

MONTEREY COUNTY BOARD OF EDUCATION
FACILITIES MASTER PLAN COMMITTEE
SEPTEMBER 7, 2016
APPROVED MINUTES

- I. Call to Order: Committee Chair Judy Pennycook called the meeting of the Monterey County Board of Education Facilities Master Plan Committee to order at 8:30 AM in the office of Dr. Nancy Kotowski, Monterey County Superintendent of Schools.

Roll Call:

COMMITTEE MEMBERS:

Judy Pennycook, Chairperson	Trustee Area #3
Harvey Kuffner	Trustee Area #1
Janet Wohlgemuth (alternate)	Trustee Area #4
Dr. Nancy Kotowski, Secretary to the Board	

ABSENT WITH NOTIFICATION:

Sergio Alejo	Trustee Area #7
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STAFF TO SUPERINTENDENT:

Garry P. Bousum
Dr. Deneen Guss
Joshua Jorn
Jessica Maschmeyer
Dr. Chandi Wood

- II. Approval of Minutes from July 13th, 2016

Harvey Kuffner, Judy Pennycook (3-0)

- III. Salinas Community School – Site Demolition

Joshua Jorn shared the status of the existing buildings on the site of the future Salinas Community School. The buildings are currently vacant, and the plans to build the new school require removal of the existing buildings. Josh recommended that the buildings be demolished, which would allow us to begin conducting the soil and other mitigation measures to prepare for construction of the new school. The Committee was in agreement, and instructed staff to move forward with construction preparation as soon as demolition is complete.

“That the existing buildings at the site of the future Salinas Community School be demolished.”

Janet Wohlgemuth, Harvey Kuffner (3-0)

IV. Superintendent's Office and Board Room Modernization Project Recommendation of Contractor to Provide Guaranteed Maximum Price

Joshua Jorn gave a brief description of the lease-lease back process that will be used to obtain a contractor for this project, and explained how it differs from the traditional low bid process.

Bids were solicited from contractors on our pre-qualified bidders list, and three bids were received. The contractors who submitted bids were required to complete the pre-qualified bidder packet, and staff met and scored each of the contractor's packets to determine who is the most qualified to give us a guaranteed maximum price (GMP) on the contract. Blach Construction was determined by staff to be the most qualified.

The Committee is being requested to approve staff's recommendation to solicit a GMP from Blach Construction.

"That the recommendation by staff to solicit a guaranteed maximum price from Blach Construction for the Board Room and Superintendent's Office Modernization Project be approved."

Harvey Kuffner, Janet Wohlgemuth (3-0)

V. Morgantini Building Update

The current tenants of the Morgantini Building, the Monterey County Water Resources Agency (MCWRA), informed MCOE that they plan to stay in the building for the full length of the lease (until June 30, 2017). They may possibly utilize the two-month clause in the lease agreement, which would extend the lease until September 2017.

The MCWRA is potentially going to separate from the County and become an independent agency, and if that occurs, they wish to possibly renegotiate the terms of the lease and possibly stay in the Morgantini Building. However if they remain with the County, they will likely vacate the Morgantini Building and move to the County's new building. They will not know if they will remain a part of the County or not until June 2017.

Due to this uncertainty as to the future tenancy of the Morgantini Building, staff is hesitant to continue to search for new tenants or make any future plans for the building.

Harvey Kuffner recommended that Dr. Kotowski meet with an administrator from the County to find out more information about the situation and get more insight to inform our direction on how to handle the situation. Joshua Jorn and Garry Bousum will also gather more information regarding the current leases and market rate.

The Committee asked that staff provide another update to the Committee once more information has been obtained.

VI. Adjournment: the meeting was adjourned at 8:57 AM.

Approved: February 1, 2017

Judy Pennycook, Committee Chair

Nancy Kotowski, Ph.D.
Secretary to the Board