

SIERRA SANDS UNIFIED SCHOOL DISTRICT

**Board of Education
Special Meeting**

**August 6, 2014
District Office Conference Room A
113 Felspar
*www.ssusdschools.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

6:00 p.m.

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

Ernest M. Bell, Jr., Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA

2. BUSINESS ADMINISTRATION

2.1 Approval of New Murray Middle School Lease and Amendment of Burroughs High School Lease

2.2 Report to the Board: Siemens Remediation Increase of Scope

3. CONSTRUCTION ADMINISTRATION

3.1 Approval to Negotiate a Contract for Inspector of Record Services

3.2 Approval to Negotiate a Contract for Materials Testing and Special Inspector Services

4. GENERAL ADMINISTRATION

The board will meet with the superintendent in a work/study session to discuss the district goals and vision statement.

5. ADJOURNMENT

2. BUSINESS ADMINISTRATION

2.1 Approval of New Murray Middle School Lease and Amendment of Burroughs High School Lease

BACKGROUND: Sierra Sands Unified School District (SSUSD) has occupied five school sites aboard Naval Air Weapons Station (NAWS) China Lake, CA since 1940. Ground leases are in place for all schools and are in effect until 2033. In 2012 the district was awarded Department of Defense – Office of Economic Adjustment grants for both Burroughs High School (BHS) and Murray Middle School. The grant awarded for BHS is for modernization whereas it was deemed more effective to award a grant for a new school for Murray due to its age and condition.

CURRENT CONSIDERATION: The current location of Murray Middle School is on land leased to SSUSD within the fenced boundaries of the Naval Air Weapons Station, China Lake. SSUSD has received a grant from the Office of Economic Adjustment to upgrade substandard educational facilities on Department of Defense property. Due to the age and condition of Murray Middle School it was determined the structures should be replaced. NAWS and the district agreed that a new location outside the fenced boundaries of NAWS would be preferable to the current location. A new site was selected that can be leased to the district that is outside the NAWS secure perimeter, allowing access to the new school without passing through a NAWS security gate. To that effect a lease agreement is submitted for the construction of a new Murray Middle School on 47.96 acres. The initial term of the lease is for a period of 25 years. The lease may be extended one time for up to an additional term of 25 years. Also, 30.74 acres were added to the BHS property. The purpose of the additional acreage is to accommodate relocation of the existing student parking lot in order to provide area for the construction of a new administration building. An amendment to the current 25-year BHS lease is submitted. The property for BHS now encompasses a total of 76.19 acres. To accommodate use of Knox Road by both BHS and Murray schools this area is now removed from the BHS lease area and is licensed to the district for a period of 5 years. The cost of the license is covered by the district's agreement to maintain Knox Road.

FISCAL IMPACT: None. Copies of the lease/license documents are available for review in the Business Office.

SUPERINTENDENT'S RECOMMENDATION: The Superintendent recommends the BHS and Murray Middle School leases and the license for the use of Knox Road be approved as submitted.

2. BUSINESS ADMINISTRATION

2.2 Report to the Board: Siemens Remediation Increase of Scope

BACKGROUND INFORMATION: At the June 19, 2014 regular meeting of the Board of Education, the board approved expenditure of fees to RBB Architects for Architectural and Engineering (AE) Services related to heating and cooling equipment located at two SSUSD school sites. This measure was in response to a recent structural engineering survey that was performed at all district school sites. Two sites, Monroe Middle School and Vieweg Educational Center were noted as having one or more heating and cooling units that were installed in a substandard manner. The board action allowed design and construction documentation toward permanent remediation of the substandard conditions. Remediation of the identified Burroughs High School units will be included in the site modernization.

CURRENT CONSIDERATIONS: In response to the anticipated costs associated with correction of the substandard heating and cooling installations at the schools in question, the district took steps to obtain California State Facility Hardship funding to facilitate the immediate corrections required. The funding has been preliminarily approved by the Office of Public School Construction, pending receipt of a letter from the Division of the State Architect (DSA) ratifying the condition of the heating and cooling installations as health and safety concerns. DSA has reviewed the structural engineering survey and agrees that the conditions be immediately remediated. However, DSA requires remediation not only of the most immediate conditions, identified as Category 4 and 5 conditions by the structural engineer, but that all Category 3 conditions must be remediated as well. In order to remediate all Category 3 conditions, Richmond, Murray, and Mesquite must be added to the scope of work. Whereas 8 units were originally included in the scope, inclusion of the Category 3 items identifies 27 total units. In addition to the earlier structural engineering survey performed at all school sites, the district recently commissioned engineers to evaluate the Siemens HVAC replacement project at the BHS Performing Arts Center (PAC). According to the engineers' report, as a result of the work performed at the PAC by Siemens two significant conditions were identified that do not comply with code, i.e. (1) relocation of the original un-rated gas-fired boiler into the supply air plenum, and (2) substandard structural reinforcing at the mezzanine in the mechanical room. These conditions must also be corrected.

