



**MINUTES
REGULAR MEETING OF THE
GOVERNING BOARD OF THE
SOLEDAD UNIFIED SCHOOL DISTRICT
DISTRICT OFFICE BOARD ROOM
1261 METZ ROAD, SOLEDAD, CA 93960
WEDNESDAY, JUNE 27, 2018**

I. OPENED BUSINESS – 5:30 PM

- A. Called Public Session to Order
- B. Roll Called
Mrs. Josie Perez-Aguilera, President - ABSENT
Mrs. Jodi Massa, Vice-President
Mrs. Monica Pantoja, Clerk
Mr. Jaime Fernandez, Trustee
Mr. Javier Galvan, Trustee – ABSENT
Mr. Timothy J. Vanoli, Superintendent
- C. Approved the Closed Session Agenda

**MOTION TO APPROVE CLOSED SESSION AGENDA BY: Jaime Fernandez
SECONDED BY: Monica Pantoja AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja
NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera**

- D. Allowed for Public Comment on Closed Session Topics
- E. Immediately Adjourned to Closed Session

II. CLOSED SESSION

- A. Personnel
1. Discipline, Dismissal, Complaints, Reassignments/Release (Government Code 54957)
 2. Public Appointments:
 - a. Coordinator of Special Education
 3. Negotiations Update: Marilyn Cline, Chief Negotiator
 - a. STA
 - b. CSEA

III. RECONVENED TO OPEN SESSION – 7:00 p.m.

- A. Pledge of Allegiance
- B. Report of action taken in closed session
The Board took action in Closed Session to appoint Patrice Glover as the Special Education Coordinator. The Board vote was as follows:

MOTION MADE BY: Jaime Fernandez SECONDED BY: Jodi Massa AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

C. Approved the Board Agenda

MOTION TO APPROVE AGENDA BY: Monica Pantoja SECONDED BY: Jaime Fernandez AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

IV. **COMMUNICATIONS**

A. Oral Communications

1. Audience

Mrs. Josefina Munoz, parent of a Special Education student, addressed the Board regarding information that she was given at her daughter's IEP. At the IEP she was notified that next year, her daughter would be in the same Math class as regular education students and that it was not an option. As part of a group of parents of children with special needs, she was concerned as there are students with autism that cannot tolerate loud noises or bright lights. She questioned why the change and Mr. Moreno, Special Education Coordinator, happened to be at that IEP and his answer was that at the last district they had inclusion program and it worked out well. Mrs. Munoz was also concerned about regular education teachers not having the special training they need for inclusion of special education student. Mr. Vanoli gave Mrs. Munoz his contact card and asked that she call him to schedule a meeting to address her concerns.

2. Board Member Comments

- Trustee Fernandez had no comments tonight.
- Trustee Pantoja thanked everyone for being at tonight's meeting.
- Trustee Massa thanked the Community for passing Measure G so we can continue helping our students.

3. Facilities Report

a. Master Facilities Plan – School Site Solutions & Belli Architectural Group

Leigh Coop and Regina Bill-Dacong from School Site Solutions; and Cari Ellis and David Peartree from Belli Architectural Group, presented the 5-Year Master Facilities Plan for Soledad Unified School District.

After an introduction, they reviewed the following (PowerPoint Presentation is attached):

- Objectives of the Plan
- Data-Gathering Methodology
- How the Plan is Organized
- Major Facility Themes
- Major findings, including enrollment projections
- Recommendations
- Overview of Facilities Assessments and Cost Estimates

Trustee Pantoja asked about their recommendations to update almost all the schools' restrooms. Ms. Ellis said it was because most of them needed to be brought up to code (ADA Compliance.). Trustee Pantoja also asked why was

Gabilan is worse shape than San Vicente as San Vicente is a much older school. Ms. Ellis said because Gabilan is 90% portables and portables don't last as long as permanent classrooms; which San Vicente has.

B. Administrator's Reports

1. End of Year Special Education Report as presented.

C. Superintendent's Reports

1. Enrollment Report

Enrollment was at 4,853 as of June 7, 2018

2. Williams Uniform Complaint Quarterly Report

There were no complaints filed for this period under facilities, textbooks, or credentials.

3. Other

- BoardDocs Training for the Board is scheduled for July 11, 2018 from 4-5 p.m.
- August 21st is the scheduled Self-Evaluation Study/Board Development day. A CSBA Consultant will be facilitating.
- July 31st Joint Meeting with the City of Soledad is pending as the City has only confirmed with 2 of the council members. On our side everyone has committed to the date.
- Governor's Budget: Mr. Vanoli reported that the Governor had signed the final budget and we now have a budget we can react to without any anticipation. A revised budget will be brought forward to the Board at the August 8th scheduled meeting for the Board's approval.
- Grand Jury Report: Mr. Vanoli will be bringing a draft response to the Board at the July 11th meeting for them to review and make any changes if necessary and on August 8th, he will bring the final response to the Board for approval, and then he will submit to the Grand Jury.
- Introduction of Aimee Belev as the new Director of Fiscal Services. Aimee thanked the Board and Superintendent for the opportunity. She said she went to school at San Vicente, Gabilan and Main Streets as is invested in the district and making the goals a reality in the financial aspect.

V. CONSENT CALENDAR

- A. Routine business transactions, annual renewal of programs, bid agreements, notices of public hearings and proclamations.

1. Approved the minutes of regular meeting of June 13, 2018

2. Approved the List of Bill Warrants

<u>FUND</u>	<u>DATE</u>	<u>AMOUNT</u>
General	06/07/2018	\$204,916.45
	06/12/2018	154,786.91
	06/14/2018	78,457.33
	06/19/2018	<u>230,968.46</u>
		\$669,129.15
Adult Education	06/07/2018	\$ 252.98
	06/12/2018	623.54
	06/14/2018	54.63
	06/19/2018	<u>831.19</u>
		\$1,762.34
Child Development	06/12/2018	\$1,923.80
	06/19/2018	<u>259.00</u>
		\$2,182.80
Cafeteria	06/12/2018	\$ -138.01
	06/19/2018	<u>170,099.92</u>
		\$169,961.91
Building Fund	06/07/2018	\$ 14,903.50
	06/12/2018	18,163.00
	06/14/2018	<u>3,276.00</u>
		\$36,342.50
Capital Facilities	06/07/2018	\$13,250.00
	06/12/2018	<u>18,826.43</u>
		\$32,076.43
TOTAL ALL FUNDS		\$911,455.13

3. Ratified a Contract with Valerie Maturino-Lopez for consulting services

4. Approved an Agreement with Frontline Education-Professional Learning Management Software License and Support

5. Declared books obsolete from Pinnacles High School and approval to dispose of said books

6. Approved a Memorandum of Understanding with the Monterey County Health Department to implement the "Cuidate" or the "Making Proud Choices" Program

7. Approved an Agreement for the Regional Operation of Special Education Programs and Services under the Monterey County SELPA with Soledad USD and Gonzales USD for the 2018/2019 school
8. Approved an Agreement for the Regional Operation of Special Education Programs and Services under the Monterey County SELPA with Soledad USD and the Monterey County Office of Education for the 2018/2019 school year.
9. Approved an Agreement for the Regional Operation of Special Education Programs and Services under the Monterey County SELPA with Soledad USD and SMCJUHS for the 2018/2019 school year
10. Approved an agreement with 360 Degrees Customer, Inc. for Services for the Special Education Department for the 2018/2019 school year
11. Approved a Renewal Agreement with the A.B.L.E. Choice for consulting services for the 2018/2019 school year
12. Approved an Agreement with Tucci Learning Solutions
13. Approved a Memorandum of Understanding with the Santa Clara County Office of Education to provide Inclusion Collaborative Professional Development on August 7, 2018
14. Approved a Memorandum of Understanding with Planned Parenthood Mar Monte for the REAL Peer Leaders Program
15. Approved a Contract with Barbara Coloroso as Key Note Speaker on August 7, 2018
16. Approved for Soledad High School Seniors to attend Universal Studios Grand Bash on May 23, 2019
17. Approved a Contract with Americanstar Trailways for charter buses for the Senior Grand Bash Trip to Universal Studios May 23, 2019
18. Approved an Agreement with California School Boards Association for the Board Self-Evaluation on August 21, 2018
19. Approved the Agriculture Incentive Grant for the Soledad High School Agriculture Department

