



# SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

Minutes of the Regular Board Meeting - Measure D Study Session - Thursday, February 16, 2017  
District Conference Room (B3) - District Administration Complex  
1500 Lizzie Street - San Luis Obispo, CA

Generated by Kelly Lee on Thursday, February 16, 2017.  
These minutes were adopted on March 7, 2017.

**1. OPEN SESSION** - The meeting was called to order at 10:12 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 Legislation Regarding Lease/Lease-Back Delivery Method**

Mr. Pinkerton introduced attorney Deidree Sakai of DWK. Ms. Sakai updated the Board on the recent Lease/Lease-Back legislative changes. AB 2316 requires competitive selection and advertising, in addition to allowing preconstruction services which eliminates conflict of interest concerns. Preconstruction services allow for contractor input on design, systems, schedules, and phasing; with the benefit of a separate contract between architect and contractor. The adoption of SB 693 clarifies the skilled and trained workforce requirements and allows the builder to "cure" violations, sets back apprenticeship program graduation requirements, and reduces the requirement for new apprenticeship programs. These recent changes solidify the Lease/Lease-Back delivery method as an alternative delivery method for the Board to consider for the upcoming Design-Bid-Build projects.

Examples of possible upcoming Lease/Lease-Back projects are the SLHS Student Services Building, SLHS Annex Building, SLHS Pool, SLHS Track and Field, SLHS New Gym Modernization, SLHS Old Gym Modernization, MBHS Student Services Center, MBHS J Wing Renovation, MBHS Track and Field, as well as various smaller projects at the elementary school level. The positive aspects of Lease/Lease-Back include the District not having to contract with the lowest bidder, flexibility in setting the fee schedule, and the ability to utilize contractor bonding capacities and scheduling capabilities as factors in the decision to award the contract.

The delivery method also allows the District to select the contractor based on their project management qualities, thus possibly reducing the need for increased district staffing to manage the projects. The Board agreed to bring the Lease/Lease-Back delivery method to a future Board Meeting for further discussion, with the understanding that District staff would review the pros and cons of Lease/Lease-Back versus Design-Bid-Build.

The meeting recessed at 12:03 pm. for lunch.

The Board reconvened and adjourned to Closed Session at 1:00 p.m.

**4. CLOSED SESSION**

**4.01 Student Personnel: Expulsion Hearing (E.C. 48900-48927)**

The Board convened a student disciplinary hearing.

Closed Session ended at 2:43 p.m.

**5. OPEN SESSION**

**5.01 Action on Student Discipline Hearing**

A motion was adopted to approve the terms of the expulsion order as presented in Closed Session.

Motion: Mark Buchman; Second: Walter Millar

Ayes: Buchman, Eisendrath-Rogers, Millar, Quesenberry, Rodger, Sheffer, Ungar

Noes: None

Absent or not voting: None

**6. ADJOURNMENT** - The meeting adjourned at 2:45 p.m., to meet again:

**6.01 2/21/17 (Regular Mtg @ LOMS); thence March 7, 2017 (Regular Mtg @ J2)**

Respectfully submitted,

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