

**San Luis Coastal Unified School District**  
**Minutes of the Special Meeting - Measure D Study Session - Friday, November 13, 2015**  
**District Conference Room (B3) - District Administration Complex**  
**1500 Lizzie Street - San Luis Obispo, CA**

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*Generated by Kim Holmes on Friday, November 13, 2015*  
*These minutes have not yet been adopted.*

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## **1. OPEN SESSION**

### **1.01 Call to Order/Roll Call**

The meeting convened at 9:07 a.m. with introductions around the room.

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

## **2. DISCUSSION**

### **2.01 Measure D: Design-Build**

Dr. Prater explained that the Board has already approved \$45 million for the first projects under Measure D. The goal for today's meeting is to learn about and come to agreement on the project delivery method for the remainder of Measure D Projects. Staff will present what, Ron Holcombe will discuss why we are considering this method, and attorney Deidree Sakai of Dannis Woliver Kelley will discuss how the process works. If the Board feels comfortable with Design-Build following this session, staff will bring forward the necessary resolution to the November 17 meeting..

Mr. Pinkerton explained how districts have traditionally been using Lease/Lease-Back, but this method became questionable due to the Davis v. Fresno lawsuit. The District then explored other options focusing on the design-build method. For MBHS, the remainder of the program is to renovate the core of the campus--classroom wings, cafeteria/library/performance space, converting the welding shop into a tech center, locker rooms, quad, and parking - totaling \$40-45 million. For SLHS, building 100 is the largest project- \$25 million. Additional work will include the Gym, converting the 500 building into computer repair tech class, auto shop floor drainage, and renovating the CTE area. Work on this campus would occur in chunks to allow school to operate - a \$45 million total.

Ron Holcombe explained that the Design-Build Entity reduces the number of subcontractor specialties involved. This improves coordination of work and will mean a smaller impact on the educational environment. This also reduces the oversight required from project managers. He proposed using a formula for fees that will give us the most cost-effective program. The contracts would include formulas to address unforeseen circumstances and how those costs are calculated. In our region, with additional government bonds in place, there is some \$600 million in play. Using design-build, we can lock in the contractor and labor force, as well as eliminate market variables. This method also reduces our exposure to claims. We can provide incentives for the DBE to finish early and impose "best value" rather than just a fixed price bid where a small fee would be paid for prospective bidders to prepare initial designs, which would then be cost estimated. There was extensive discussion in the concept described by Mr. Holcombe as well as the process for how that would work.

Attorney Deidree Sakai reviewed Assembly Bill 1358 which affects jobs where the RFP goes out after July 1, 2016. Anything we issue before then is subject to the old rules. One of the large aspects of that change is a requirement to utilize a "skilled labor force." This technically means "apprenticeship," but in practically terms means "unions."

The meeting recessed from 10:20-10:30 a.m.

Ms. Sakai provided an explanation of the progression of actions and events to perform a design-build program. This includes the following steps: Identifying project scope, selecting competitive bidding or design-build competition, consideration and approval of design-build method, selection process, awarding contracts, design phase, construction phase, and post-construction: project report. If the Board wishes to pursue the design-build method, a resolution can be brought to the Board at a future meeting for a decision.

Dr. Prater explained that the Design-Build process provides the best opportunity for the District to keep its word with the local community about these projects. It was noted that Design-Build, although unfamiliar to school districts, is well established in the private sector. The architects who prepared the facilities master plan and refining of site planning documents are not precluded from joining a DBE who proposes for these projects.

The Board asked if staff can quantify the level of additional staff that may be required to manage the program. The Board gave direction to proceed to the November 17 agenda with a public hearing and proposed resolution to pursue the Design-Build method.

Open Session concluded at 11:16 a.m. The Board convened in Closed Session at 11:30 a.m.

## **3. CLOSED SESSION**

### **3.01 Conference with Labor Negotiators** (Government Code section 54957.6) -

Agency Designated Representative: Board President; Unrepresented Employees: Superintendent and Assistant

Superintendents

The Board conferred with counsel regarding negotiations for its executive staff.

**4. ADJOURNMENT** - The meeting adjourned at 12:45 p.m., to meet again:

**4.01 November 17, 2015** - Regular Meeting @ Del Mar(6 pm Open Session); thence November 20, 2015 (Grad Requirements Study Session) @ B3 (9-noon)

Respectfully submitted,

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