.

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Ben Menasherov stated that the Inspector of Record (IOR) for the Steinbeck project is Bruce Flynn and Associates. One of the challenges is to make sure that there are enough qualified contractors. The project budget for Steinbeck School is 6.9 million for project budget which includes soft costs. Soft costs include construction manager fees, architect fees, DSA fees, IOR fees, advertising, blueprints, and so on. The construction is expected to come in at around 4.5 to 5 million. He added that the District and Board will be given weekly updates so that there are no surprises. Kent Munro commented that the project has been divided into two phases. The classrooms will be completed first, followed by the administration building and multipurpose room.

Mike Willis commented that State monies were secured under Williams, based on the old SeaHawk estimates. If the District had waited for the current estimates, Williams funding would not have been secured because there are no more funds available. Funding for interim housing and construction was secured for Creekside, Chávez, and Loya. Steinbeck School did not qualify for funding under Williams; therefore, facility hardship funds will be sought.

A question and answer session was conducted. The discussion included the facilities Master Plan, utilization of bond funds, checks and balances, community tour of facilities, presentations by Caldwell Flores Winters, Inc. as well as Rod Carter.

**ADJOURNMENT**

There being no further business to discuss, President Karnes adjourned the Board Study Session at 8:52 p.m.

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Gary Karnes, President

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Juan V. Flores, Vice President/Clerk

Board Adopted: 5/7/08