



**February 1, 2012
STUDY SESSION
FACILITIES MASTER PLAN
ADOPTED MINUTES
DISTRICT OFFICE
BOARDROOM
292 Green Valley Road
Watsonville, CA 95076**

- 1.0 OPENING CEREMONY – MEETING OF THE BOARD IN PUBLIC - 6:00 P.M.**
President DeRose called the Study Session of the Board to order at 6:02 pm at 292 Green Valley Road, Watsonville, CA.
- 1.1 Pledge of Allegiance**
Trustee Ursino led the Board in the Pledge of Allegiance.
- 1.2 Welcome by Board President**
Trustees Kim De Serpa, Doug Keegan, Sandra Nichols, Karen Osmundson, Jeff Ursino, Willie Yahiro and President Leslie De Rose were present.
- Trustees De Serpa and Osmundson arrived at 6:15 pm.
- 2.0 APPROVAL OF THE AGENDA**
Trustee Nichols moved to approve the agenda. Trustee Yahiro seconded the motion. The motion passed 5/0/2 (Osmundson, De Serpa absent)
- 3.0 STUDY SESSION – FACILITIES MASTER PLAN**
- 3.1 Facilities Master Plan - Overview**
Facilitated by Brett McFadden, CBO.
Brett McFadden stated that districts are required to review and adopt a facilities master plan every five years to map out an analysis of facilities’ needs. After the May 2011 board approval to begin a comprehensive needs analysis, the district contracted Total School Solutions (TSS) to conduct the study. Every site and major facility of the district was visited and every classroom, building was evaluated to create a comprehensive analysis. In addition to a visual assessment, staff sought input from district leadership and school sites. The plan is a planning tool only; any financing mechanisms will need to be determined by the board. It is a document that is expected to be changing all the time as issues are resolved or arise. It is good practice to review the plan yearly and revise every five years.
- 3.2 Student Board Representatives Input**
Fernando Crescencio of Renaissance High School noted the following facility issues at his school: the gymnasium houses very old gym equipment; the remodeled portables do not seem to be in good conditions; and the quad tends to get flooded when it rains.
- Marcos Serrano and Iliana Reynoso of Watsonville High School noted the following facility issues at their school: science department needs effective classrooms and laboratories; quad floods when it rains; kitchen is outdated and it is too small for the number of students served each day; restrooms are in bad condition; and heaters are old, noisy and seem unsafe.
- Nikki Hiltz and Ellie O’Boy of Aptos High School noted the following facility issues at their school: most buildings need to be repainted; improved bathrooms and drying off system; effective lighting in

the school driveway; a sidewalk leading up to the school; improved, high-tech marquee; and improved lighting system and projector placement in the new performing arts center.

Anthony Barrios of Pajaro Valley High School noted the following facility issues at his school: bathrooms and toilet paper dispensers – air dryers are recommended; climate control seems to need improvement; and athletic facilities with outdoor fields are also needed.

3.3 Facilities Master Plan - Review

Brett noted that maintenance emergencies have increased in the last couple of years; these include broken water pipes. The following facility and infrastructure needs were identified:

- Technology and related infrastructure – especially in the Aptos area schools
- Modernization and upgrades – classrooms, roofs, parking lots, bathrooms, windows
- Completion of Pajaro Valley High
- New central kitchen and upgraded cafeterias at specific sites
- School safety and health related matters
- Replacing aging water and sewer infrastructure
- Implementing solar and other environmental upgrades
- Additional funding to help offset loss of deferred maintenance funds

The instructional technology component is a significant one in order to have “21st Century Classrooms”.

Dennis Dunston of TSS continued the presentation offering information on schools facilities, including enrollment capacity. A summary of estimated needs is as follows:

- Facilities Needs Assessment : \$190,601,471 – this includes new kitchen, upgrades to the transportation department, new office of maintenance and operations, amongst other items.
- New Classroom Need: \$44,100,000 – this would replace all portables but district could get \$33 million back from the state
- Technology Endowment: (needs further analysis but it would be taken from the bond)
- Maintenance Endowment: \$7,500,000 – figure is based on past state matched funds per year

The total estimated need is \$242,201,471.

