



DEL MAR UNION SCHOOL DISTRICT

Mission Statement

Supported by an involved community, an outstanding staff, and a shared vision for academic excellence, the Del Mar Union School District is committed to providing a rigorous, inspiring, and nurturing education program that is continually evolving to develop well-round individuals who embrace learning for life and who are prepared to meet the challenges of the future.

We believe that...

- Every individual has worth
- Individuals deserve the opportunity to reach their potential
- Learning is a life-long process
- Everyone has the right to be safe
- Everyone can make a difference
- Individuals and communities have responsibilities to each other
- The uniqueness of individuals enriches the community

We believe in...

- Honesty and integrity
 - Treating others with respect
 - The principles of Democracy
- www.dmusd.org

Board of Trustees

Kristin Gibson
 Doug Perkins
 Doug Rafner
 Comischell Rodriguez
 Scott Wooden



Superintendent

James D. Peabody

DEL MAR UNION SCHOOL DISTRICT

SPECIAL BOARD MEETING BY THE BOARD OF TRUSTEES

January 4, 2011

Del Mar Union School District Office

Closed Session: 5:00 p.m.

225 9th Street

Open Session will immediately follow Closed Session

Del Mar, CA 92014

Public Inspection of Documents

In compliance with Government Code 54957.5, agenda-related documents that have been distributed to the Board less than 72 hours prior to the board meeting are available for inspection at the Del Mar Union School District, 225 9th St. Del Mar, CA 92014.

Hearing of the Public

Persons wishing to address the Board on any item except personnel are invited to do so at this time. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. If you wish to speak, complete a card (located at the sign-in desk) and present it to the Secretary of the Board prior to the start of the meeting. When the Board President invites you to the podium, please state your name, address, and organization before making your presentation.

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The Board may (1) acknowledge receipt of the information, (2) refer to staff for further study; or (3) refer the matter to the next agenda.

Closed Session

The Board will meet in Closed Session to consider qualified matters of litigation, employee negotiations, student discipline, employee grievances, personnel qualifications, or real estate negotiations.

Cell Phones/Pagers

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the meeting room.

Assistance With Meeting

In compliance with the Americans With Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Superintendent at (858) 755-9301 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

BUSINESS TO BE TRANSACTED WILL BE LIMITED TO THE FOLLOWING:

1. **Call to Order**

2. **Approval of the Agenda**

Motion ____ *Second* ____ *Ayes* ____ *Nays* ____

3. **Public Input Concerning Items on the Closed Session Agenda**

Adjourn to Closed Session

_____ *Time*

4. **CLOSED SESSION AGENDA:**

4.1 **Conference with Legal Counsel – Anticipated Litigation** (Government Code Section 54956.9(b); Name of Case: One case)

Reconvene to Open Session

5. **Report of Action Taken in Closed Session**

BOARD PRESIDENT CALLS FOR BLUE SPEAKER SLIPS

6. **Board Approval to Advertise RFQ for Architect Services to Build District Office at 11232 El Camino Real**

Motion ____ *Second* ____ *Ayes* ____ *Nays* ____

7. **Board Approval to Advertise RFQ for Construction Management and Lease/Lease-Back Services to Build District Office at 11232 El Camino Real**

Motion ____ *Second* ____ *Ayes* ____ *Nays* ____

9. **Adjournment of meeting**

Motion ____ *Second* ____ *Ayes* ____ *Nays* ____

_____ *Time*

January 3, 2011

To: Board Members

From: Randy Wheaton, Director of Maintenance and Operations

Through: James Peabody, Superintendent

Subject: Agenda Item 6.0: Board Approval to Advertise RFQ for Architect Services to Build District Office at 11232 El Camino Real

Escrow has closed on the purchase of the office building located at 11232 El Camino Real, which will house the District Office administrators and staff. The floor plan that has been developed by San Diego Office Interior now needs to be reviewed and have blueprints drawn by an architect. The process of selecting an architect will be done by requesting statements of qualifications. Upon Board approval to advertise for Architect Statements of Qualifications, the timeline will include advertising on January 10, 2011 with qualifications due on January 17, 2011 and interviews on January 18, 2011. Review of the statements followed by interviews conducted by a panel of District staff and Board members will allow District staff to recommend award of a contract at the January 19, 2011 regular board meeting. It is important to start this process as soon as possible and as quickly as possible to allow for the District office move before or by the end of the 2010-2011 fiscal year.

