

**CHICO UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION**

**Board Workshop**

**Monday, April 14, 2014**

**5:30 p.m.**

**District Office, Large Conference Room  
1163 East 7<sup>th</sup> Street, Chico, CA 95928**

**AGENDA**

**1. CALL TO ORDER**

**2. CONSENT CALENDAR**

**2.1 BUSINESS SERVICES**

2.1.1. Consider Approval of the Consultant Agreement with PMC for Environmental Review Services Regarding a New Multi-purpose Building at Marsh Jr. High School

2.1.2. Consider Approval of Energy Engineering and Expenditure Planning Services

**3. DISCUSSION/ACTION CALENDAR**

**3.1. BUSINESS SERVICES**

3.1.1. **Discussion/Action:** Final Review of the Draft CUSD Facilities Master Plan (Julie Kistle)

3.1.2. **Discussion/Action:** Lease-Leaseback Services for Various Facilities Master Plan Projects Selection Committee Recommendation (Julie Kistle)

**4. ADJOURNMENT**

Kathleen Kaiser, President  
Board of Education  
Chico Unified School District

Posted: 4/9/14  
:mm

The Chico Unified School District Board of Education welcomes you to this meeting and invites you to participate in matters before the Board.

### **INFORMATION, PROCEDURES AND CONDUCT OF CUSD BOARD OF EDUCATION MEETINGS**

***No disturbance or willful interruption of any Board meeting shall be permitted. Persistence by an individual or group shall be grounds for the Chair to terminate the privilege of addressing the meeting. The Board may remove disruptive individuals and order the room cleared, if necessary. In this case, further Board proceedings shall concern only matters appearing on the agenda.***

#### **CONSENT CALENDAR**

The items listed on the Consent Calendar may be approved by the Board in one action. However, in accordance with law, the public has a right to comment on any consent item. At the request of a member of the Board, any item on the consent agenda shall be removed and given individual consideration for action as a regular agenda item. Board Bylaw 9322.

#### **STUDENT PARTICIPATION**

At the discretion of the Board President, student speakers may be given priority to address items to the Board.

#### **PUBLIC PARTICIPATON FOR ITEMS ON THE AGENDA (Regular and Special Board Meetings)**

The Board shall give members of the public an opportunity to address the Board either before or during the Board's consideration of each item of business to be discussed at regular or special meetings.

- Speakers will identify themselves and will direct their comments to the Board.
- Each speaker will be allowed three (3) minutes to address the Board.
- In case of numerous requests to address the same item, the Board may select representatives to speak on each side of the item.

#### **PUBLIC PARTICIPATON FOR ITEMS NOT ON THE AGENDA (Regular Board Meetings only)**

The Board shall not take action or enter into discussion or dialog on any matter that is not on the meeting agenda, except as allowed by law. (Government Code 54954.2) Items brought forth at this part of the meeting may be referred to the Superintendent or designee or the Board may take the item under advisement. The matter may be placed on the agenda of a subsequent meeting for discussion or action by the Board.

- Public comments for items not on the agenda will be limited to one hour in duration (15 minutes at the beginning of the meeting and 45 minutes at the end of the meeting).
- Initially, each general topic will be limited to 3 speakers.
- Speakers will identify themselves and will direct their comments to the Chair.
- Each speaker will be given three (3) minutes to address the Board.
- Once 2 speakers have shared a similar viewpoint, the Chair will ask for a differing viewpoint. If no other viewpoint is represented then a 3<sup>rd</sup> speaker may present.
- Speakers will not be allowed to yield their time to other speakers.
- After all topics have been heard, the remainder of the hour may be used by additional speakers to address a previously raised issue.

#### **WRITTEN MATERIAL:**

The Board is unable to read written materials presented during the meeting. If any person intends to appear before the Board with written materials, they should be delivered to the Superintendent's Office or delivered via e-mail to the Board and Superintendent 10 days prior to the meeting date.

#### **COPIES OF AGENDAS AND RELATED MATERIALS:**

- Available at the meeting
- Available on the website: [www.chicousd.org](http://www.chicousd.org)
- Available for inspection in the Superintendent's Office prior to the meeting
- Copies may be obtained after payment of applicable copy fees

#### **AMERICANS WITH DISABILITIES ACT**

Please contact the Superintendent's Office at 891-3000 ext. 149 should you require a disability-related modification or accommodation in order to participate in the meeting. This request should be received at least 48 hours prior to the meeting in order to accommodate your request.