MOTION TO CONSENT CALENDAR BY: Monica Pantoja SECONDED: Jaime Fernandez AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

B. Personnel Items

1. 2018/2019 Certificated Appointments:

Name	Assignment	Site
David E Autore	District Nurse	DW
Travis Tango	Teacher, Adapted Physical Education	DW
Clarinda Rivera	Speech Therapist	DW
Adam Penrose	Teacher, Middle School	MSMS
Kester Bantin	To: TOSA, ELL Resource Teacher Fr: TOSA, New Teacher Support	DW
Charlee Salazar	Teacher, SpED	FL
Sandra Valdivia	Teacher, Elementary	FL
Yesenia Lopez	Teacher, Elementary	To: GAB Fr: SV
Pedro Bringas	Teacher, Elementary	To: JF Fr: FL
Audrey Gammie	To: TOSA, ELL Resource Teacher Fr: Teacher, SpEd	To: MSMS Fr: JF
Gerardo Espinoza	Teacher, Middle School	MSMS
Ferni Garza	Teacher, Middle School	MSMS
Mayra Salas	Teacher, Middle School	MSMS
Patrick Graham	Teacher, Secondary	SHS
Micaela Martinez	Teacher, SpEd	SHS
Rudolf Opperman	To: Teacher, Secondary Fr: Teacher, Middle School	To: SHS Fr: MSMS
Erasmus Aguilar	Teacher, Elementary	To: SV Fr: FL
Jose Solorio	Teacher, Elementary	To: SV Fr: JF

2. Approval of Teachers on Waivers or Permits:

Name	Position	Credential	Grade	Site
Raul Andrade	Teacher, Secondary (Mathematics)	Short-Term Staff Permit: Mathematics	9-12	SHS
Gerardo Espinoza	Teacher, Middle School (Mathematics)	Variable Term Waiver: Mathematics	7-8	MSMS
Mayra Salas	Teacher, Middle School (ELD)	Short-Term Staff Permit: Social Science	7-8	MSMS

Name	Position	Credential	Grade	Site
Dana Vivit	Teacher, Elementary (Music)	Short-Term Staff Permit: Music	K-6	DW

3. 2018/2019 Classified Appointments

Name	Assignment	Site
Angelica Morga	Health Aide	Gab
Sujey Zuniga	Head Cook	Gab
Lorena Uribe	To: Truancy Clerk From: Instructional Aide III SpEd	SHS
Claudia Gomez	Instructional Aide III Preschool	Metz Road
Amanda Molina	To Instructional aide III SpEd From: Inst. Aide Preschool	To: SHS From: JF/Metz Rd

4. Approved the New Positions and/or Changes in Positions:

Position	Unit	Range	Work Days	FTE	Site
Psychologist	Pupil Services	Cert	194	1	DW
Teacher on Special Assignment, Academic Coach (Read 180)	STA	Cert	186+ 10 days	1	DW
Behavior Specialist	Pupil Services	Cert	194	1	DW
Instructional Aide IV	CSEA	Class	180 + 2 days	.75	Trans. Center
Instructional Aide III SpEd (Pos #285)	CSEA	Class	180 + 2 days	To 7 Hrs. / day From 5.5 hrs./ day	To: MSMS From: JF
Instructional Aide III SpEd (Pos #302)	CSEA	Class	180 + 2 days	To: 7hrs/day From: 5.5hrs/day	To: MSMS From: JF

Position	Unit	Range	Work Days	FTE	Site
Instructional Aide III SpEd (Pos #623)	CSEA	Class	180 + 2 days	To: 7hrs/day From: 5.5hrs/day	To: SHS From: MSMS
Instructional Aide III SpEd (Pos #287)	CSEA	Class	End Position	1.5 hrs/day	JF

5. Extra-Curricular Assignments for the 2018/19 School Year:

Employee	Position	Site	Type
Alicia Dominguez	Co-Yearbook Advisor (.50)	SV	Stipend
Jaime Ceja	Co-Yearbook Advisor (.50)	SV	Stipend
Glenda Woodrow	Co-Athletic Director (.50)	MSMS	Stipend
Lorenzo Dominguez	Co-Athletic Director (.50)	MSMS	Stipend
Pedro Gomez	Advisor: MESA	SHS	Stipend
Edward Maag	Advisor: Band	SHS	Stipend
Genesis Vargas	Advisor: Dance	SHS	Stipend
Kevin Masuda	Co-Advisor: Skills USA	SHS	Stipend
Maria G. Zamora	Department Chair: Electives (.50)	SHS	Stipend
Joe Escarsega	Football: JV Head Coach	SHS	Stipend
Nicholas Twitchell	Basketball: Varsity Boys Head Coach	SHS	Stipend
Kevin Pena	Basketball: JV Boys Head Coach	SHS	Stipend
Aurdoro Mellin Jr	Basketball: Freshman Boys Head Coach	SHS	Stipend
Tatiana Rodriguez	Basketball: Varsity Girls Head Coach	SHS	Stipend
Miguel Rubio	Basketball: Varsity Girls Assistant Coach	SHS	Stipend
Reyes Mendoza	Soccer: Varsity Head Coach	SHS	Stipend

Employee	Position	Site	Type
Jesus Cuevas	Soccer: Varsity Assistant Coach	SHS	Stipend
Pedro Lopez	Wrestling: Varsity Head Coach	SHS	Stipend
Sean Ponsi	Wrestling: JV Head Coach	SHS	Stipend

6. Summer School Assignments:

Employee	Position	Site	Type	Eff. Dates
Andrea Amundson	Teacher, Summer School (On-Call)	SHS	Hourly	6/8/2018-7/6/2018
Cruz Almanza	Instructional Aide IV	SHS	Hourly	6/12/18 - 7/6/2018
Edgar Serrano	Instructional Aide IV	To: Tran Center From: SHS	Hourly	6/11/18 - 7/6/2018
Keryn Munson	Teacher, Summer School (On-Call)	JF/MSMS	Hourly	6/8/2018-7/6/2018
Monica Guzman	Health Aide IV	To: MSMS From: JF	Hourly	6/11/18 - 7/6/2018
Natalie Keller	Teacher, Summer School (On-Call)	JF	Hourly	6/8/2018-7/6/2018
Manuel Madrid-Olguin	Teacher, Summer School (On-Call)	JF	Hourly	6/8/2018-7/6/2018
Consuelo Mandujano	Teacher, Summer School (On-Call)	JF	Hourly	6/8/2018-7/6/2018
Juliana Ramirez	Teacher, Summer School (On-Call)	JF	Hourly	6/8/2018-7/6/2018
Valerie Ovalle	Health Aide IV	JF	Hourly	6/11/18 - 7/6/2018
Elizabeth Alba	Classified Summer School Substitute	JF	Hourly	6/11/18 - 6/29/2018
Maria Villanueva	Crosswalk/Yard Duty Supervisor	JF	Hourly	6/13/18-7/6/2018

MOTION TO APPROVE PERSONNEL ITEMS BY: Jaime Fernandez SECONDED: Monica Pantoja AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

