

SIERRA SANDS UNIFIED SCHOOL DISTRICT

**Board of Education
Special Meeting**

**To be held concurrently with the regular meeting of
April 15, 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
Student Member Daniel Lathrop

Joanna Rummer, Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA

2. CONSTRUCTION ADMINISTRATION

2.1 Adoption of Resolution #30 0910 Approving the Change Order Process and Approving Negotiation and Execution of a Preconstruction Services Agreement with Barnhart-Balfour Beatty, Inc. Relating to the Construction of a Career and Technical Education Building at Burroughs High School (*Goal #3*)

3. ADJOURNMENT

2. CONSTRUCTION ADMINISTRATION

2.1 Adoption of Resolution #30 0910 Approving the Change Order Process and Approving Negotiation and Execution of a Preconstruction Services Agreement with Barnhart-Balfour Beatty, Inc. Relating to the Construction of a Career and Technical Education Building at Burroughs High School (*Goal #3*)

BACKGROUND INFORMATION: At the special concurrent meeting of the board on March 18, 2010, the board granted authority to administration to execute a formal contract with Barnhart-Balfour Beatty, Inc. for construction management services (at risk) for the construction of the Career and Technical Education building at Sherman E. Burroughs High School.

CURRENT CONSIDERATION: Prior to entering into the construction contract with Barnhart-Balfour Beatty, Inc., the district would like to enter into a preconstruction services agreement with Barnhart to allow Barnhart to perform preconstruction services in anticipation of the construction contract. The services provided by Barnhart under this contract will include review of design documents, estimation/cost evaluation of plans and specifications, constructability review, scheduling for construction as well as design changes, scheduling and coordination of construction schedule and phasing plan, bidding services, bidder outreach, and the preparation and submittal of a proposed guaranteed maximum price. A copy of Barnhart's proposal is attached. Adoption of Resolution #30 0910 will allow the district to negotiate and execute a preconstruction services agreement in consultation with staff and legal counsel, subject to board ratification.

Adoption of Resolution #30 0910 will also streamline the process of approving change orders arising from the project by delegating authority to the superintendent or her designee to approve change orders below ten percent (10%) of the construction cost. This amount is a county standard and would be done in consultation with other district staff and legal counsel, subject to board ratification.

FINANCIAL IMPLICATIONS: The cost of this contract is estimated to be approximately \$69,600. The fund source for this contract is state funds secured by the district for the career and technical education building.

SUPERINTENDENT'S RECOMMENDATION: It is recommended that the board adopt Resolution #30 0910 authorizing the district to negotiate and enter into a preconstruction services agreement with Barnhart-Balfour Beatty, Inc. and authorizes the superintendent or designee to approve change orders under ten percent of construction costs for this project, subject to board ratification.

Resolution No. 30 0910

RESOLUTION OF THE BOARD OF EDUCATION OF THE
SIERRA SANDS UNIFIED SCHOOL DISTRICT APPROVING
CHANGE ORDER PROCESS AND APPROVING
NEGOTIATION AND EXECUTION OF A
PRECONSTRUCTION SERVICES AGREEMENT RELATING
TO THE CONSTRUCTION OF THE CTE BUILDING PROJECT

WHEREAS, the Sierra Sands Unified School District ("District") desires to construct a Career Technical Education ("CTE") building ("Project") on its Burroughs High School site;

WHEREAS, the District desires to establish a process that allows the District Superintendent, or the designee of the District Superintendent, to approve, in consultation with District staff and legal counsel, change orders under ten percent (10%) of the construction cost on the Project, subject to Board ratification;

WHEREAS, pursuant to Education Code section 17604, the Board desires to delegate authority to the District Superintendent, or the designee of the District Superintendent, to approve, in consultation with District staff and legal counsel, change orders under ten percent (10%) of the construction cost on the Project, subject to Board ratification;

WHEREAS, it is in the best interest of the District to cause certain preconstruction work to be done before entering into an agreement for the construction of the Project;

WHEREAS, pursuant to Education Code section 17604, the Board desires to delegate authority to the District Superintendent, or the designee of the District Superintendent, to negotiate and execute, in consultation with District staff and legal counsel, a preconstruction services agreement ("Preconstruction Agreement") with Barnhart Balfour Beatty, Inc. ("Barnhart"), subject to Board ratification.

