



SPECIAL MEETING OF THE GOVERNING BOARD

Written notice is hereby given, in accordance with Education Code Section 35144 and Government Code Section 54957.6, that a special meeting of the Governing Board of the National School District will be held as follows:

Rancho de la Nación School
1830 E. Division Street
National City, CA 91950

Wednesday, May 11, 2016 - 4:00 p.m.

The business to be transacted at this meeting shall be limited to the following:

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMUNICATIONS

5. BUSINESS SERVICES

5.1. Adopt Resolution #15-16.34 of the National School District Governing Board of the National School District approving and authorizing execution of the Site Lease, Facilities Lease, and Construction Services Agreement, and accompanying documents all relating to the Summer 2016 Projects at Kimball, Las Palmas, Olivewood, and John Otis Schools. Christopher Carson,
Assistant
Superintendent,
Business Services

6. GENERAL FUNCTIONS

6.1. Superintendent search planning workshop. Brian Clapper,
Governing Board
President

7. ADJOURNMENT



Brian Clapper, Board President

May 10, 2016

NATIONAL SCHOOL DISTRICT
1500 'N' Avenue • National City, CA 91950 • (619) 336-7500 • Fax (619) 336-7505 • <http://nsd.us>

Creating Successful Learners... Now

Agenda Item: **1. CALL TO ORDER**

Agenda Item: **2. PLEDGE OF ALLEGIANCE**

Agenda Item: **3. ROLL CALL**

Quick Summary /
Abstract:

Board:
Barbara Avalos
Maria Betancourt-Castañeda
Brian Clapper
Maria Dalla
Alma Sarmiento

Staff:
Chris Oram, Ed.D., Superintendent
Chris Carson, Assistant Superintendent-Business Services
Paula Jameson-Whitney, Assistant Superintendent-Educational Services
Cindy Frazee, Assistant Superintendent-Human Resources

Agenda Item: **4. PUBLIC COMMUNICATIONS**

Quick Summary /
Abstract:

Public communication provides the public with an opportunity to address the Board regarding an item on the agenda or other topic. Anyone wishing to address the Board shall submit a "Request for Oral Communications" card. Cards are available near the entrance to the Board Room and are to be submitted to the Secretary. A member of the public who wishes to address the Board on any such matter(s) is limited to three (3) minutes for one matter up to a maximum of five (5) minutes for all matters unless such time limit is waived by a majority vote of the Board. There shall be a limit of twenty (20) minutes for any matter unless such time limit is waived by a majority vote of the Board. No Board action can be taken.

Agenda Item: **5. BUSINESS SERVICES**

Agenda Item: **5.1. Adopt Resolution #15-16.34 of the National School District Governing Board of the National School District approving and authorizing execution of the Site Lease, Facilities Lease, and Construction Services Agreement, and accompanying documents all relating to the Summer 2016 Projects at Kimball, Las Palmas, Olivewood, and John Otis Schools.**

Author/Speaker: Christopher Carson, Assistant Superintendent, Business Services

Quick Summary / Abstract: Approve the Gross Maximum Price of \$12,730,557.00 for contract #CT3293 with Balfour Beatty Construction, LLC ("Balfour Beatty") for the Summer 2016 Projects at Kimball, Las Palmas, Olivewood, and John Otis Schools.

The Preliminary Guaranteed Maximum Price of these Measure N Projects was \$9,999,826, however, the bids came in substantially higher than anticipated.

The Guaranteed Maximum Price of \$12,730,557.00 is comprised of the following values:

\$1,452,972.00	Bid Package #1-Deomolition & Abatement (\$584,470.00 GGG Demolition-Olivewood and Las Palmas Schools; \$868,502.00 Janus Corporation-Kimball and John Otis Schools)
\$ 760,700.00	Bid Package #2-Rough Carpentry, Cuyamaca Construction
\$ 556,240.00	Bid Package #3-Roofing & Sheet Metal, C&I Roofing
\$2,971,758.00	Bid Package #4-Finishes, Brady Socal
\$1,929,237.00	Bid Package #5-HVAC & Controls, Paradigm
\$1,989,047.00	Bid Package #6-Electrical, Morrow Meadows
\$ 578,600.00	HVAC Procurement
\$ 30,000.00	Security
\$ 150,380.00	Preconstruction
\$ 740,307.00	Builders General Conditions, Balfour Beatty
\$ 127,306.00	Payment & Performance Bond (1%), Balfour Beatty
\$ 132,398.00	General Liability Insurance (1.04%), Balfour Beatty
\$ 108,210.00	Builders Risk Insurance (0.85%), Balfour Beatty
\$ 381,917.00	Builders Fee (3.00%), Balfour Beatty
\$ 821,485.00	Owner Controlled Contingencies (8%)

In addition, the District agrees to a 14-month lease with principal in the amount of \$1,273,055.50 and interest in the amount of \$44,194.83 (prime interest rate +2%). This lease is included in the schedule of fees in the Balfour Beatty fees listed above, but not in the Guaranteed Maximum Price.