Brett clarified that the endowments would be overseen by the County Public Treasury and interest would be drawn from those endowments.

Based on current projections and best estimates, Dennis discussed possible financing venues for facilities needs as follows:

- Developer Fees: \$6,000,000
- State School Faciliteis Program – Modernization: \$12,221,794 – the district still has some eligibility for state funds for buildings over 25 years old
- State School Facilities Program – New Construction: \$30,664,393
- Proposition 39 Bond: \$193,315,284

Steve Murphy of the US Green Building Council was also present. The USGBC focuses on green schools and actively encourage schools to function more eco-efficiently. Their charge is to offer building options that are cost effective and sustainable. He mentioned that funding for green schools is also available.

Public comment:

Bill Beecher, community member, noted that it would seem maintenance costs should be higher due to anticipated maintenance increase. The district is still paying for Measure J. This would present a tax burden for the public but there is not much choice given the need and lack of funding.

Mike Schiro, Greg Bjur and Lindsay Hickman of EA Hall School, spoke in favor of improving the playing field at the school. There is a gopher problem and holes in the terrain have caused many injuries to students and staff. Their concerned was seconded by: Jose Velasquez, parent; Juan Avalos, parent; Elsa Nuñez, parent; and Jose Sandoval, parent.

Neil Aratin, staff at Watsonville High, noted that the new gym at the school has a room that houses hydrochloric acid to keep the pH balance in the pool. The tank holding the acid does not seem to be adequately sealed and it is corroding. The new gym is already seeing the wear and tear effects due to its use by two high schools.

Elsa Nuñez, parent, spoke in favor of having a closed campus to protect students from outsider access.

The following spoke in favor of adding athletic fields at Pajaro Valley High School: Joe Gregorio, coach; Tom Bentley, teacher; Andrew Buckman, assistant coach; and Mercedes Barrios, parent.

Board participated with comments and suggestions.

Brett McFadden commented on the next steps in the process, including integrating comments from the board and audience into the plan, to present a completed analysis at the first meeting in March, and to have board discussion on financing options.

4.0 UPCOMING BOARD MEETINGS/REMAINING BOARD MEETINGS FOR 2012
All meetings, unless otherwise noted, take place at the District Office Boardroom, 292 Green Valley Road, Watsonville, CA. Closed Session begins at 6:00 pm; Open Session begins at 7:00 pm.

February	<ul style="list-style-type: none"> ▪ 8 ▪ 22 	
March	<ul style="list-style-type: none"> ▪ 14 ▪ 21 ▪ 28 	<ul style="list-style-type: none"> ▪ Approve 2nd Interim Report ▪ Special Meeting: Migrant Head Start
April	<ul style="list-style-type: none"> ▪ 11 ▪ 25 	
May	<ul style="list-style-type: none"> ▪ 9 ▪ 23 	<ul style="list-style-type: none"> ▪ Approve 3rd Interim Report
June	<ul style="list-style-type: none"> ▪ 13 ▪ 27 	<ul style="list-style-type: none"> ▪ 10-11 Budget Adoption
July	<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> ▪ No Meetings Scheduled
August	<ul style="list-style-type: none"> ▪ 8 ▪ 22 	
September	<ul style="list-style-type: none"> ▪ 12 ▪ 26 	<ul style="list-style-type: none"> ▪ Unaudited Actuals
October	<ul style="list-style-type: none"> ▪ 10 ▪ 24 	
November	<ul style="list-style-type: none"> ▪ 14 	<ul style="list-style-type: none"> ▪
December	<ul style="list-style-type: none"> ▪ 5 Annual Organization Mtg. 	<ul style="list-style-type: none"> ▪ Approve 1st Interim Report

5.0 ADJOURNMENT

There being no further business to discuss, the study session was adjourned at 9:07 pm.



Dorna Baker, Superintendent