Pursuant to Government Code 54957.5, If documents are distributed to board members concerning an agenda item within 72 hours of a regular board meeting, at the same time the documents will be made available for public inspection at the Chico Unified School District, Superintendent's Office located at 1163 East Seventh Street, Chico, CA 95928 or may be viewed on the website: [www.chicousd.org](http://www.chicousd.org).

**AGENDA ITEM:     Consultant Agreement with PMC for Environmental Review  
Services Regarding a New Multipurpose Building at Marsh Jr.  
High School**

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**Prepared by:**     Julie Kistle, Director of Facilities & Construction

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☒ Consent

Board Date   April 14, 2014

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☐ Information Only

☐ Discussion/Action

**Background information**

On March 27, 2013, the Board of Education directed staff to proceed with conceptual designs for a new Multipurpose Building at Marsh Jr. High School. Progress toward achieving this goal has led staff to tackle a key component of this work which must include an environmental analysis of the project and a complete review of the potential project impacts as required by the California Environmental Quality Act (CEQA). We anticipate that our CEQA requirements will be fully met by developing an Initial Study/Negative Declaration as detailed in the attached proposal.

**Educational Implications**

The District's Strategic Plan states: "A safe, nurturing and inspiring environment is essential for individuals to thrive."

**Fiscal Implications**

The services provided by PMC for this project will be paid out of Measure E bond funds.

**Recommendation**

It is requested that the Board of Education authorize the Assistant Superintendent, Business Services to approve the Consultant Agreement with PMC, according to the attached proposal, in the amount of \$8,760.00.

March 31, 2014

Michael Weissenborn, Facilities Planning/Construction Supervisor  
**CHICO UNIFIED SCHOOL DISTRICT**  
2455 Carmichael Drive  
Chico, CA 95928

**Subject: Cost Estimate and Proposed Scope of Work for Environmental Review Services:  
NEW MULTIPURPOSE BUILDING, CLASSROOM SPACE, AND SITE  
IMPROVEMENTS AT MARSH JUNIOR HIGH SCHOOL**

Dear Mr. Weissenborn:

On behalf of PMC, I appreciate the opportunity to respond to your request for a proposal from PMC for the preparation of an Initial Study for the proposed project to construct a new multipurpose building and classroom on the campus of Marsh Junior High School. This letter proposal outlines a proposed scope of work to prepare an Initial Study leading to a Mitigated Negative Declaration and outlines assumptions that have been made based on information available to PMC at the time of the preparation of this proposal.

### **Project Overview and Understanding**

The proposed project consists of multiple landscape, hardscape, infrastructure, drainage, and structural components centered around the construction of a new  $\pm 12,000$ -square-foot multiple-purpose building (multipurpose room), new science classroom building, and central open space/drainage feature to be located in the central portion of the existing Marsh Junior High School campus.

Specific project activities are shown on Figure 1 and include the following:

- Construction of a new  $\pm 12,000$ -square-foot single-story multipurpose building incorporating a performing arts classroom space, storage/janitorial supply room, kitchen/food preparation space, and main dining area/assembly space. The structure would also incorporate restroom facilities accessible from the exterior of the building as well as a covered outdoor gathering and exterior dining space located on the west side of the structure.
- Construction of a new single-story classroom instructional building to be located east of the existing staff parking area on the western portion of the campus.
- Construction of a new outdoor instructional/assembly space incorporating hardscape elements, a raised stage area, and concrete seating pads.
- Hardscape improvements consisting of walking paths, maintenance and delivery roads, pedestrian bridges, and accessible routes of travel.

- Construction of a new linear drainage swale and shallow detention basin feature traversing the center of the campus.
- Installation of new water-efficient landscape and irrigation.
- New outdoor recreation space (basketball courts) and service (trash) enclosures.
- Relocation of the existing greenhouse and school garden.
- Minor infrastructure improvements and modifications including the installation of new storm drainage inlets, stormwater pipes, and movement of electrical power conduits and existing irrigation lines to accommodate the proposed improvements.

This scope assumes that the major trunk infrastructure (water, sewer, storm drainage, roadways) existing on and around the school site are sufficiently sized to accommodate the additional buildings and will not need to be modified as part of the project. As noted above, the only physical utility-related improvements necessary for the project would consist of on-site trenching and grading necessary for the extension and connection of existing on-site utilities to the new structures and the direction of stormwater flows to the proposed linear drainage swale/shallow detention basin feature. No off-site infrastructure improvements have been proposed as part of the project. If it is identified during the course of the project that the assumptions noted above are not correct, PMC will stop work on the project and engage the District in discussions to address potential impacts on project schedule and budget.