C. Business Items

1. Approval of Business Items as recommended by the Board Advisory Committee on School Construction:

- a. Approved a Memorandum of Understanding for the Usage of District Facilities and Properties between Soledad USD and Eden Valley Care Center
- b. Contract Renewal for Professional Services with Sandra A. Madrid
- c. Contract with Alludo Software Licensing for Teachers' Professional Development
- d. Change Orders for Districtwide Cabling Project with
- e. Purchase of Chromebooks from PCMG to update elementary computer labs
- f. Proposal from Boyd's Asphalt Services for paving and/or striping at San Vicente, Bus Yard, District Office, and Soledad High School Basketball Court
- g. Purchase of a gate for the Ag Farm from David's Locksmith
- h. Change Orders from Lumenature for the Prop 39 Program at Soledad High School
- i. Solar post protective padding for San Vicente Elementary
- j. Lowest bid for the Culinary Arts Project at Soledad High School from Kol Electric
- k. Lowest bid for the Culinary Arts Project at Soledad High School from Val's Plumbing

MOTION TO APPROVE BUSINESS ITEMS BY: Monica Pantoja SECONDED: Jaime Fernandez AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

2. Approved the 2018/2019 Budget

MOTION TO APPROVE 2018/2019 BUDGET BY: Jaime Fernandez SECONDED: Monica Pantoja AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

3. Approved the Local Control Accountability Plan (LCAP) for the 2018/2019 school year

MOTION TO APPROVE 2018/2019 LCAP BY: Monica Pantoja SECONDED: Jaime Fernandez AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

VI. **RESOLUTIONS**

- A. No.6-01-18 - California Energy Commission School Bus Replacement Program
- B. No. 6-02-18 – Enter into a Transaction with the California State Department of Education to Provide Child Development Services for the 2018-2019
- C. No. 6-03-18 – Signature Authorization to Release Funds from the District Checking accounts for Student Council, Cafeteria, and Revolving Accounts –
- D. No 6-04-18 – Sign School Orders

MOTION TO ADOPT RESOLUTIONS BY: Jaime Fernandez SECONDED: Monica Pantoja AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

VII. **BOARD POLICIES**

- A. First Reading
 - 1. BP/AR5022 – Students - Student and Family Privacy Rights
 - 2. AR 5125.2 – Students - Withholding Grades, Diploma or Transcripts
 - 3. BP 5131.6 – Students - Alcohol and Other Drugs
 - 4. BP 5144 – Students – Discipline
 - 5. BP/AR 5144.1 - Students - Suspension and Expulsion/Due Process
 - 6. AR 5148.2 – Students – Before/After School Programs
 - 7. AR 6112 – Instruction – School Day
 - 8. BP 6146.1 – Instruction – High School Graduation Requirements
 - 9. BP 6153 – Instruction – School-Sponsored Trips
 - 10. BP 6170.1 – Instruction – Transitional Kindergarten
 - 11. BP/AR 6171 – Instruction – Title I Programs
 - 12. AR 6173.1 – Instruction – Education for Foster Youth
- B. Adoption of Board Policies
 - 1. Manual Maintenance – March 2018, Part 3
 - 2. Manual Maintenance – May 2018, Part 1

MOTION TO ADOPT POLICIES BY: Jaime Fernandez SECONDED: Monica Pantoja AYES: Mr. Fernandez, Mrs. Massa, Mrs. Pantoja NAYS: None ABSENT: Mr. Galvan, Mrs. Perez-Aguilera

VIII. **NEW ITEMS OF BUSINESS**

- Mr. Vanoli reported that starting with the July 11th Board meeting, there will be a new format for the Board Agenda, which was also included in the Board’s last Friday mail. It was formatted for cabinet members’ work flow. The format will also be implemented with BoardDocs.

IX. **ADJOURNMENT**

Meeting adjourned at 7:52 p.m.

Board approved: July 11, 2018



Five-Year Facilities Master Plan

Soledad Unified School District

Board of Education Meeting

June 27, 2018



Presented by Leigh Coop and Regina Bills-Dacong,
School Site Solutions, Inc.
SchoolWorks, Inc.

and

Cari Ellis and David Peartree,
Belli Architectural Group, Inc.



SSS

School Site Solutions, Inc.
K-12 School Site and Facilities Specialists



Soledad Unified School District

Board of Education
Josie Perez-Aguilera
Jodi Massa
Monica Pantoja
Jaime Fernandez
Javier Galvan

Superintendent Timothy J. Vanoli
Chief Business Official Cesar L. Vega
June 2018

Agenda for Tonight's Presentation

- Introduction
- Objectives of the Plan
- Data-Gathering Methodology
- How the Plan is Organized
- Major Facility Themes
- Major Findings, including Enrollment Projections
- Recommendations
- Overview of Facilities Assessments and Cost Estimates
- Questions and Discussion/Consideration for Approval

Introduction

School Site Solutions, Inc., in conjunction with Belli Architectural Group and SchoolWorks, Inc., is pleased to have been selected to develop a Five-Year Facilities Master Plan.

This plan will provide a guideline for the District for planning, designing and constructing new school facilities and modernizing existing facilities to meet the educational programs of the District over the next five years.

Objectives of the Plan

To comply with Board of Education policies:

- Board Policy 7000: Importance of Healthful, Safe and Adequate Facilities
- Board Policy 7110: Why is a Facilities Master Plan important?

Data-Gathering Methodology

- Methodology goals: to be transparent, inclusive and to be easy to use and update
- Gather input and data from many sources in the District to obtain facility needs and priorities
 - Special Board Workshop
 - BACSC Meeting to discuss facility needs
 - Superintendent and Administration
 - School Site Committees
 - School Site Principals
 - Maintenance, Operations, Transportation and Facilities Department
- Gather input and data from community, county and State for enrollment projections and projected residential development
 - City of Soledad Planning Department
 - County of Monterey
 - State of California
- Perform extensive facility assessments through site walks and review of documents

How the Plan is Organized

- Volume One: narrative, executive summary, discussion of facilities capacity, enrollment trends, major facility issues, total estimated costs, findings and recommendations
- Volume Two: Demographic study by SchoolWorks, Inc.
- Volume Three: Facilities assessments and cost estimates by Belli Architectural Group, Inc.
- Electronic copy and physical copies in 3-ring binders for updating