Comments: Approval of this resolution will require that the District sell the remaining General Obligation Bonds approved by the voters in November 2014. This will result in bonds that must have capitalized interest. Capitalized interest may be included in the principal amount of bonds to pay the interest that the issuer estimates will become due and payable on the bonds prior to the receipt of sufficient tax assessments from which the interest is generally to be paid. This will result in slightly higher interest costs.

Lease-Leaseback documents are available in the Superintendent's Office for review.

Superintendent's Adopt Resolution
Recommended
Motion:

Financial Impact: \$12,730,557.00 Guaranteed Maximum Price
\$ 1,317,250.33 Lease Payment (\$94,089.31 per month for 14 months)
One time cost
Measure N Funds and Capital Facilities Funds

Attachments:
Resolution #15-16.34

National School District

Resolution

#15-16.34

A RESOLUTION OF THE GOVERNING BOARD OF THE NATIONAL SCHOOL DISTRICT APPROVING AND AUTHORIZING EXECUTION OF SITE LEASE, FACILITIES LEASE, CONSTRUCTION SERVICES AGREEMENT, AND ACCOMPANYING DOCUMENTS ALL RELATING TO THE SUMMER 2016 PROJECTS AT KIMBALL, LAS PALMAS, OLIVEWOOD, AND JOHN OTIS SCHOOLS

WHEREAS, the National School District (“District”) currently owns land upon which the following schools are situated:

Kimball Elementary School, 302 W. 18th Street, National City, CA 91950
Las Palmas Elementary School, 1900 E. 18th Street, National City, CA 91950
Olivewood Elementary School, 2505 “F” Avenue National City, CA 91950
John Otis Elementary School, 621 E. 18th Street, National City, CA 91950; and

WHEREAS, the District desires to remodel and improve existing facilities (“Project”) at the Sites; and

WHEREAS, Balfour Beatty Construction, LLC (“Company”) has been selected as the lessee and builder; and

WHEREAS, California Education Code § 17406 permits the governing board of school districts to lease to any person, firm, or corporation any real property owned by the District if the instrument by which such property is leased requires the lessee to construct on the leased premises, or provide for construction thereon, of improvements for the use of the District during the term of the lease, and provided that title to those improvements shall vest in the District at the expiration of the lease; and

WHEREAS, the Governing Board of the District (the “Board”) has determined that it is in the best interests of the District and for the common benefit of the citizens residing in the District to construct the Project using the lease-leaseback process described in this resolution; and

WHEREAS, the District will lease the Project site (“Project Site”) to the Company for the Company to construct the Project; and

WHEREAS, the Company will then lease the Project Site back to the District, and the District will make lease payments to the Company; and

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WHEREAS, the Company has agreed to a 14-month lease with principal in the amount of \$1,273,055.50 and interest in the amount of \$44,194.83 and to perform the services to construct the Project and permanently improve the Site for a guaranteed maximum price of \$12,730,557.00; and

WHEREAS, in order to complete the Project within the established timelines, maximize the value of the funds available, commence the submittal process, and procure long lead time for key trade items, the District has determined it is necessary and in the District's best interests to begin work as soon as possible; and

WHEREAS, the District wishes the Project to commence the construction services on or around April 13, 2016, to meet construction deadlines and ensure that the Project is completed by August 19, 2016.

NOW, THEREFORE, the Governing Board of the National School District does hereby resolve, order, and determine as follows:

1. The above recitals are true and correct.
2. The Board authorizes the Superintendent, or his designee, to execute a Site Lease, Facilities Lease, and Construction Services Agreement, including incorporated exhibits, copies of which are on file and available for review in the office of the Superintendent, subject to minor revisions during the course of negotiation necessary to effect the intent of the parties, and subject to Board ratification.
3. The Board authorizes the Superintendent, or his designee, to take all actions necessary or appropriate to effectuate the purposes of this resolution and to complete the Project.
4. This resolution shall take effect immediately upon its adoption.

President of the Governing Board of
National School District

ATTEST:

Clerk of the Governing Board
of the National School District

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I, Chris Oram, Ed.D., Secretary to the Governing Board of the National School District of San Diego County, California, do hereby certify that the above and foregoing resolution was duly and regularly adopted by said Board at a special meeting held on the 11th day of May, 2016 and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 2016.

Secretary to the Governing Board
National School District

00151-00005/765317.1

Agenda Item: **6. GENERAL FUNCTIONS**

Agenda Item: **6.1. Superintendent search planning workshop.**

Author/Speaker: Brian Clapper, Governing Board President

Quick Summary /
Abstract: The Governing Board will work with The Cosca Group, regarding the planning process for a Superintendent search.

Agenda Item: **7. ADJOURNMENT**