NOW, THEREFORE, THE BOARD OF EDUCATION OF THE SIERRA SANDS UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals. All of the recitals herein contained are true and correct.

Section 2. Change Orders. The Board hereby approves a delegation of authority, pursuant to Education Code section 17604, and appoints the District Superintendent, or the designee of the District Superintendent, to approve, in consultation with District staff and legal counsel, change orders under ten percent (10%) of the construction cost on the Project, subject to Board ratification.

Section 3. Preconstruction Agreement. The Board hereby approves a delegation of authority, pursuant to Education Code section 17604, to the District Superintendent, or the designee of the District Superintendent, to negotiate and execute, in consultation with District staff and legal counsel, a Preconstruction Agreement with Barnhart, subject to Board ratification.

Section 4. Other Acts; Delegation. The District's Board hereby approves a delegation of authority and appoints the District Superintendent, or the designee of the District Superintendent, who is/are hereby authorized and directed, to do any and all things necessary, in consultation with the staff and legal counsel, that they may deem necessary or advisable in order to effectuate the purpose and intent of this Resolution, all subject to ratification of the Board, if necessary. Said delegation shall be valid during the construction of the Project, or until otherwise rescinded by the Board.

Section 5. Effective Date. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this fifteenth day of April, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Kurt Rockwell, President of the Sierra Sands Unified School District Governing Board, do hereby certify that the foregoing is a full, true, and correct copy of the resolution passed and adopted by said Board at a specially scheduled and conducted meeting held on said date, which resolution is on file in office of said Board.

President of the Board of Education
Sierra Sands Unified School District

I, Tom Pearl, Vice President/Clerk of the Board of Education of the Sierra Sands Unified School District, do hereby certify that the foregoing Resolution was introduced and adopted by the Board of Education of the Sierra Sands Unified School District at a specially scheduled meeting thereof held on the 15th day of April, 2010, by the foregoing vote.

Vice President/Clerk of the Board of Education
Sierra Sands Unified School District

April 13, 2010

Mrs. Elaine Janson
Assistant Superintendent of Business Services
SIERRA SANDS UNIFIED SCHOOL DISTRICT
113 Felspar Street
Ridgecrest, CA 93555

Re: Preconstruction Services Proposal
Eng. And Design CTE Facility Project at Burroughs High School

Dear Mrs. Janson,

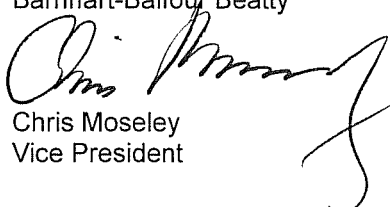
On behalf of the entire Barnhart-Balfour Beatty organization, thank you for this opportunity to submit our proposal for Preconstruction Services for the Eng. and Design CTE Facility Project. The new construction of this project will be a masterpiece for Sierra Sands Unified School District, and one that we would be proud to be a part of.

As specialists in the construction of California K-12 schools, we employ a team of experts to assist you with all aspects of preconstruction, from cost estimating to value engineering, building information modeling (BIM) along with constructability reviews, systems comparisons and scheduling support. Each of us stands ready to begin work on your program.

We look forward to working with you and your team. Should you have any questions regarding our proposal or wish to discuss any part of it in detail, please do not hesitate to call. Again, thank you for your consideration.

Sincerely,

Barnhart-Balfour Beatty


Chris Moseley
Vice President

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Preconstruction Services Proposal

Presented to:
SIERRA SANDS UNIFIED SCHOOL DISTRICT
for
Eng. and Design CTE Facility Project
at
Burroughs High School

Oxnard, CA
Palm Desert, CA
Riverside, CA
Tustin, CA
San Diego, CA

April 13, 2010

PROPOSAL:

Barnhart-Balfour Beatty proposes to perform the following scope of services at a lump sum cost of sixty-nine thousand, six-hundred dollars (\$69,600.00).