Major Facility Themes

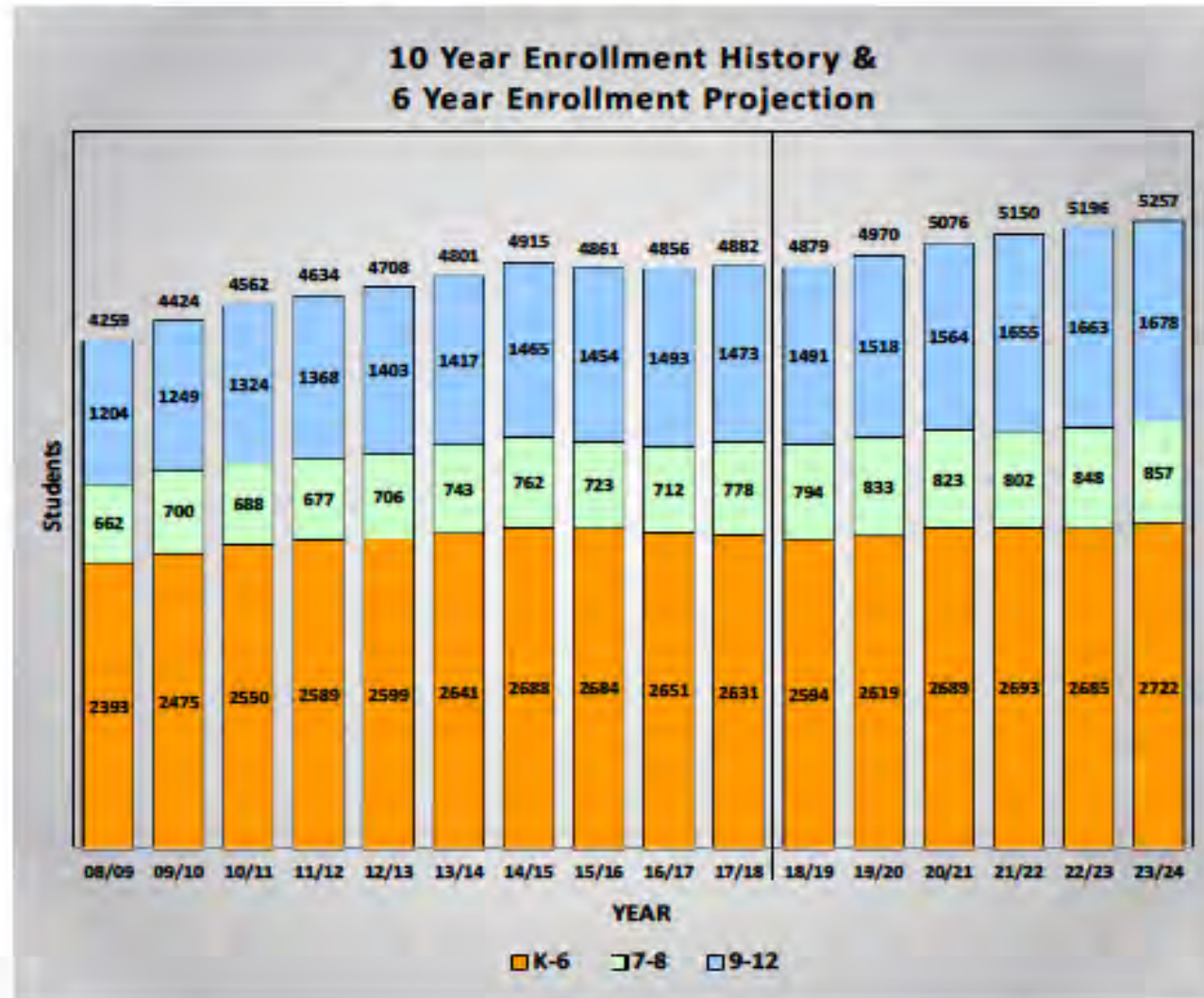
- Inequity between the newer elementary schools and the older elementary schools is an important issue.
- Safety and security needs are priorities.
- Technology in the classroom and in core facilities will be a continuing need.
- Infrastructure and major system improvements are needed at all schools.
- Replacement of portable classrooms with permanent buildings continues to be a need.
- Soledad High School facility needs include additional classroom capacity, science labs, campus exterior improvements, track and field and agriculture program upgrades and/or relocation.

Major Findings

- Enrollment trends and projections
- School capacities
- Projected new residential development and students projected to be generated
- Prioritizing potential projects for Measure G program
- Estimated cost of 2 new elementary schools and new classrooms at Soledad High School to serve the Miramonte development is approximately \$54.5 million
- The total estimated cost for Tier 1 modernization projects (potential high priority) ranges from \$99 million to \$117 million, depending on the options of either modernization or a new replacement school at Gabilan ES
- Combined Tier 1 new construction and modernization costs are estimated at between \$153 million and \$172 million over the next ten years

Soledad Unified School District
 Demographic Study
 DRAFT 2017/18

10 Year Enrollment History and 6 Year Enrollment Projections



*From Page 7 of
 Volume Two,
 Demographic
 Study,
 SchoolWorks, Inc.*

Recommendations

- Address the inequity between the older and newer schools by building a new replacement school at Gabilan Elementary and replacing all portable classrooms with permanent buildings at San Vicente.
- Continue to foster transparency and accountability in the facilities program.
- Pursue all available funding, including future State funding, local bonds, developer fees and other assessment districts, joint projects with other agencies.
- Prioritize projects in order to develop and approve a Measure G project list.
- Continue to work with the City of Soledad and the developers to establish sufficient funding for the construction of new elementary schools and high school facilities that will be needed to house students from proposed new developments.
- Use the Facilities Master Plan to initiate further refinement of projects.
- Update the Facilities Master Plan every other year, or as needed.
- Update State School Facility Program eligibility every year.

Soledad Unified School District
Summary of Facilities Program Estimated Cost
Including New Construction over the Next Five to Ten Years
And Tier 1 Potential Modernization Projects Over the Next Three Years
June 2018

Projects	Estimated Cost
<i>Option 1</i>	
Modernization	\$99,191,114.00
Includes minor modernization at Gabilan ES	
Includes replacement of portable CR's at San Vicente ES	
New Construction	\$50,000,000.00
2 new elementary schools at Miramonte	
9 new classrooms at Soledad HS	\$4,500,000.00
<i>Total Option 1</i>	<i>\$153,691,114.00</i>
<i>Option 2</i>	
Modernization	\$117,561,074.00
Includes new replacement school at Gabilan ES	
Includes replacement of portable CR's at San Vicente ES	
New Construction	\$50,000,000.00
2 new elementary schools at Miramonte	
9 new classrooms at Soledad HS	\$4,500,000.00
<i>Total Option 2</i>	<i>\$172,061,074.00</i>

Overview of Facilities Assessments and Cost Estimates

VOLUME THREE
SOLEDAD UNIFIED SCHOOL
DISTRICT

FACILITIES ASSESSMENT & COST
ESTIMATES
2018



Methodology for Facilities Assessments and Cost Estimates

- Belli Architectural Group, Inc. gathered documentation and plans for schools.
- Belli Master Plan team walked each campus, observing every space and evaluating existing conditions and systems.
- Belli Master Plan team met with School Site Solutions, Inc. and district administration and staff over the plan development period.
- Raw information was synthesized into this report.
- Identified Tier 1 (high priority) projects in modernization, new construction and regulation compliance (such as Americans with Disabilities Act and Division of State Architect requirements).
- Sierra West Group under the direction of Belli, provided detailed cost estimates.