FINANCIAL IMPLICATIONS: To be determined upon more detailed site evaluation of Category 3 conditions by RBB Architects and its mechanical and structural engineers, and receipt of a proposal of additional fees for the increase in scope. The increase in AE services, as well as the increase in construction cost, would be eligible for reimbursement from State Facility Hardship funds at a 60% State - 40% district split.

SUPERINTENDENT'S RECOMMENDATION: This item is presented for informational purposes and no action is required.

3. CONSTRUCTION ADMINISTRATION

3.1 Approval to Negotiate a Contract for Inspector of Record Services

BACKGROUND INFORMATION: In November of 2012, the district received two grants from The Department of Defense (DoD) - Office of Economic Adjustment (OEA) for an approximate thirty-nine million dollars for the construction of Murray Middle School and an approximate thirty-one million dollars for the modernization of Burroughs High School. In response to these grants, the district ultimately will commence construction for each of those projects. As a requirement of the Division of the State Architect, the district must commission the services of a certified Class One Inspector of Record to observe and report on the construction process.

CURRENT CONSIDERATION: In response to the requirement for Inspector of Record Services, the district proceeded to solicit, to review, and to evaluate proposals of services from qualified firms. The staff conducted a competitive process in accordance with the established protocol of the district, specifically:

1. Convene District Selection Committee
2. Publish a Request for Qualifications (RFQ). This was done on the dates below:
 - District Website on 5/28/14
 - News Publications
 - Orange County Register on 5/28/14 and 6/4/14
 - Antelope Valley Press on 5/28/14 and 6/4/14
 - Bakersfield Californian on 5/28/14 and 6/4/14
 - Daily Independent on 5/28/14 and 6/4/14
 - News Review on 5/28/14 and 6/4/14
 - Interested Parties on 5/28/14
3. Responses were received June 12, 2014 by 4:00 PM and were distributed to the District Selection Committee members the following work day.
4. The District Selection Committee composed of Administrators and District Program Managers, as non-voting observers, met on Monday June 16, 2014 to review and rank the responses.
5. The top (4) respondents were invited to interview on July 30, 2014.
6. Interviews were held on July 30, 2014.

It was the consensus of the committee that the firm of JMI Inc. be recommended for the position of Inspector of Record for the Murray Middle School and Burroughs High School Projects.

FINANCIAL IMPLICATIONS: To be determined upon the negotiation of a contract. The district plans to use DoD fund sources for 80% of the contract, as well as state matching funds and IKSFA for the remaining 20% to support this contract.

SUPERINTENDENT'S RECOMMENDATION: It is the Superintendent's recommendation that district staff be authorized to negotiate a contract for Inspector of Record Services with JMI Inc. in support of the Murray Middle School and Burroughs High School Projects.

3. CONSTRUCTION ADMINISTRATION

3.2 Approval to Negotiate a Contract for Materials Testing and Special Inspector Services

BACKGROUND INFORMATION: In November of 2012, the district received two grants from The Department of Defense (DoD) - Office of Economic Adjustment (OEA) for an approximate thirty-nine million dollars for the construction of Murray Middle School and an approximate thirty-one million dollars for the modernization of Burroughs High School. In response to these grants, the district ultimately will commence construction for each of those projects. As a requirement of the Division of the State Architect, the district must commission the services of a certified Special Inspector and Materials Testing Laboratory to observe and report on the construction process.

CURRENT CONSIDERATION: In response to the requirement for Special Inspector and Materials Testing Laboratory Services, the district proceeded to solicit, to review, and to evaluate proposals of services from qualified firms. The staff conducted a competitive process in accordance with the established protocol of the district, specifically:

1. Convene District Selection Committee
2. Publish a Request for Qualifications (RFQ). This was done on the dates below:
 - District Website on 5/28/14
 - News Publications
 - Orange County Register on 5/28/14 and 6/4/14
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 - News Review on 5/28/14 and 6/4/14
 - Interested Parties on 5/28/14
3. Responses were received June 12, 2014 by 4:00 PM and were distributed to the District Selection Committee members the following work day.
4. The District Selection Committee composed of Administrators and District Program Managers, as non-voting observers, met on Monday June 16, 2014 to review and rank the responses. There were only two responses to this solicitation.
5. Both respondents were invited to interview on July 30, 2014.
6. Interviews were held on July 30, 2014.

It was the consensus of the Committee that the firm of BSK Associates be recommended for the position of Special Inspector and Materials Testing Laboratory for the Murray Middle School and Burroughs High School Projects.

FINANCIAL IMPLICATIONS: To be determined upon the negotiation of a contract. The district plans to use DoD fund sources for 80% of the contract, as well as state matching funds and IKSFA for the remaining 20% to support this contract.

SUPERINTENDENT'S RECOMMENDATION: It is the Superintendent's recommendation that the district staff be authorized to negotiate a contract for Special Inspector and Materials Testing Laboratory Services with BSK Associates in support of the Murray Middle School and Burroughs High School Projects.