## **Scope of Work**

Based on our understanding of the District's request and the proposed project, PMC's proposal includes the following tasks:

### **TASK 1 – PROJECT INITIATION/RESEARCH/PROJECT MANAGEMENT**

Upon receiving authorization to proceed, PMC will work with the District and the District's project design team to acquire and review the information available on the project. As part of this effort, PMC will prepare a letter to the District identifying the information necessary to support the review of the project. PMC's project manager will attend one (1) project review and initiation meeting with the District and/or the District's project team, at which time information will be provided to PMC to support this effort. It is assumed that the District will provide PMC with all available and necessary project plans, specifications, and details at no cost as part of this task.

### **TASK 2 – PREPARATION OF INITIAL STUDY**

Following the acquisition of the available and relevant project information, PMC will initiate work to review potential project impacts as required by the California Environmental Quality Act (CEQA). Using the Appendix G Checklist contained in the State CEQA Guidelines, PMC will evaluate potential project impacts and will identify reasonable and feasible mitigation measures to address project impacts if determined necessary. Specific work tasks would include the following:

1. Research the proposed project site to determine/verify existing land use and zoning conditions, identify and confirm infrastructure capacity with service providers and the project design engineer, and coordinate with potential permitting agencies (as necessary). During this research and information gathering process, PMC will consult with District staff and the project design team to validate and share the information being received and to coordinate PMC's information gathering process.

2. Prepare an Initial Study/Negative Declaration based on CEQA Section 15070 in support of the project. Specific focus areas will include aesthetics, public services and utility infrastructure services, noise, and hydrology and water quality. This proposal assumes that the District will provide all available information and special studies, soil reports, Phase I/II reports, drainage studies, utility plans, etc., to PMC in support of this task. It is anticipated that the District will provide such information to PMC at no charge and in an electronic format when possible.

In the event that the Initial Study process identifies or determines that a potentially significant impact may result from implementation of the project, PMC will stop work immediately, inform District staff, and provide suggestions to address the potential issue or issues and will await further instruction from the District on how to proceed on the project.

3. As part of the environmental analysis of the project, PMC staff will prepare an air quality analysis using the CalEEMod software and will incorporate that analysis into the Initial Study document.
4. Upon completion of the administrative draft CEQA document, PMC will provide the draft document to the District for review and comment and will incorporate the District's review comments. PMC will also review and incorporate, as appropriate, the project review comments received following the formal document review period as part of this task.
5. If determined to be necessary as a result of project analysis, PMC will prepare a mitigation monitoring and reporting plan for use by the District during the project construction period.

### **TASK 3 – PUBLIC MEETING/PUBLIC HEARING ATTENDANCE AND DOCUMENT FILING**

PMC will prepare a draft Notice of Availability (NOA) and a draft Notice of Determination (NOD) for use by the District in support of the publication of the document for public review. PMC will prepare the required number of document copies and be responsible for the filing of the CEQA document with both the County of Butte and the Office of Planning and Research–State Clearinghouse. The District will be responsible for the posting and publication of all legal notices and for all filing fees associated with the project. PMC will complete all CEQA filing tasks on behalf of the District.

PMC will attend one (1) project review/approval meeting on behalf of the project.

### **Timeline**

PMC estimates that the environmental review timeline will be approximately 12 weeks in length following the receipt of the necessary project design plans, technical studies, and document support details. This proposal assumes the following schedule:

Site research and information acquisition	2 weeks
Preparation of draft environmental analysis document	3 weeks
District review of draft document	2 weeks
Incorporation of District review comments	1 week
Mandatory CEQA review period	4 weeks (30 days)
Preparation of responses to comments	1 week*
District approval process	(TBD)

\* If a traffic study, biological survey, cultural resources analysis, or other technical study information is determined to be required, the project timeline and budget may require modification.

## **Deliverables**

Following the completion of the environmental analysis, PMC will provide the District with one (1) unbound, photo-ready copy of the CEQA document, five (5) bound copies of the CEQA document in MSWord and/or PDF file formats; one (1) electronic copy of the final environmental document and one (1) copy each of the Notice of Determination and Notice of Availability in an electronic format on CD. PMC will also prepare fifteen (15) copies of the CEQA document Executive Summary along with CDs containing the document as required by the State Clearinghouse and the Butte County Clerk Recorder's Office.