SCOPE OF SERVICES:

For the Burroughs High School – Eng. And Design CTE Facility, provide the following:

Perform plan and specification constructability reviews, provide value-engineering reviews and recommendations and other reviews as necessary to verify that the drawings and specifications are clear and reasonably accurate to minimize the need for changes during the construction phase of the project, including but not limited to the following:

1. Review of Design Documents:

- a. Review Project design documents to:
 - i. Provide recommendations on site use and improvements, selection of materials, building systems and equipment;
 - ii. Provide recommendations on relative feasibility of construction methods, availability of materials and labor, time requirements for procurement, installation and construction of the project and subparts thereof if requested, and factors relating to cost including, but not limited to, construction costs of alternate designs of materials, preliminary budgets and possible economics that could be achieved through alternate methods or substitutions;
- b. Prepare value-engineering reports for District and Architect review and approval that:
 - i. Details areas of cost saving (e.g. construction processes/procedures, specified materials and equipment, and equipment or other aspects of the design documents that can be modified to reduce costs and/or the time for achieving final completion of the Project and/or to extend life-cycle and/or to reduce maintenance/operations costs, without diminution in the quality of materials/equipment/workmanship, scope or intended purposes of the Project);
 - ii. Provides detailed estimate for proposed value-engineering items;
 - iii. Defines methodology or approaches that maximize value; and
 - iv. Identifies design choices that can be more economically delivered.
- c. Prepare detailed interdisciplinary constructability review that:
 - i. Ensures construction documents are well coordinated;
 - ii. Identifies to the extent known, construction deficiencies and areas of concern;
 - iii. Back-checks design drawings for inclusion of modifications;
 - iv. Provides the District with written confirmation that:
 - (1) Requirements noted in the design documents prepared for the Project are consistent with and conform to the District's Project requirements.

- (2) Various components have been coordinated and are consistent with each other so as to minimize conflicts within or between components of the design documents.
 - v. Prepare BIM model for constructability purposes with clash detection analysis.
 - d. Confirm Modifications to Design Drawings:
 - i. If the District accepts the value-engineering and/or constructability review comments, review the design documents modified by the value-engineering and/or constructability review, to confirm that the value-engineering and/or constructability review comments are properly incorporated into the final design documents.
- 2. Estimate of Project Costs:**
- a. Detailed Estimates:
 - i. Prepare for the District's approval detailed estimates of Project cost developed by using estimating techniques which anticipate the various elements of the Project at the following stages of design:
 - ii. 90% construction documents (DSA submittal)
 - iii. 100% construction documents
 - b. Update of Estimates:
 - i. Update and refine estimate periodically as the Architect prepares the final construction design documents. Advise the District and the Architect if it appears that the total construction costs may exceed the Project budget established by the District and make recommendations for corrective action. Provide input to the District and Architect relative to value of construction, means and methods for construction, duration of construction of various building methods and constructability.
- 3. Construction Schedule and Phasing Plan:**
- a. Investigate, recommend and prepare a schedule for the District's purchase of materials and equipment requiring long lead time procurement, and coordinate the schedule with the early preparation of portions of the Contract Documents by the Architect.
- 4. Bidder Outreach & Bidding Services:**
- a. Prepare bid packages and coordinate receipt of subcontractor bids
 - b. In conjunction with Architect, review and edit front end bid documents to comply and coordinate with CM at Risk contract documents.
- 5. Guaranteed Maximum Price:**
- a. Prepare proposed Guaranteed Maximum Price for completion of all work associated with Projects for District review and acceptance.
- 6. Other Duties:**
- a. Attend regularly scheduled Project Planning Meeting(s).
 - b. Attend other meetings (Board meetings, workshops, COC meetings, etc.) as required.
- 7. Exclusions:**
- a. Costs of reproduction or distribution of plans, specifications or addenda
 - b. Costs of office trailer, dumpsters, temporary facilities during preconstruction services (District to provide space for staff use at Sierra Vista Center, including power, sanitary facilities, office furniture, etc.).

Eng. And Design CTE Facility - Preconstruction Services

1 Burroughs HS (CTE Building)	
1.1 Review/Constructability	27,840
1.2 Estimate	18,792
1.3 Schedule	11,832
1.4 Bidder Outreach/Bidding Services	11,136
Total	69,600