



SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

Minutes of the Regular Board Meeting - Measure D Study Session - Thursday, January 12, 2017
District Conference Room (B3) - District Administration Complex
1500 Lizzie Street - San Luis Obispo, CA

Generated by Kelly Lee on Thursday, January 12, 2017.
 These minutes were adopted on January 17, 2017.

1. OPEN SESSION - The meeting was called to order at 10:02 a.m.

1.01 Call to Order/Roll Call

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

2. PUBLIC COMMENT

2.01 Public Comment

There were no requests to address the Board on Open Session topics.

3. DISCUSSION

3.01 Measure D: Construction Delivery Models

Mr. Pinkerton and Mr. Holcombe discussed recent legislation regarding the the Lease/Lease-Back construction delivery method. Recent legislation has reached out to the Design-Build delivery method and has adopted key pieces of the Design-Build process for integration into the Lease/Lease-Back delivery method. The difference between the two delivery methods is now minimal. Lease/Lease-Back now utilizes a complete drawing plan set, with a competitive bidding component added. Mr. Pinkerton suggested that the projects approved for the Design-Bid-Build delivery method could now possibly be completed via the Lease/Lease-Back delivery method. Examples of possible projects are the SLHS Annex Building, SLHS Student Services Building, SLHS Pool, SLHS Track, MBHS J Wing, and MBHS Student Services Center. As construction costs continue to escalate, Mr. Pinkerton and Ron Holcombe encouraged the Board to investigate other possible delivery methods. In summary; the former unproductive delivery method of Lease/Lease-Back has now been transformed into a delivery method that may be a viable option for the District. The Board was asked to consider the possibility of pursuing the Lease/Lease-Back construction delivery method as a means of completing the remaining Design-Bid-Build Projects. The Board agreed to bring Deidree Saiki to the next Board Study Session to discuss and answer questions about the Lease/Lease-Back delivery method.

3.02 Measure D: Review Change Orders

Mr. Pinkerton reviewed the final change order for the C.L. Smith Kindergarten Relocatable and San Luis High Temporary Housing (Phase 1 & 2) Project. The Board received information on two other pending change orders for the Morro Bay High/San Luis High Tennis Court and the San Luis High Annex Utility Projects. Both change orders will be completed and presented to the Board in February 2017. Mr. Pinkerton briefly discussed the projects where the 10% change order authorization was utilized and whether or not that method will be utilized for future projects. Mr. Pinkerton confirmed that any unused contingency funds would return to the Measure D funding pool.

The meeting recessed from 10:45 a.m. to 10:50 a.m.

3.03 Measure D: Acme Design-Build Firm Introduction

Mr. Pinkerton introduced the Design-Build firm to the Board. Mike Mastagni introduced himself as the main Design-Build contact. Gary Geary of DLR introduced himself as the architect for the Design-Build Firm and brings 30 years of experience to the team. Greg Mastagni introduced himself as the Project Manager for the Acme Team and said he will be relocating to the area for the duration of the projects. Structural Engineering will be completed by DLR with in-house staffing. Mechanical and Electrical Engineering will be completed by local contractors.

4. ADJOURNMENT - The meeting adjourned at 11:12 a.m., to meet again

4.01 **January 17, 2017 (Regular Mtg @ J2); February 7, 2017 (Regular Mtg @ J2);** thence **February 16, 2017 (Measure D Study Session @ B3)**

Respectfully submitted,

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