## **Cost**

PMC's cost estimate for this work is as follows:

### **TASK 1 – PROJECT INITIATION/RESEARCH/PROJECT MANAGEMENT**

Cost: \$1,495.00  
(Project Manager: \$115/hour x 6)  
(Environmental Planner: \$90/hour x 8)  
(Reimbursable Expenses: \$85)

*Task Fee Assumptions:* The PMC project manager will attend one (1) meeting with the District and/or the District's project team to acquire available data, review project plans, and refine the scope of the project and will visit the site to photograph and evaluate potential project impacts during the study preparation process. PMC's project manager will participate, as necessary, in project design team meetings to address potential environmental issues if it is determined during the Initial Study process that such involvement is necessary.

### **TASK 2 – PREPARATION OF INITIAL STUDY**

Cost: \$6,230.00  
(Project Manager: \$115/hour x 9)  
(Environmental Planner: \$90/hour x 48)  
(GIS/Air Quality Spec.: \$95/hour x 8)  
(Reimbursable Expenses: \$115)

*Task Fee Assumptions:* PMC will prepare an Initial Study/Negative Declaration in compliance with CEQA Section 15070 to facilitate the completion of the proposed project by the District and review and incorporate changes to the document based on public review comments. If it is determined during the Initial Study process that additional work is required, including but not limited to the need for traffic consultant services, PMC will contact the District to discuss additional fee, scoping, and timing implications.

### **TASK 3 – PUBLIC MEETING/PUBLIC HEARING ATTENDANCE AND DOCUMENT FILING**

Cost: \$2,265.00  
(Project Manager: \$115/hour x 6)  
(Environmental Planner: \$90/hour x 15)  
(Reimbursable Expenses: \$225)

*Task Fee Assumptions:* PMC will prepare the Notice of Availability and Notice of Determination (NOD) and file the CEQA document and Notice of Determination on behalf of the District with the State Clearinghouse and Butte County Clerk Recorder's Office. PMC will attend one (1) project meeting and/or public hearing in support of the approval of the environmental review document.

**Project Cost Proposal**

<b>Labor Cost:</b>	<b>\$9,565.00</b>
<b>Reimbursables:</b>	<b><u>\$ 425.00</u></b>
<b><u>Total Cost Estimate:</u></b>	<b><u>\$9,990.00</u></b>

**General Project Assumptions:**

- PMC will utilize the Appendix G CEQA checklist for the Initial Study format.
- The District will provide PMC with copies of all available project information including plan sets and specifications, project comments from reviewing parties (Fire Department, State Architect's Office, etc.), copies of pertinent public meeting materials, and copies of applications and support materials prior to project initiation at no cost to PMC.
- The District will be responsible for all costs associated with copies, delivery, routing, noticing, posting, and document filing.
- The District will facilitate information requests between the District's architect's and/or engineer's office and PMC relative to accessing project information.

**Project Team**

**Scott Friend, AICP, Project Manager.** As a senior associate for PMC, Mr. Friend is responsible for the planning and environmental work in PMC's Chico office. He oversees all work in the office and provides senior-level planning, environmental, and contract staffing services, project management, and planning services. Mr. Friend provides management and senior technical staff services on a wide variety of PMC planning subjects. Prior to working with PMC, he obtained professional planning experience in both local government planning and private sector consulting and managed numerous public and private sector planning activities and programs. Mr. Friend has a variety of local government experience in both current and advance planning activities, including serving as a contract staff planner for various Northern California cities and towns, processing annexation requests, and preparing environmental documentation. He has provided primary oversight of past projects for the District and will serve as the project manager and principal author for this project.

**Seth Myers, Environmental Planner/Senior Air Quality-GHG Analyst**

Mr. Myers is an environmental planner and air quality/greenhouse gas analyst working out of PMC's Chico office. He is involved in the preparation of initial studies/negative declarations, environmental impact reports, and other CEQA documents as well as providing air quality analysis, greenhouse gas emissions analysis, and environmental team support. Mr. Myers has extensive expertise conducting air quality analyses and a comprehensive working knowledge of the associated regulatory environment. He is proficient in the use of URBEMIS 9.2.4, CALINE 4, EMFAC 2011, CalEEMod, and other industry standard air quality and greenhouse gas analysis tools. He has experience with planning and environmental projects, issues and documents. Mr. Myers has prepared numerous environmental and air



quality analyses for public works and public agency projects and works directly with Mr. Friend on all environmental projects in PMC's Chico office.

