

ORANGE UNIFIED SCHOOL DISTRICT
Facilities Subcommittee Meeting of the Board of Education
September 14, 2015
6:00 p.m.

Subcommittee Board Members: Tim Surridge, Chair, Kathy Moffat and Rick Ledesma, Members

Agenda Documentation: If available, backup documentation for items on the agenda will be posted on the District's website.

Meeting Location: District Education Center, 1401 N. Handy St., Bldg. B, Orange CA 92867

MEETING MINUTES

A. OPENING PROCEDURES

Mr. Surridge called the meeting to order at 6:01 P.M.

A.1 Roll Call

Mr. Surridge present, Mrs. Moffat present at 6:03 P.M., and Mr. Ledesma present at 6:18 P.M.

A.2 Pledge of Allegiance

Mr. Surridge invited the audience to join in reciting the Pledge of Allegiance.

A.3 Approval of Agenda

Mr. Surridge motioned to approve the agenda.

A.4 Approval of Minutes: 5/21/15, 6/13/15, and 6/15/15

Mr. Surridge motioned to approve the minutes

B. PUBLIC COMMENT

B.1 Public Comment

Members of the public are invited to speak on matters related to the District's facilities at this time. Members of the public may speak on individual items of interest in the agenda as the items are discussed. Speaking time is limited to three minutes per speaker.

Public Comment: None.

C. DISCUSSION ITEMS

C.1 Construction Management

The Facilities Subcommittee will discuss the process they will follow with respect to reviewing qualifications and proposals, and interviewing Construction Management (CM) consultants for recommendation to the Board of Education. Discussion will also include dates for scheduling the consultant interviews.

Presenters: Joe Sorrera, Assistant Superintendent, Business Services; Matt Strother, Executive Director, Facilities

Presentation:

Mr. Matt Strother outlined the Construction Management Services and Request for Qualifications and Proposals (RFQ/Ps) for a potential future bond. CM presentations include the following:

- Construction Management – Basis for the scope of Services

- Construction Management – Specific Scope of Services
- RFQ/P Evaluation and Criteria
- RFQ/P Comparative Weighted Ranking – First Phase Evaluations (paper screen)
- Next steps and directions to the Staff to establish parameters regarding number of consultants to interview, presentation time limits, and interview dates

Discussion:

After discussion, the Subcommittee members agreed to the following Staff directives:

1. Staff directed to invite the top eight firms from the Comparative Weighted Ranking list to make presentations before the Subcommittee. The Subcommittee will choose four CM firms from the presentations and present candidate recommendations to the Board.
2. Committee members agreed and decided on a 40-minute presentation time slot with time divided into two parts: 20-minutes per presentation and 20-minutes for questions.
3. Staff is to coordinate with the Subcommittee members establishing the dates for CM presentations.
4. Due to the number of firms presenting and the time given per presentation, Staff will schedule presentations over two days.

C.2 Facilities Master Plan

The Facilities Subcommittee will give direction to staff regarding a District-wide Master Plan.

Presenters: Joe Sorrera, Assistant Superintendent, Business Services; Matt Strother, Executive Director, Facilities

Presentation:

Mr. Sorrera addressed the Committee requesting directions for updating the District-wide Facilities Master Plan (FMP). Leidenfrost/Horowitz & Associates, Inc. (LHA) completed the last comprehensive Facilities Master Plan in 2003. Since then, changes to site footprints created by modernization projects, closed school sites, and some remodeling make the 2003 plans outdated. Staff reached out to Javan Nabili, AIA, principal formally of LHA and currently with *gkk works* to provide an estimate regarding services. To update LHA's 2003 Master Plan the approximate cost of services are as follows:

- Option 1: \$300,000 estimate to update existing five-volume FMP - update process could require up to six months
- Option 2: \$500,000 estimate to start new FMP using the RFP/Q process (report would exclude high schools and modernized elementary schools) – update process could require up to one year to prepare report
- Option 3: Estimate unknown to complete a Condition Assessment Report

Discussion:

Due to unknown factors regarding the passing of a 2016 General Obligation Bond, the Subcommittee decided to table further discussion and place item on the agenda for full Board deliberation at a subsequent Board meeting.

D. ACTION ITEMS FOR RECOMMENDATION TO THE BOARD OF EDUCATION

D.1 Fiscal Advisor

The Facilities Subcommittee will make a selection on the Fiscal Advisory Consulting Firm for recommendation to the Board of Education.

Presenters: Joe Sorrera, Assistant Superintendent, Business Services; Matt Strother, Executive Director, Facilities

Presentation:

Mr. Sorrrera addressed the Subcommittee request for additional information from two Fiscal Advisory consultant firms selected at the July 16th Subcommittee meeting. To better assist the Committee with a recommendation to the Board, the firms of Fieldman Rolapp & Associates and Dale Scott & Company responded to the following additional interview questions:

- Experience with selected Election Consultant, Bonnie Moss of Clifford Moss
- Experience with selected Bond Legal Counsel Orrick Herrington & Sutcliffe
- Local Experience in Orange County School Districts
- Local Orange County References

Discussion:

Upon analyzing the responses of both consultant firms, it was decided by the Subcommittee to select Fieldman Rolapp & Associates for recommendation to the Board of Education at the October 15th meeting.

D.2 School Facility Improvement District (SFID) Mapping Consultant

The Facilities Subcommittee will discuss the possible formation of a SFID. The Facilities Subcommittee may make a selection on a SFID Mapping Consultant for recommendation to the Board of Education.

Presenters: Joe Sorrrera, Assistant Superintendent, Business Services; Matt Strother, Executive Director, Facilities

Presentation:

Mr. Sorrrera presented to the Subcommittee information regarding School Facility Improvement District (SFID) mapping consultants. Staff conducted an informal request for proposals, which consisted of calling three firms, Willdan, Special District Financing Administration (SDFA), and Dolinka. Willdan was unresponsive to requests; Dolinka has past mapping history with the District; and SDFA comes highly recommended by Tustin USD's Chief Financial Officer, Tony Soria. Staff is seeking direction whether or not to start the SFID process, and secondly, which firm to select.

Discussion:

The Facilities Subcommittee decided to table the subject and present the topic for deliberation before the entire Board of Education at a subsequent Board meeting.

E. SUBCOMMITTEE COMMENTS

Mr. Surridge stated to Mrs. Moffat and Mr. Ledesma he moved to approve 5/21/15, 6/13/15, and 6/15/15 minutes. Mrs. Moffat and Mr. Ledesma acknowledged their acceptance.

Staff will work with Subcommittee members to schedule CM presentations.

F. NEXT MEETING: *Tentative dates 9/22/15 and 9/23/15*

G. ADJOURNMENT: 7:01 p.m.
