

**Ocean View School District**  
17200 Pinehurst Lane, Huntington Beach, CA 92647

A blue ink stamp with a checkmark in a box followed by the word "APPROVED" in all caps.

**Special Board of Trustees' Meeting - Minutes**  
February 01, 2017  
5:00 PM - OPEN SESSION FOLLOWED BY CLOSED SESSION

**Trustees:**

Gina Clayton-Tarvin, President  
Jack Souders, Vice President  
John Briscoe, Clerk  
Joseph Gaglione, Member  
Norm Westwell, Member

**Administration:**

Carol Hansen, Ed.D., Superintendent  
Michael Conroy, Ed.D., Deputy Superintendent, Administrative Services  
Felix Avila, Assistant Superintendent, Human Resources  
Jodee Brentlinger, Assistant Superintendent, Educational Services

**A. Call to Order**

The Special meeting of the Board of Trustees was called to order by Vice President Jack Souders at 5:03 p.m.

**B. Roll Call**

Members present: John Briscoe (left at 7:10 p.m.), Joseph Gaglione, Jack Souders, Norm Westwell (arrived at 5:55 p.m.)

Members absent: Gina Clayton-Tarvin

**C. Agenda Adoption - Special Board of Trustees' meeting, February 1, 2017**

**Passed** with a motion by Joseph Gaglione and a second by John Briscoe.

Yes	John Briscoe
Absent	Gina Clayton-Tarvin
Yes	Joseph Gaglione
Yes	Jack Souders
Absent	Norm Westwell

**D. Pledge of Allegiance**

The Pledge of Allegiance was led by Vice President Souders.

**E. Public Comments:** None.

## **F. Study Session - Measure R/Bond Information**

### **F.1. A Study Session will be held regarding bond financing and sale, Facilities Master Plan and pricing, project priorities, and project recommendations.**

Dr. Hansen explained the information that will be provided tonight by the District's consulting team regarding the next steps involved with Measure R. She introduced Adam Bauer, CEO/President of Fieldman, Rolapp and Associates (financial firm); Kevin Fleming, Architect & Senior Associate with DLR Group; and Kris Meyer, President, Ledesma & Meyer Construction Co., Inc. She noted that additional information will be provided by Jim Choate, Director, Maintenance, Operations, & Facilities; and Deputy Superintendent, Dr. Michael Conroy.

Mr. Bauer presented a review of the Measure R Finance Plan, including the nature of General Obligation Bonds; Competitive vs. Negotiated Bond Sale; and Measure R Potential Bonding Scenarios.

Along with Mr. Choate and Dr. Conroy, Mr. Bauer responded to questions from the Board of Trustees.

Dr. Hansen introduced the concept of Project Goals/Mission Statements, and asked Kris Meyer to provide detailed information regarding this matter.

Mr. Meyer discussed the Project Goals/Mission Statements, which he has used successfully in his many years of school district construction projects. They include 1) Completing all construction in the safest possible manner; 2) Completing all construction with the least amount of disruption or inconvenience to the educational process and our community; 3) Completing all construction in the most efficient and economical manner possible in order to maximize return on investment; 4) Maximizing control of the construction process by minimizing the potential for problems and enabling more solutions should problems materialize; and 5) Completing all work as quickly as possible.

The Board of Trustees adopted these Project Goals/Mission Statements through a majority consensus.

Mr. Fleming, DLR Group, shared information from the Facilities Master Plan, including the community outreach undertaken in establishing priorities for each site; developing campus master plans, and master plan costs.

Dr. Hansen noted that because the District has more identified needs than funds available to address every need, the Board will need to make important priority decisions. She referenced an Options Master chart, which showed total costs for modernization only of existing permanent construction at each site; full master plan implementation at elementary schools only; full master plan implementation at middle schools only; fencing at each site; food service updates at each site, and turf and irrigation updates at each site. She detailed the following priority option scenarios for the Board to consider:

## **F. Study Session - Measure R/Bond Information (continued)**

\*Option A1: Modernization only of existing permanent construction at each site, similar to what has been done at Oak, