

MONTEREY COUNTY BOARD OF EDUCATION
FACILITIES MASTER PLAN COMMITTEE
FEBRUARY 1, 2017
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 8:06 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
Yvette Irving
Joshua Jorn
Jessica Maschmeyer

- II. Approval of Minutes from September 7, 2016

Janet Wohlgemuth, Harvey Kuffner (3-0)

- III. Alternative Education Facilities

- a. South County

Alternative Education has partnered with Soledad Unified School District and the Housing Authority to lease facilities to continue the Alternative Education programs in South County.

- b. SAFE Program Facilities

The space leased at the Salinas Airport Business Center to house the Sea, Air, Fire, Earth (SAFE) program has been expanded to include the neighboring unit. This expansion of the facilities has allowed room for a resource library.

- c. New Juvenile Hall Design

Josh Jorn shared the floor plan of the educational facility that will be included in the new juvenile hall. The design of the new educational facility includes four classrooms, a gym, an

office for the principal and secretary, and resource space. The design meets all Field Act requirements, and Mr. Jorn will ensure the plans include the Board-approved educational specifications. Alternative Education staff has had the opportunity to review the design of the facility and provide any input.

According to the Education Code, the County Board has to approve the design of the educational space in the new juvenile hall. The Facilities Committee recommended that an urgency action item be added to the February 1 regular Board meeting agenda to have the Board to approve the educational facility design. The Committee also recommended that a resolution to memorialize the Board's approval of the design of the new facility be prepared and approved at the February 15 Board meeting.

IV. Board Room and Superintendent's Office Modernization Project Estimate

At the last Facilities Committee meeting in September 2016, the Committee instructed staff to solicit a Guaranteed Maximum Price (GMP) from Blach Construction. The GMP received from Blach was very high, and due to this, staff is recommending that the method to select a contractor for this project be changed to a low-bid process to allow us to find a more reasonable bid for this project. This will open up bidding for the project to a much wider group of contractors. The Committee approved the use of the low-bid process, and recommended that the project be advertised in all the local publications.

Josh Jorn shared three carpet samples with the Committee. Sample Number 1 was preferred by staff and the Committee concurred with the choice. The Committee was also presented with several samples of ceiling tiles, and chose the sample with the smallest fissures. The Committee also decided to change the color of the Board room tables to match the whichever color of wood is chosen for the wall slats.

The samples of wall panel colors will be brought back to the Committee at the next meeting to ensure the colors selected for the other materials combined well with the previously chosen wall panel color.

V. Morgantini Building Update

Three realtors were solicited by staff to submit proposals for the listing, marketing and leasing of the Morgantini Building. One did not submit a proposal. Of the two proposals submitted, staff recommends choosing Mahoney and Associates, who comes recommended by the Monterey County Board of Realtors. Mahoney submitted a proposal that includes a marketing plan with a lease schedule commission, which tapers by percentage over the course of five years. The Committee directed staff to look into Mahoney's proposed contract to confirm that their proposal is indeed the best option out of the two received, and if so, to utilize Mahoney as the marketing and realtor firm for the Morgantini Building.

VI. Adjournment: the meeting was adjourned at 8:52 AM.

Approved: May 17, 2017

Judy Pennycook, Committee Chair

Nancy Kotowski, Ph.D.
Secretary to the Board