Tier 1 Potential Projects Cost summaries by Campus – Option 1 and Option 2

Soledad Unified School District

*

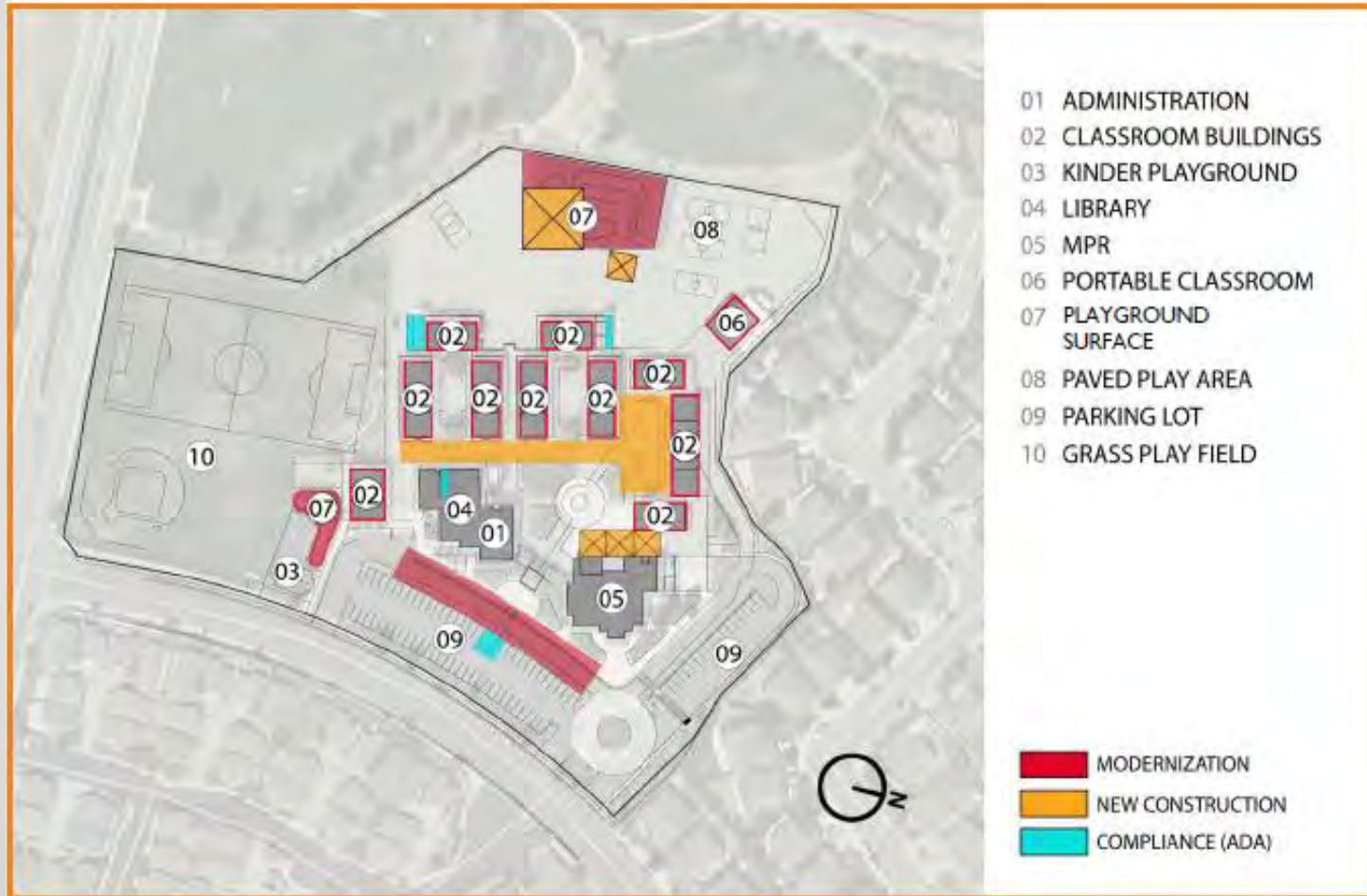
TIER I POTENTIAL PROJECTS COST SUMMARY

SCHOOL SITE MODERNIZATION	GROSS FLOOR AREA	CONSTRUCTION COSTS TOTAL	COST PER SQUARE FOOT	TOTAL PROJECT COST (plus 35%)
Frank Ledasma Elementary School	54,060	\$4,282,850	\$106.95	\$5,781,848
Gabilan Elementary School (Option #1)	39,360	\$10,599,022	\$363.53	\$14,308,680
Jack Franscioni Elementary School	56,940	\$2,715,165	\$64.37	\$3,665,473
Rose Ferrero Elementary School	56,940	\$2,768,590	\$65.64	\$3,737,597
San Vicente Elementary School	48,480	\$18,006,340	\$501.41	\$24,308,559
Main Street Middle School	6,000	\$2,236,500	\$503.21	\$3,019,275
Soledad High School	142,360	\$31,207,370	\$295.94	\$42,129,950
Community Education Center	7,680	\$980,212	\$172.30	\$1,323,286
District Office	14,880	\$678,850	\$61.59	\$916,448
Total Cost per Square Foot	426,700			
Total Construction Cost		\$73,474,899		
Total Project Cost (Option #1)			\$232.46	\$99,191,114
OPTION #2 - PREFERRED OPTION				
Replace Gabilan Elementary School	39,360	\$24,206,400	\$615.00	\$32,678,640
Deduct Modernization (Including new MULTI-PURPOSE ROOM)		-\$10,599,022		-\$14,308,680
Note: Today's Cost - Escalate Projects @ 6% annual to Midpoint of Construction.				
Total Cost per Square Foot	426,700			
Total Construction Cost		\$87,082,277		
Total Project Cost (Option #2)			\$275.51	\$117,561,074



Frank Ledesma Elementary School

TIER 1 Potential Projects Identified:



MODERNIZATION

- Bus Pull-Out/Vehicular Circulation
- Apple TV's in Classrooms
- Replace Playground Surface

NEW CONSTRUCTION

- Shade Structures
- Covered Walkways
- Outdoor Eating Area

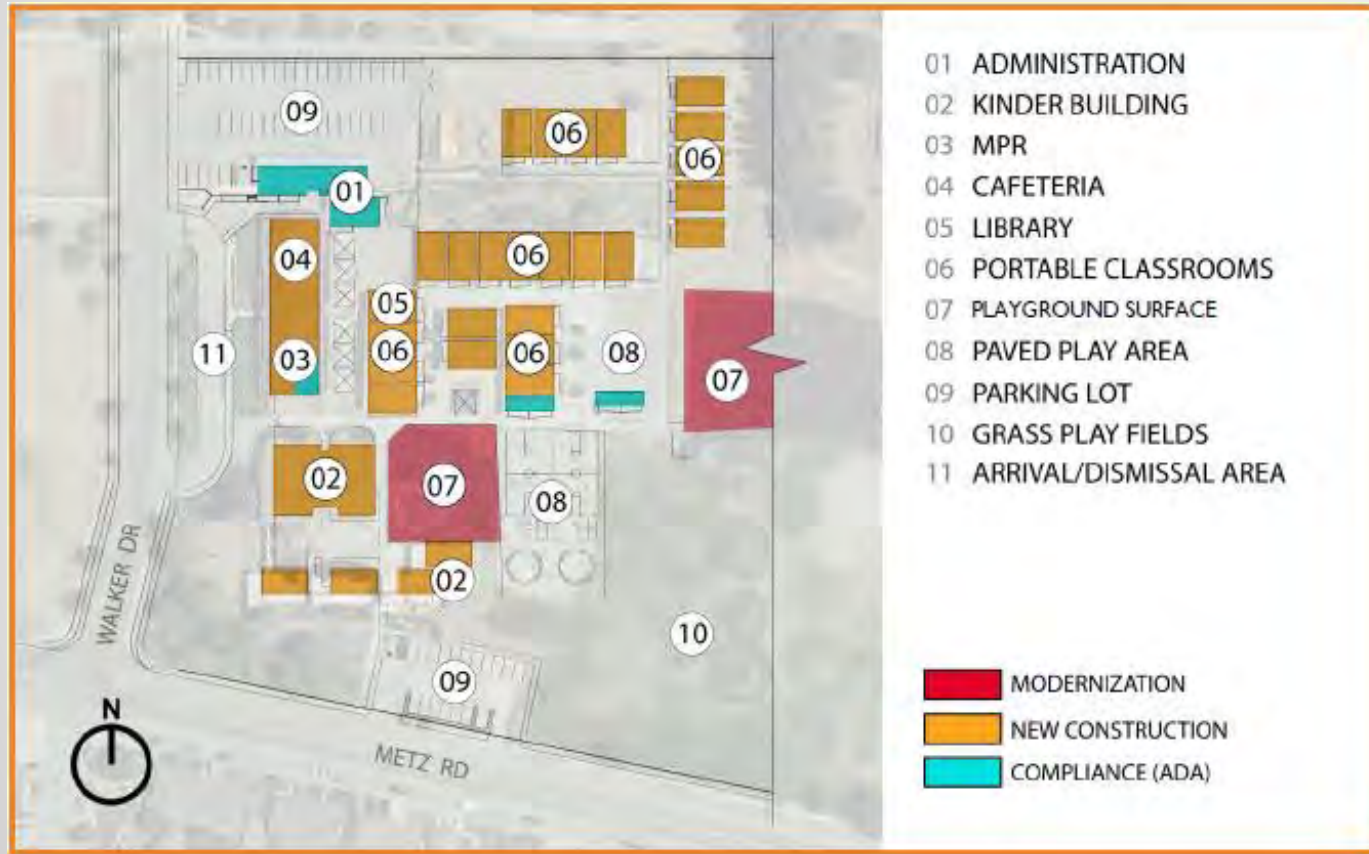
COMPLIANCE

- ADA Restroom Accessories
- ADA Parking

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Gabilan Elementary School



TIER 1 Potential Projects Identified:

