

SIERRA SANDS UNIFIED SCHOOL DISTRICT

**Board of Education
Special Meeting**

**To be held concurrently with the regular meeting of
March 18, 2010
Ridgecrest City Council Chambers
100 West California Avenue
www.ssusd.org**

We, the members of the Board of Education of the Sierra Sands Unified School District, are committed to providing the highest quality education in a safe environment to all K-12 students. We believe the school shares with the family, church, and community the responsibility for developing life-long learners who are responsible, productive citizens.

A G E N D A

CALL TO ORDER AND PLEDGE TO THE FLAG

7:00 p.m.

Amy Covert
Judy Dietrichson
Bill Farris
Tim Johnson
Tom Pearl, Vice President/Clerk
Kurt Rockwell, President
Michael Scott

Joanna Rummer, Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA

2. CONSTRUCTION ADMINISTRATION

2.1 Approval to Contract with Barnhart-Balfour Beatty to Provide Construction Management "At Risk" Services for the Construction of the Career and Technical Education (CTE) Building at Sherman E. Burroughs High School (Goal #3)

3. ADJOURNMENT

2. CONSTRUCTION ADMINISTRATION

2.1 Approval to Contract with Barnhart-Balfour Beatty to Provide Construction Management “At Risk” Services for the Construction of the Career and Technical Education (CTE) Building at Sherman E. Burroughs High School (*Goal #3*)

BACKGROUND INFORMATION: Much of the recent modernization effort has been conducted using the lease-leaseback construction management model. Barnhart-Balfour Beatty (formerly Barnhart-Heery, Inc.) has been the district’s lease-leaseback contractor for most of these projects.

CURRENT CONSIDERATIONS: Current law prohibits the use of the lease-leaseback approach to construction for new construction on federal property. Although located outside of China Lake fenced property, Burroughs High School is located on Navy (federal) land.

The district is not required to conduct a full Request for Qualification (RFQ) process in making its selection for construction management (at risk) services. However, administration determined that its process would be comprehensive in making this selection. Given this decision, the construction management consultant purchased the list of the top 100 construction management services providers in the nation. From that list, ten western region providers were selected, including four currently working on major projects in the Indian Wells Valley. The list follows:

- Earth Tech
- Colombo Construction Company (Cerro Coso Community College project)
- McCarthy Construction Company (Ridgecrest Regional Hospital Project)
- Barnhart-Balfour Beatty (SSUSD and NAWS projects)
- Sundt Construction (NAWS)
- Cumming Corporation USA
- Vanir Construction Management
- Kitchell Corporation
- Swinerton Construction Company
- Gafcon Construction Company

Of those receiving the RFQ, Colombo Construction Company and Barnhart-Balfour Beatty submitted formal responses. Formal interviews were conducted for these two candidates by a committee consisting of:

- Judy Dietrichson, Member of the Board of Education
- Joanna Rummer, Superintendent of Schools
- Elaine Janson, Assistant Superintendent/CFO
- Laura Hickle, Coordinator of Categorical Programs

- David Ostash, Principal of Sherman E. Burroughs High School
- Tom McMahan, District Construction Manager
- Kelly Curtis, Member of the Citizens Oversight Committee
- David Payte, DSA IOR

Lindsay Thorson, district counsel with Atkinson, Andelson, Loya, Ruud & Romo, and Jim Dunn, district architect with Westberg + White, served as observers to the interview process. Committee members were required to force rank each candidate according to a predetermined criterion rubric. Both candidates were given the interview questions twenty-four hours in advance of their interview. Barnhart-Balfour Beatty emerged as the successful candidate from the interview process.

FINANCIAL CONSIDERATIONS: Typically, contracts of this nature run 3½ to 5½ percent of actual construction costs. Although both candidates submitted comparable fee structures, the final fee structure cannot be determined until the execution of the contract.

SUPERINTENDENT'S RECOMMENDATION: It is recommended that the Board of Education grant authority to administration to execute a formal contract with Barnhart-Balfour Beatty for construction management services (at risk) for the construction of the Career and Technical Education building at Sherman E. Burroughs High School. Once finalized, the contract will be brought to the Board of Education for ratification.