

San Luis Coastal Unified School District  
Minutes of the Special Meeting - Measure D Study Session - Friday, January 22, 2016  
District Administration Complex - District Conference Room (B3)  
1500 Lizzie Street - San Luis Obispo, CA

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*Generated by Mandy Dawson on Wednesday, January 27, 2016.  
These minutes were approved on February 2, 2016.*

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## 1. OPEN SESSION

**1.01 Call to Order/Roll Call** - The meeting was called to order at 9:05 a.m.

Members present: Mark Buchman, Kathryn Eisendrath-Rogers, Jim Quesenberry, Marilyn Rodger

Members absent: Walt Millar, Ellen Sheffer, Chris Ungar

## 2. DISCUSSION

### 2.01 Measure D: Design-Build Bridging Documents

Advisor Ron Holcombe briefly reviewed the Design-Build process. The RFQ for bridging documents authorized by the Board was sent to six firms with one responding. While fees to the bridging architect will consume about 30% of the total architectural fees projected, it should provide for a much more efficient construction process which will offset the costs.

The resulting bridging documents, along with district specifications, will be provided to architects who wish to bid on the projects. The hope with this RFQ was to find a firm that is small enough to get hands on with the principals, but not so large that the work goes into a pool. Mr. Holcombe explained the responding firm, Pratt Architecture of Modesto, has been vetted and should be a good fit. Staff will be negotiating with them next week to confirm they can meet our timelines. Although timing is tight, there could be a contract presented to the Board on February 2.

### 2.02 Measure D: Timeline Review

Anthony Palazzo reviewed the California Uniform Construction Cost Account Act (CUPCCA - nicknamed "CUPCAKE"). The Measure D Administrative Assistant, Kelly Lee, will attend a conference to become more well-versed in the process. Mr. Palazzo reviewed the projects slated to move forward this summer, noting that formal bids go out the first week of April.

At **San Luis Obispo High School**, the main projects include the tennis courts, annex demolition, and temporary housing. CEQA documents have been filed with the county and state. There will be a number of contracts for the Board to consider on May 3, and it will take a month after that to receive bonds and insurance. Mr. Buchman inquired if the bids would include provisions for student interns. Mr. Palazzo responded that we cannot require this, but it should be done under an apprenticeship program.

At **Morro Bay High School**, the first projects will include the tennis courts, moving the auto shop and wrestling room, and relocating the J Wing classrooms. Relocatables won't be needed at MBHS, and the goal is to move the teachers only once. The swimming pool should go out to bid the first of March, depending on getting it through the City of Morro Bay's Planning Department. We are in communication with them and moving forward.

**C.L. Smith** projects will include a new kindergarten relocatable, work on the playground, and full-campus painting. The kindergarten classroom being removed from Smith will go to SLHS as temporary housing. Smith has also started their office remodel design.

At **Bellevue-Santa Fe**, seven relocatables and a portable restroom building will be moved to SLHS during construction to accommodate installation of six new relocatable classroom and a restroom building at BSFCS. Their projects will include furniture and carpet replacement. The site is undergoing soil testing because of its location in a floodplain and possible liquefaction. If testing confirms areas of liquefaction, it could delay the timeline three or four months.

**Del Mar** is on the list but because we have issues with their water lines, which will be repaired over the summer. We are working with the City's Recreation Department to relocate their summer program.

**Teach School** will receive a new shade structure, painting the campus, completing the walkways not completed in our initial project, designing the fire alarms and restrooms, making the walkway handicap accessible, and repaving the parking lots and driveways.

### 2.03 Measure D: Design-Bid-Build Process

Mr. Holcombe explained the Design-Bid-Build process, walked the Board through the steps, and outlined the various rules and regulations governing the process. Part of the bidding process includes a job walk. All questions are collected or collated, answered, and then sent to every firm bidding on the project. The Board would subsequently approve the contracts or purchase orders for the work. A standardized contract will be used that has been vetted by legal counsel.

Further discussion was held regarding change orders and reviews.

## 3. ADJOURNMENT

- The meeting adjourned at 11:48 a.m., to meet again:

3.01 **January 25, 2016** (Special Meeting); thence **February 2, 2016** (Regular Meeting) and we're taking their (Study Session)

Respectfully submitted,

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