

**SIERRA SANDS UNIFIED SCHOOL DISTRICT**

**Board of Education  
Special Meeting**

**July 9, 2009  
District Office Conference Room  
113 Felspar  
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**

**12:15 p.m.**

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

Joanna Rummer, Superintendent

**MOMENT OF SILENCE**

**1. ADOPTION OF AGENDA**

**2. CONSTRUCTION ADMINISTRATION**

**2.1 Approval of the Terms and Conditions of the Site Lease, Lease-Leaseback, and Construction Services Agreements and Enabling Resolution #1 0910 Associated with Phase I Modernization of Inyokern Elementary School (Parking Lot and Underground Electrical Pathways) (Goal #3, #4)**

**3. ADJOURNMENT**

## 2. CONSTRUCTION ADMINISTRATION

### 2.1 Approval of the Terms and Conditions of the Site Lease, Lease-Leaseback, and Construction Services Agreements and Enabling Resolution #1 0910 Associated with Phase I Modernization of Inyokern Elementary School (Parking Lot and Underground Electrical Pathways) (*Goal #3, #4*)

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**BACKGROUND INFORMATION:** After determining to conduct its modernization and new construction projects by means of the lease-lease back construction delivery method, the district selected Barnhart, Inc, *A Heery International Company*, as its lease-lease back contractor.

**CURRENT CONSIDERATIONS:** The validation process associated with the lease-lease back delivery method for Phase I modernization (parking lot and underground electrical pathways) of Inyokern Elementary School is now complete and plans for this portion of the modernization have been approved by the Division of the State Architect (DSA). The only difference between this project and previous projects is that Inyokern will be completed incrementally with the parking lot and infrastructure coming first.

As with previous projects, there are four components to this agenda item:

1. Resolution #1 0910: Action on this component approves plans and specifications, approves a guaranteed maximum sum, and ratifies prior board authorization to execute and deliver a site lease and sublease relating to the Phase I modernization (parking lot and underground electrical pathways) of Inyokern Elementary School.
2. Inyokern Elementary School Infrastructure Project Site Lease: Action on this component of the contract turns Inyokern Elementary School over to Barnhart, Inc.
3. Inyokern Elementary School Infrastructure Project Sublease Agreement: Action on this component of the contract provides for the district to lease back the Inyokern Elementary School from Barnhart, Inc. and make lease payments to Barnhart, Inc.
4. Inyokern Elementary School Infrastructure Project Construction Services Agreement: Action on this component of the contract sets the guaranteed maximum price to be paid to Barnhart, Inc., sets the amounts provided as contingency funds, and further details comprehensively the various and necessary terms of the contract between the district and Barnhart, Inc.

**FINANCIAL IMPLICATIONS:** This project has been bid and numbers have been evaluated by staff from Barnhart. The guaranteed maximum price for Phase I modernization of Inyokern Elementary School is \$1,197,282 and the district contingency of \$143,674 results in a total price of \$1,340,955. The cost summary is attached. Mr. Auld and representatives of Barnhart will present this information in detail at the meeting and be available to respond to any questions.

SUPERINTENDENT’S RECOMMENDATION: It is recommended that the board approve the site lease, lease-leaseback, and construction services agreements with Barnhart, Inc., *A Heery International Company*, associated with phase I modernization (parking lot underground electrical pathways) at Inyokern Elementary School. It is further recommended that the board adopt the associated Resolution #1 0910 approving a guaranteed maximum price and ratifying prior board authorization to execute and deliver a site lease and sublease relating to the phase I modernization of Inyokern Elementary School project as presented.

**SIERRA SANDS UNIFIED SCHOOL DISTRICT  
ESTIMATED  
(GMP)  
COST SUMMARY**

**Inyokern Elementary Infrastructure & Sitework - GMP**

	BID PAC	DESCRIPTION	BASE BID	Add/alt			TOTALS WITH ALTS	REMARKS
1	1	Electrical (Infrastructure)	\$ 362,355	\$45,675			\$ 408,030	Cove Electric
2	2	Electrical (Temp Housing)	115,510				115,510	Cove Electric
3	3	Concrete & Asphalt	\$186,250				\$186,250	Onstott
4		Light Pole Bases	\$12,000				\$12,000	Onstott
5		Surveyor allowance	\$8,880				\$8,880	
6		New Fence Allowance	\$8,000				\$8,000	
7		Acceleration Allowance	\$40,000				\$40,000	
8							\$0	
9		Shoring Allowance	\$10,000				\$10,000	
10		Asphalt Paving foe Temp Housing	\$11,600				\$11,600	Onstott
11							\$0	
12							\$0	
13		Removal Transite Pipe Allowance	\$15,000				\$15,000	
14		Landscape Restoration	\$35,000				\$35,000	
15							\$0	
16							\$0	
17		Daily Watering to trees Allowance	\$8,500				\$8,500	
18		<b>SUBTOTAL SUBCONTRACTED COSTS</b>	<b>\$813,095</b>	<b>\$45,675</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 858,770</b>	
19		CONTRACTORS CONTINGENCY 5%	\$40,655				\$42,939	
20		<b>SUBTOTAL CONSTRUCTION COST W/CONTRACTORS CONTINGENCY</b>	<b>\$853,750</b>				<b>\$901,709</b>	
21		GENERAL CONDITIONS	\$182,168.00				\$182,168	
22		<b>SUBTOTAL SUBCONTRACTED COSTS</b>	<b>\$1,035,918</b>	<b>\$45,675</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,081,593</b>	
23		General Liability Ins. @ 0.75%	\$7,769				\$8,112	
24		COC Insurance @ 0.65%	\$6,733				\$7,030	
25		<b>SUBTOTAL SUBCONTRACTED COSTS</b>	<b>\$1,050,421</b>	<b>\$45,675</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,096,096</b>	
26		BUILDERS FEE @ 5%	\$52,521				\$54,805	
27		<b>SUBTOTAL CONSTRUCTION COST WITH FEE, GC'S, BONDS, INSURANCE:</b>	<b>\$1,102,942</b>				<b>\$1,150,900</b>	
		BOND @ 1%	\$11,029				\$11,509	
28		<b>SUBTOTAL GMP</b>	<b>\$1,113,971</b>				<b>\$1,162,409</b>	
29		ERRORS AND OMISSIONS ALLOWANCE	\$33,419				\$34,872	
30		<b>TOTAL GMP</b>	<b>\$1,147,390</b>				<b>\$1,197,282</b>	
			<b>BASE BID</b>				<b>W/ ALTS</b>	
31		DISTRICT CONTINGENCY ( 12%)	\$137,687				\$143,674	
32		<b>TOTAL COST</b>	<b>\$1,285,077</b>				<b>\$1,340,955</b>	