MODERNIZATION

Major Site Improvements Needed

Replace Playground Surface

NEW CONSTRUCTION *Recommended Option*

New Replacement School Needed

COMPLIANCE

ADA Restroom Upgrades

Site ADA Path of Travel

Admin. Offices to be Code Compliant

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Jack Francioni Elementary School



TIER 1 Potential Projects Identified:

MODERNIZATION

- Replace Doors and Frames
- Grass Play Field Renovation
- Re-Key Campus
- Replace Playground Surface
- Replace Gutters and Downspouts
- Upgrade PA System
- Add Exterior Lighting at Kitchen
- I.T. Upgrades

NEW CONSTRUCTION

- Shade Structures

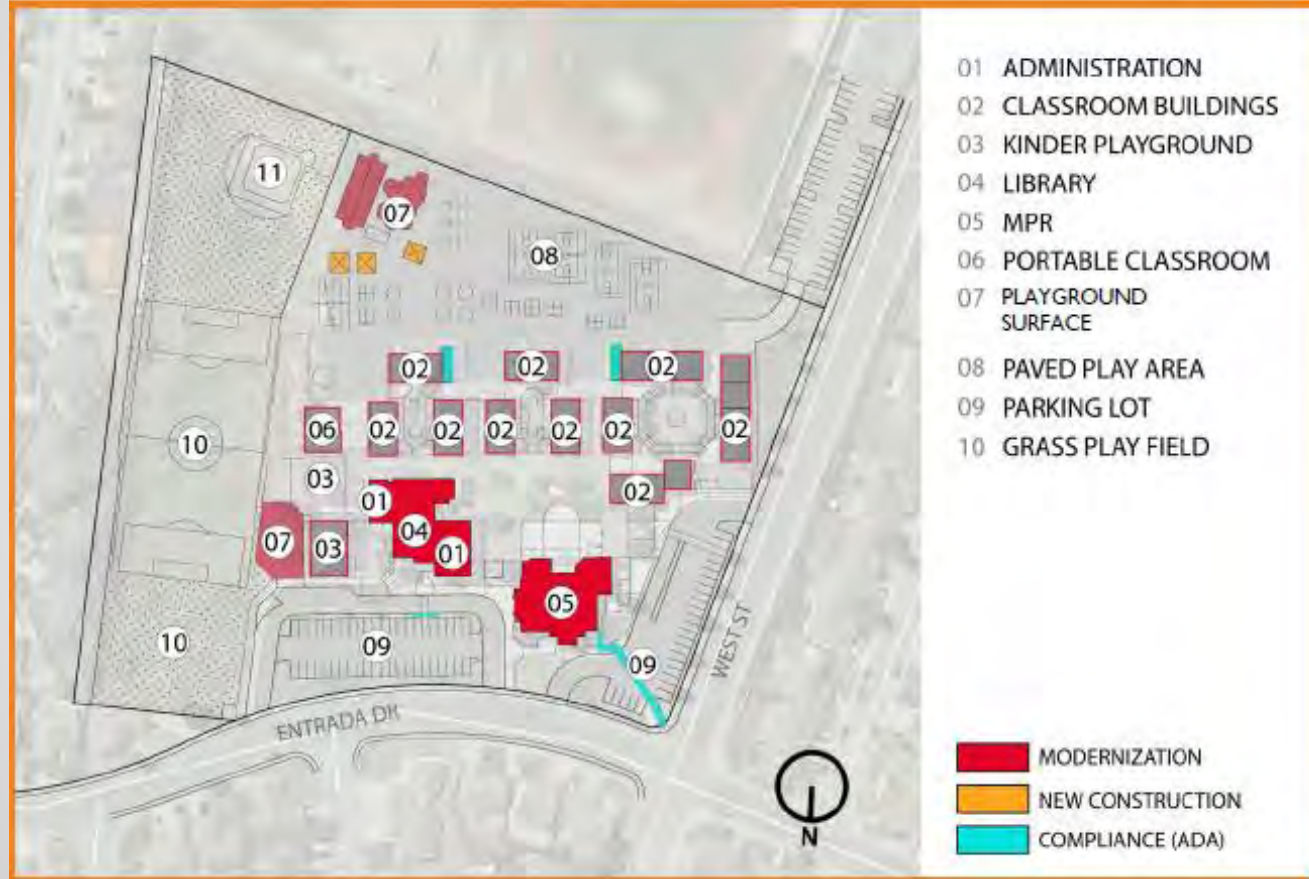
COMPLIANCE

- ADA Path of Travel

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Rose Ferrero Elementary School



TIER 1 Potential Projects Identified:

MODERNIZATION

- Re-Key Campus
- Roofing, Gutters and Waterproofing
- General Modifications: VCT, Casework
- Replace Playground Surface

NEW CONSTRUCTION

- Shade Structures

COMPLIANCE

- ADA Restroom Upgrades
- Drinking Fountain Replacement
- Site Path Of Travel
- ADA Parking Signage
- Classroom Sink Upgrades

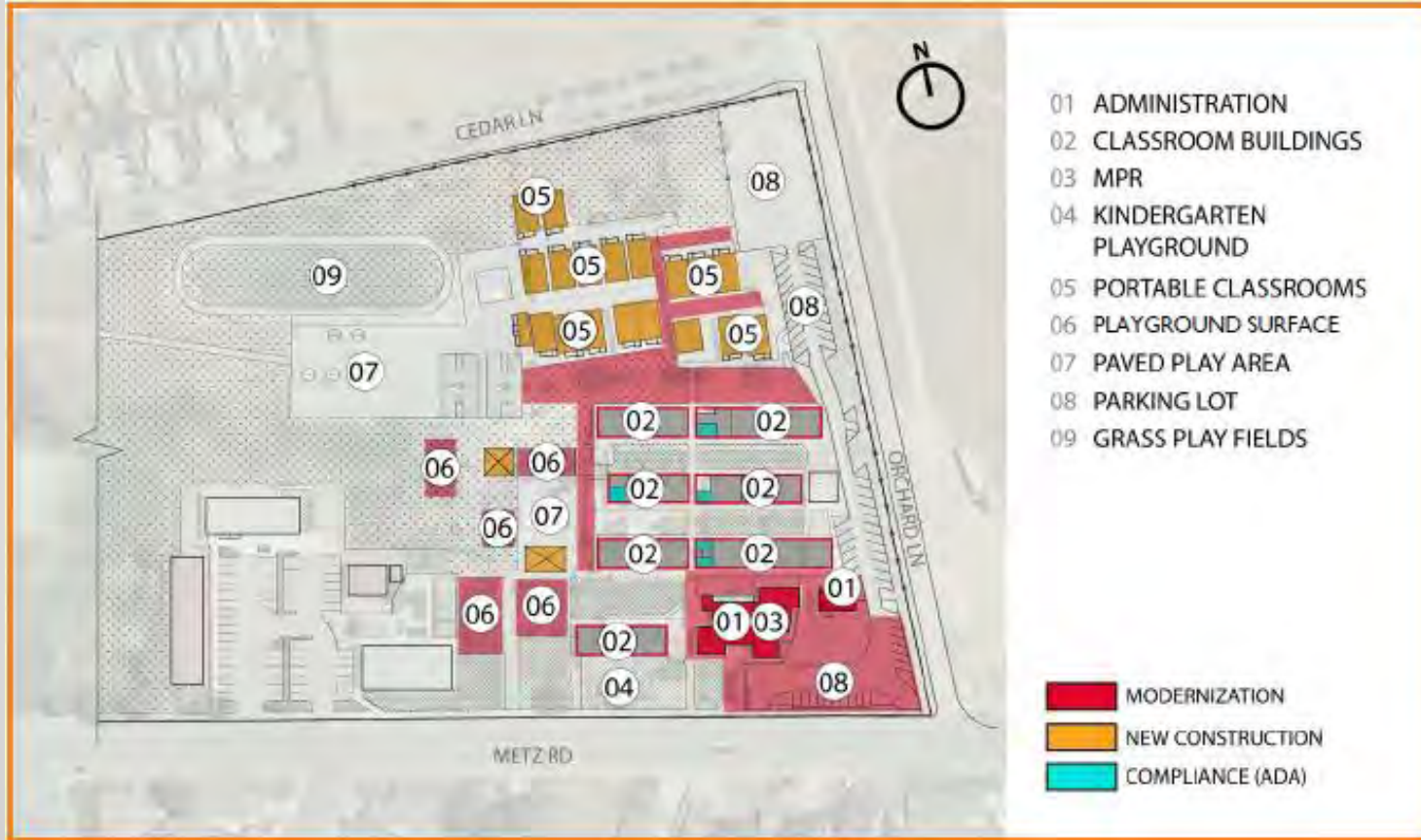
*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.