**Mike Martin, Senior Environmental Planner**

Mr. Martin is an environmental planner working out of PMC's Chico office. He is involved in the preparation of initial studies/negative declarations, environmental impact reports, and other CEQA documents as well as providing project management support. Mr. Martin has over 15 years of experience working in the environmental analysis field and has been involved in numerous projects. He has prepared numerous environmental analyses for public works and public agency projects and works directly with Mr. Friend on all environmental projects in PMC's Chico office.

**Angela Spain, Associate Planner**

Ms. Spain is an associate planner working out of PMC's Chico office. She is involved with the preparation of initial studies/negative declarations and contract staffing services as well as providing project management support. Ms. Spain has 10 years of experience with current planning, regulatory issues, and environmental projects. She works directly with Mr. Friend on projects in PMC's Chico office.

We appreciate the opportunity to provide this estimate and scope of work. If you have any questions regarding our proposal or would like any additional information, please do not hesitate to contact me at (530) 894-3469, ext. 13214.

Sincerely,

PMC



Scott Friend, AICP  
Senior Associate

Cc: Julie Kistle, CUSD Facilities & Planning

**AGENDA ITEM: Energy Engineering and Expenditure Planning Services**

**Prepared by:** Julie Kistle, Director of Facilities & Construction

☒ Consent

Board Date April 14, 2014

☐ Information Only

☐ Discussion/Action

**Background information**

The District plans to complete energy-savings projects at existing facilities in accordance with potential funding and guidelines from Proposition 39 during an initial period of five years. The District was allocated funding of approximately \$544,000 for the fiscal year 2013-2014. The District has received Proposition 39 planning funds in the amount of \$163,312.00.

The District seeks the support of a firm in the development of its energy expenditure plan(s) towards the installation of cost-effective energy-savings projects. The energy expenditure plan development may include the following services consistent with California Energy Commission Proposition 39 Guidelines:

- Electric and gas usage billing: Data collection and analysis
- Benchmarking analysis
- Complete energy auditing and identification of energy projects
- Energy project development including feasibility, energy savings calculations, and cost estimating toward cost-effectiveness determination
- Prioritization of sites and energy projects
- Development and sequencing of facility improvements
- Consideration of the long-term strategic interests of the District
- Preparation of energy expenditure plan(s) meeting District needs and CEC requirements
- Leveraging Award Funding: Identification and application for resources and incentives available to the District, including:
  - The Energy Commission's Bright Schools Program "no-cost" technical services up to \$20,000.00 (application already submitted)
  - California Conservation Corps "no-cost" and "low-cost" energy efficiency data collection and energy efficiency surveys.
  - Local programs
  - Utility rebates and incentives
  - The Energy Commission's ECAA Loan Program

The District may also engage selected Firm to provide independent support of later stages of energy projects, including:

- Development of project specifications and bid documents
- Assistance with management of bid processes and selection of contractors and vendors
- Technical quality oversight of constructed projects
- Measurement and Verification (M&V) of project savings
- Commissioning and retro-commissioning to confirm correct project installation achieving maximum savings
- Energy-related training of District personnel
- Energy Manager services to ensure and maintain savings

On March 10, 2014, a Request for Statements of Qualifications (RFQ) for Energy Engineering and Expenditure Planning Services was issued by the Facilities Department. These responses were due March 24, 2014. We received twelve impressive responses from the RFQ. After analyzing each firm's proposal, the Facilities Department recommends ARC-Alternatives as the firm to provide energy engineering and expenditure planning services for the District.

#### **Educational Implications**

The District's Strategic Plan states: "A safe, nurturing and inspiring environment is essential for individuals to thrive."

#### **Fiscal Implications**

These services will be funded by Proposition 39 planning funds.

#### **Recommendation**

It is requested that the Board of Education authorize the Superintendent or Designee, to approve the Energy Engineering and Expenditure Planning firm recommended by Staff and authorize the Assistant Superintendent Business Services to enter into an agreement with ARC-Alternatives.

**AGENDA ITEM:** Final Review of the Draft CUSD Facilities Master Plan

**Prepared by:** Julie Kistle, Director, Facilities & Construction

☐ Consent

Board Date April 14, 2014

☐ Information Only

☒ Discussion/Action

**Information**

In November 2012 the Chico Community passed the Measure E Bond initiative providing \$78 million to improve CUSD schools over the course of 20 years. In March of 2013, the CUSD Board hired Darden Architects to complete a Districtwide Facilities Master Plan (FMP). This plan specifically included all CUSD schools and facilities with the goal of ensuring that all sites were carefully reviewed and that the expenditure of Measure E funds proceeded in the most cost effective manner possible.