FISCAL IMPACT: **Cost** – The projected cost for legal advertising for an RFQ is \$200.00.
Program or Department - Special Reserve Fund for Capital Outlay Projects
Is this a Restricted Program? – Yes
Was this expenditure anticipated in the adopted budget? Yes
Will this Program or Department be over budget after this expenditure: No

RECOMMENDED: The Superintendent recommends Board approval to advertise RFQ for architect services to build District Office at 11232 El Camino Real.

January 3, 2011

To: Board Members

From: Randy Wheaton, Director of Maintenance and Operations

Through: James Peabody, Superintendent

Subject: Agenda Item 7.0: Board Approval to Advertise RFQ for Construction Management and Lease/Lease-Back Services to Build District Office at 11232 El Camino Real

In addition to the selection of an architect to provide review and blueprints for the construction of the new District Office at 11232 El Camino Real, it is recommended that the Board approve advertising for Statements of Qualification for Construction Management firms to provide Lease/Lease-Back Services to build the District Office space per the architect's plans. The selection of the architect and construction management company at this time will start the process to have the construction completed by the end of the 2010-2011 fiscal year. In order to secure the services of a qualified construction management firm, Mr. Wheaton is requesting board approval to advertise for an RFQ, "request for qualifications".

The Lease/Lease-Back Construction delivery method was successfully used to construct the new Child Care facility at Ocean Air School over the summer. Attached for Board review is a description of the benefits of the Lease/Lease-Back delivery method as authorized by Educational Code 17406.

FISCAL IMPACT: **Cost** – The projected cost for legal advertising for an RFQ is \$200.00.
Program or Department – Special Reserve Fund for Capital Outlay Projects
Is this a Restricted Program – Yes
Was this expenditure anticipated in the adopted budget? Yes
Will this Program or Department be over budget after this expenditure: No

RECOMMENDED: The Superintendent recommends Board approval to advertise RFQ for Construction Management and Lease/Lease-Back Services to build District Office at 11232 El Camino Real.

BENEFIT OF LEASE LEASEBACK

The lease-lease/back (LLB) delivery method, authorized by Educational Code 17406, provides the District with a number of benefits not possible within other alternate delivery options. Similar to that of a design/build scenario, LLB allows the District to select a general contractor during the design/preconstruction phase through a qualification based selection process. Once selected, the general contractor fulfills the services of a preconstruction contract during the design phase. During the preconstruction phase, the general contractor has the opportunity to select subcontractors to bid on the project. Award of subcontractors is not based on low price only. Qualifications of the subcontractor are taken into consideration. Once bids have been received and awarded, the District is provided a Guaranteed Maximum Price for the project. This collaborative delivery provides the District the most qualified and competitive project team, as well as the added benefit of preconstruction services.

The lease-leaseback delivery system, which is unique in California, and unique to K12 construction, offers Owners a very proven and effective delivery alternative for new facilities and modernization projects. The delivery system is very popular throughout the state.

1. Ability to select your builder based on qualifications, and reputation
2. Ability to bring your builder into the preconstruction phase for assistance in value engineering, cost estimating, constructability, and teaming for a successful project.
3. Ability to prequalify subcontractors and vendors, inviting only competent, proven, reputable firms to be involved in the project.
4. Ability to still be competitive, by soliciting 3-5 quotes for each scope of work, after prequalifying firms as noted in item #3 above.
5. Ability to self perform work, such as framing, structural concrete, site concrete, etc. You can still get competitive quotes from other vendors, but the builder usually has an edge with in-house crews, both in managing schedule and quality.
6. Ability to develop a GMP (Guaranteed Maximum Price) before you commence the work on site.
7. Ability to utilize state-of-the-art technology, such as BIM (Building Information Modeling) to find problems and fix them during design, and during construction, before work is installed incorrectly, thus avoiding costly and time consuming re-work.
8. Very flexible delivery system, with ability to establish Preliminary GMPs for various phases, allowing you to construct phase I while designing phase II.
9. Ability for an open-book accounting system, with incentives for efficiency. For instance, the contractor will normally have “contractor’s contingency.” When the project is complete, the remaining contingency will be split.
10. Ability to reduce significantly, if not entirely, change orders and claims. Most change to the GMP are enhancements or credits.
11. Ability to promote and incorporate minorities and local businesses into the process.
12. All of the work is still subject to prevailing wage law, so there is no shortchanging the workers.