San Vicente Elementary School

TIER 1 Potential Projects Identified:



MODERNIZATION

- Admin. Office Reconfiguration
- Access Control/Re-Key Campus
- Site Drainage Issues (Grading & Maintenance)
- Replace Playground Surface
- General Modifications: Flooring, Roofing, Paint, Window Coverings
- Bus/ Student Drop-Off Zone

NEW CONSTRUCTION

- Shade Structures
- New Classroom Building (to Replace Portables)

COMPLIANCE

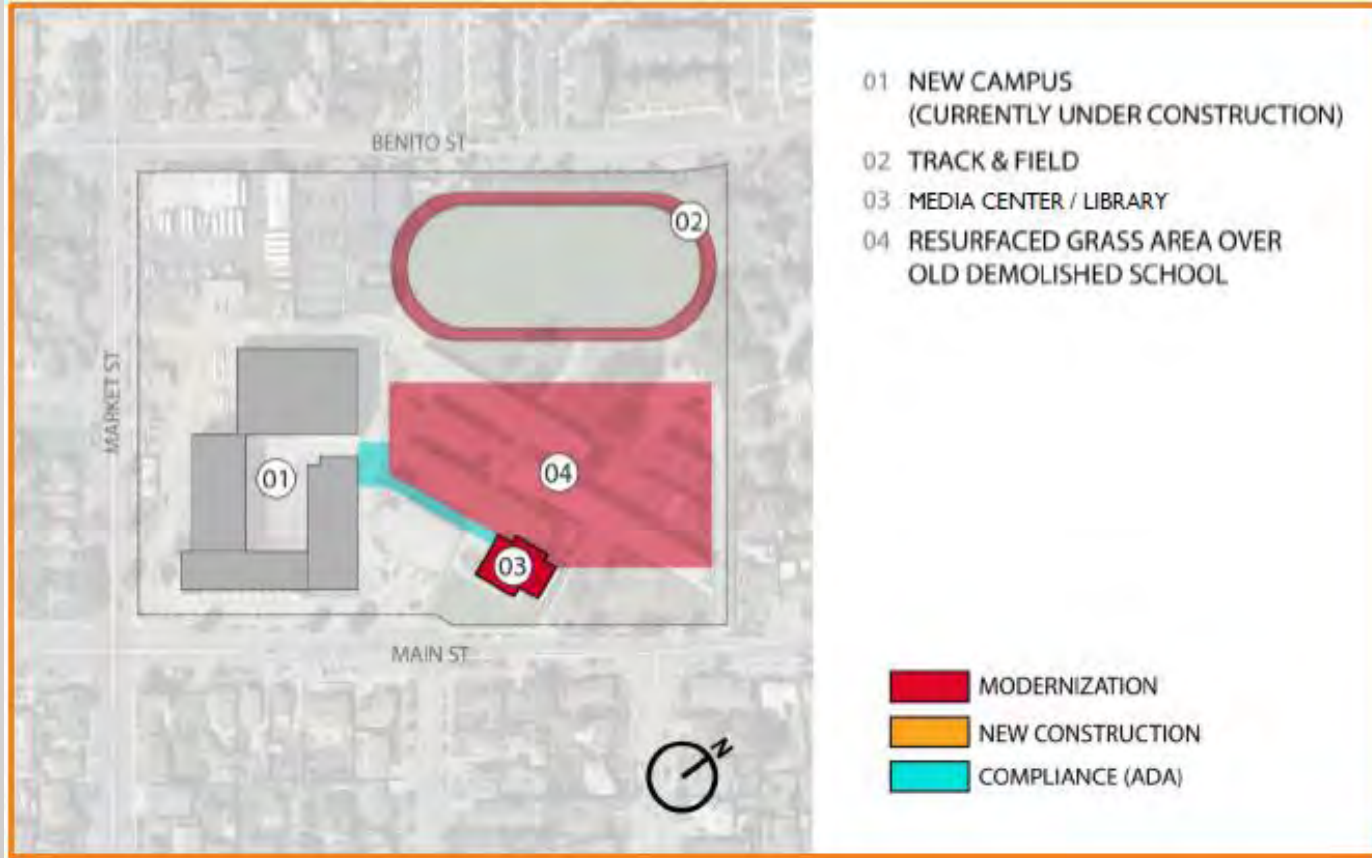
- Path of Travel Site ADA Path of Travel
- ADA Restroom Upgrades

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Main Street Middle School

TIER 1 Potential Projects Identified:



MODERNIZATION

- Resurface Track
- Renovate Existing Media Center/Library
- Restore Turf Area Over Old Demolished Campus (not included in Tier 1 Costs)