On November 25, 2013, the Board of Education began to review the draft FMP. On December 11, 2013, the CUSD Board of Education approved Phase 1 and Phase 2 of the Districtwide Facilities Master Plan (FMP). At that same meeting the Board requested more exploration and community input regarding the FMP recommendation to relocate the Loma Vista Pre-School Program to Citrus Elementary School. On March 5, 2014, after being presented with 12 options related to the long term housing of the Loma Vista Pre-School Program, the Board of Education directed Darden Architects to modify the draft FMP. These modifications would reflect the Board's decision to continue to house the Loma Vista Pre-School Program on its existing campus and to explore master plan options to allow for growth at the Marigold campus. They further directed that Darden explore the possibility of a two-story classroom building on the Marigold campus in the future.

On March 26, 2014, the Board of Education decided to schedule a Special Board Workshop in order to allow members time to review the final draft, ask questions and request modifications to the plan. The objective tonight is to discuss the draft plan in further detail, address questions and provide clarifications. A list of required modifications to the Final Draft Facilities Master Plan will be compiled for eventual adoption of the Facilities Master Plan at the Regular Board Meeting on April 16, 2014.

**Educational Implications**

The District's Strategic Plan states: "A safe, nurturing and inspiring environment is essential for individuals to thrive."

**Fiscal Implications**

The Facilities Master Plan will be funded with Measure E.

**AGENDA ITEM:     Lease-Leaseback Services for Various Facilities Master Plan Projects Selection Committee Recommendation**

**Prepared by:**     Julie Kistle, Director, Facilities & Construction

☐ Consent

Board Date April 14, 2014

☐ Information Only

☒ Discussion/Action

**Background information**

On February 19, 2014, the Board of Education directed staff to issue a Request for Qualifications (RFQ) in order to create a pool qualified Lease-Leaseback (LLB) Contractors for the various Facilities Master Plan (FMP) projects. The Facilities Department issued the RFQ on March 11, 2014.

A selection committee was established to evaluate the Statements of Qualifications (SOQ's) in response to the RFQ. This committee is comprised of the following individuals: Kevin Bultema-Assistant Superintendent of Business Services, Kathleen Kaiser-Board Member, Eileen Robinson-Board Member, Kimberly Jones-Assistant Director of Facilities at Butte College and Julie Kistle-Director of Facilities & Construction. A representative from an architectural firm and District staff members also participated in the evaluation process.

Twelve impressive SOQ's were received on March 24, 2014. On May 26, 2014, a "short list" of firms was selected to move on to the interview stage of the selection process. Seven firms were selected to be interviewed, they were: Clark & Sullivan Construction, Broward Builders, Modern Building Company, Otto Construction, BCM Construction, United Building Contractors and Turner Construction.

The selection interviews were held on April 8, 2014. The selection recommendations will be shared with the Board at the Special Board Workshop on April 14, 2014.

**Educational Implications**

The District's Strategic Plan states: "A safe, nurturing and inspiring environment is essential for individuals to thrive."

**Fiscal Implications**

Facilities Master Plan Projects identified by the Board of Education will be funded with Measure E Bond funds. The use of these funds may facilitate leverage to gain additional funding from the State of California.

**Additional Information**

The District intends for each of the Projects to be performed in two phases. "Phase 1" will consist of pre-construction services. "Phase 2" will consist of the construction of the respective Projects under the authority of the lease-leaseback provisions of Education Code Section 17406.

The LLB Contractors selected and awarded the contracts to undertake the pre-construction services of Phase 1 may later be awarded the contracts for construction of the projects. The District makes no representations or guarantees that the LLB Contractors selected to undertake the Phase 1 work for the Projects will be awarded the contracts for Phase 2 of the work.

The successful LLB Contractors chosen by the District for Phase 1 of either project will later be given the opportunity to provide the District with a Guaranteed Maximum Price ("GMP") for construction of the respective Projects. The District retains the right to reject any LLB Contractor's GMP obtained through this process.

**Recommendation**

It is recommended that the Board of Education accept the pool of LLB Contractors and Phase II projects assignments recommended by the committee and grant staff the authority to enter into a Lease-Leaseback Agreement with a Contractor from the pool when a FMP project is identified.