

**San Luis Coastal Unified School District**  
**Minutes of the Measure D Citizens' Bond Oversight Committee - Monday, March 21, 2015**  
**District Conference Room (B3) - District Administration Complex**  
**1500 Lizzie Street - San Luis Obispo, CA**

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*These minutes are pending approval.*

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**1. Open Session** - The meeting was called to order at 9:35 a.m.

**1.01 Roll Call and Establishment of Quorum**

Members Present: Chris Delaney, Jeannie Potter, Ken San Filippo, Royaa Silver, Jim Stanfill

Members Absent: Jolie Dittmore and Chris Lopez  
Jolie Dittmore arrived at 9:36  
Chris Lopez arrived at 9:43

**1.02 Public Comment**

No public comment.

**2. Action**

**2.01 Approve Minutes of the December 7, 2015 Meeting**

By motion of Mr. Stanfill, seconded by Ms. Potter, the minutes of December 7, 2015 were approved as submitted. (5-2, Jolie Dittmore, Christopher Lopez absent)

**3. Discussion**

**3.01 Design Build and Design Bid Build Methodology Review**

Ryan Pinkerton reviewed the construction delivery methods, including the planning steps for the projects. Discussion was held regarding the process by which the public and Board had input into the design plans and the priorities of the bond funds. Ron Holcombe explained the details for the Design-Build process.

Mr. San Filippo asked about the Design-Build process being used in a K-12 setting. Mr. Holcombe replied that with the demise of the Lease Lease Back, Design-Build was becoming increasingly used by school districts. Mr. Pinkerton gave a brief explanation of the reason why Lease Lease Back has increased legal ramification.

Ms. Dittmore asked about preference being given to regional or local contractors. Mr. Pinkerton replied that Design-Bid-Build does not give preference, but Design-Build provides an opportunity for that. While Design-Bid-Build is low bid, Design-Build brings in bridging documents - a schematic almost through construction design and how the sites should look. The first step is to then look at Design-Build firms, produce an RFQ, and narrow applicants down. Following that process, there is a proposal phase where the applicants take the plans and come back with their price and designs, which is how the firm will be selected. Mr. Pinkerton said that it's important, fiscally, to make sure the bridging documents are complete. He added the firm who creates the bridging documents cannot then be part of the DB team.

Mr. Pinkerton reviewed the staffing models for the two types of delivery methods.

Mr. San Filippo asked how it was determined to do Design-Build and Design-Bid-Build for which projects. Mr. Pinkerton explained that when reviewing the overall site map during multiple Board Study Sessions, it was apparent which projects were easier to kick off the ground and fit the Design-Bid-Build model.

Mr. San Filippo wanted to be sure the community was comfortable with the two process. Mr. Pinkerton explained the design management relationships between the District and labs, inspectors, architects, contractors, and specialty consultants. He then reviewed the pros and cons of both methods of delivery. Discussion was held regarding the qualification process.

**3.02 Measure D Project Update**

Mr. Pinkerton reviewed the statuses of the current projects.

Mr. San Filippo asked about the source of the displacement costs. Mr. Pinkerton said the costs are part of the bond.

Mr. Pinkerton reviewed the plans for the different sites. Discussion held regarding construction noise and how it impacts students and staff.

Ms. Silver asked how the bond would impact Bellevue-Santa Fe. Mr. Pinkerton responded with the list of improvements for the campus. Ms. Dittmore added there might need to be some dialogue with the public to inform them that the bond money will not have as great a surface impact as they might suspect at the elementary schools. Mr. Pinkerton spoke about the water and sewer line needs at some of the elementary school sites and added that after projects are approved by the Board, information will be sent out to the public, giving construction timelines.

**3.03 Budget Review**

Mr. Pinkerton reviewed the budgets and suggested the next meeting be focused on the budget and project timelines.

**4. Adjournment** - The meeting was adjourned at 11:05 a.m. with the reminder that the next meeting will be held at Morro Bay High School.

**4.01 Next Meeting Date**

The next meeting will be held:

June 6, 2016 - 10:00 a.m.  
Morro Bay High School, Room 304  
235 Atascadero Road, Morro Bay, CA

Respectfully submitted,

RYAN PINKERTON, Assistant Superintendent/Business Services and  
Secretary to the Citizens' Bond Oversight Committee

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