NEW CONSTRUCTION

- None Identified

COMPLIANCE

- Site Path of Travel at Existing Media Center/Library to remain

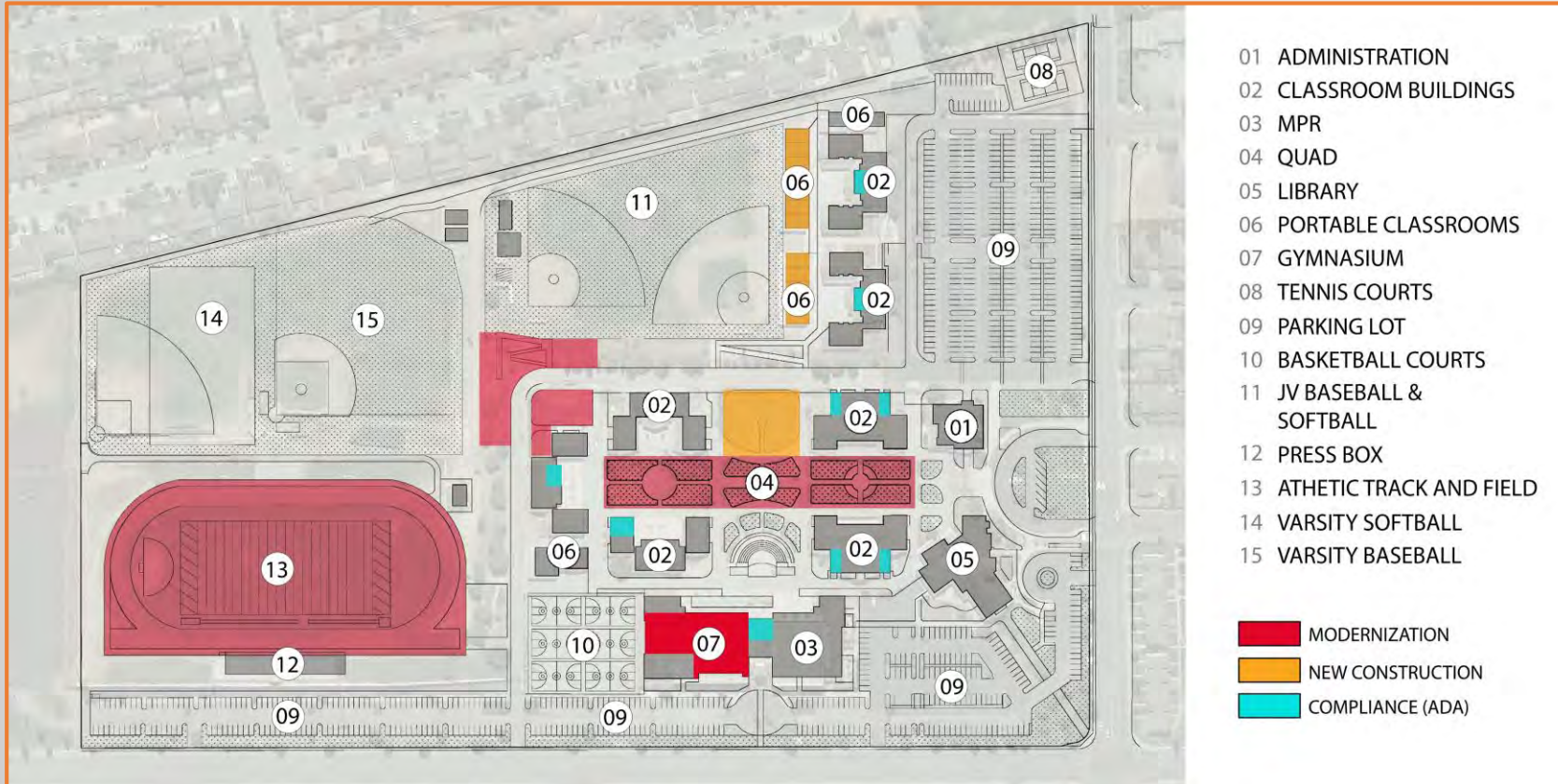
*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.





Soledad High School

TIER 1 Potential Projects Identified:



MODERNIZATION

- Quad Renovation
- Track and Field Replacement
- FFA Program to Relocate Off-Site (Transportation Coordination)
- General Modifications: Paint, Flooring
- Locker Room Updates: Wall Surfaces + Exit Routes

NEW CONSTRUCTION

- New Science Building
- New Classroom Building (Replace Portables)

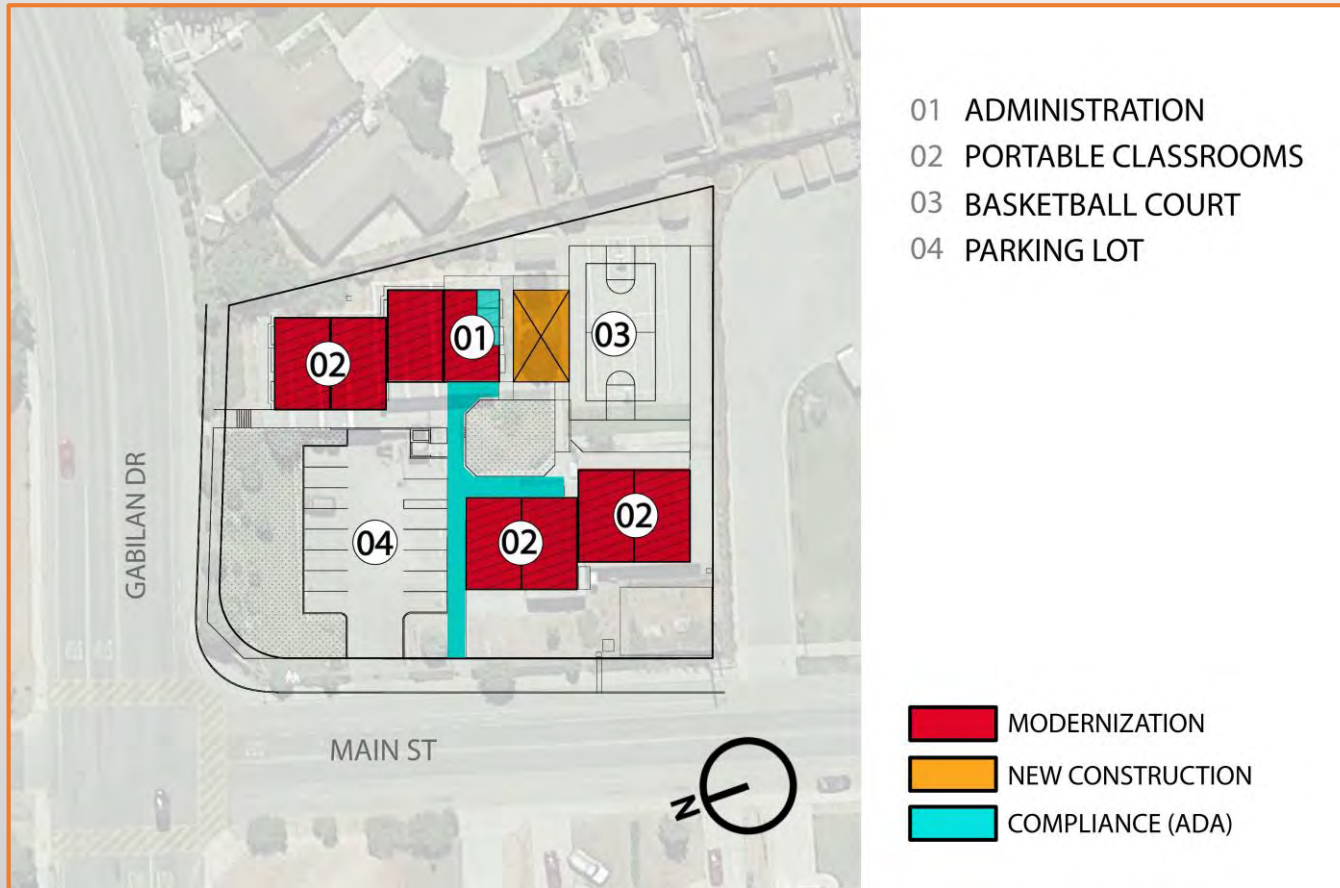
COMPLIANCE

- ADA Restroom Upgrades

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Community Education Center Pinnacles High School / Alternative Education



TIER 1 Potential Projects Identified:

MODERNIZATION

- Window Coverings
- Add Sink in CNA Program Classroom
 - Flooring, Ceiling Repair, FRP, Tack-able Wall Surface, Roof and Gutter Repair

General Upgrades

NEW CONSTRUCTION

- Shade Structure

COMPLIANCE

- ADA Path of Travel
- ADA Restroom Upgrades

*This list does not include ALL facilities needs as detailed in the Facilities Site Assessment.



Questions and Discussion

Thank you