

San Luis Coastal Unified School District
Minutes of the Special Meeting - Measure D Study Session - Friday, August 21, 2015
District Administration Complex - District Conference Room (B3)
1500 Lizzie Street, San Luis Obispo, CA

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These minutes were adopted on September 1, 2015.

1. OPEN SESSION - The meeting was called to order at 9:03 a.m.

1.01 Call to Order/Roll Call

Members present: Mark Buchman, Kathryn Eisendrath-Rogers, Walter Millar, Jim Quesenberry, Marilyn Rodger, Ellen Sheffer

Administration: Dr. Eric Prater, Superintendent; Mr. Ryan Pinkerton, Asst. Supt./Business; Mr. Rick Robinett, Asst. Supt./Educational Services; Mr. Ron Holcombe, Measure D Advisor

2. DISCUSSION

2.01 Review of Draft Architecture Agreement

Mr. Holcombe explained revisions proposed in this new agreement. Formerly, architect's fees were based on the initial project estimate which gave no incentive for the architect to try to keep project costs down. To be fair to both the district and the architects, the new agreement bases fees on the final estimates and project bid. This means the costs may go up if the project cost goes up, but it may also be reduced if bids come in below estimate. Rather than providing payment to the architect in full once plans are delivered, the new agreement divides payments into increments; and full payment is not made until plans are approved by DSA. A design-build format is a contract between the district and a joint entity formed of the architect and contractor. Many large construction firms already have an architecture department, while there may be instances of separate construction and architecture firms partnering to perform a design-bid. We will explore this concept at the next study session along with design-bid-build.

2.02 First Phase of Construction

Mr. Pinkerton shared with the Board that Jon Isom, as financial advisor for our bond sales, will regularly analyze property taxes. When revenues rise, we may be able to sell bonds sooner because they can be paid off sooner. Mr. Isom's role is important in watching and balancing the sale and expenditures, since there are legal timelines on expending bond funds received. The first phase of construction will encompass the MBHS projects (KBZ Architects), SLHS (PMSM Architects), Bellevue-Santa Fe (RRM Design Group), and Developer Fee-funded projects at Bishop's Peak and C.L. Smith. (RRM Design Group).

The meeting recessed from 10:39-10:50 a.m.

2.03 Board Questions and Feedback

Mr. Quesenberry shared that he met with a representative of the union labor group, and they discussed the concept of Project Labor Agreements (PLAs). He asked for information to help him better understand this concept. Mr. Millar expressed concern that such an arrangement may run counter to the Board's fiduciary responsibility to their community because PLAs may limit competition. Mr. Buchman stated that he also attended this meeting, and gained insight from the discussion.

Mr. Millar left the meeting at 10:55 a.m. for another appointment.

Mr. Holcombe shared his views of PLAs and cautioned that they impose a burden on the district to manage a greater number of individual agreements, since a separate agreement is required for each module. The Board requested that Mr. Holcombe provide an executive summary balancing the pros and cons of entering into such an arrangement. This will be provided in Friday Focus, after which the Board will decide whether to bring this forward as an agenda item.

3. ADJOURNMENT - The meeting adjourned at 11:00 a.m., to meet again:

3.01 9/1/15 Regular Mtg @ J2 (6 pm); 9/18/15 Study Session @ B3 (9am)

Respectfully submitted,

ERIC PRATER, Ed.D., Superintendent and
Secretary to the Board of Education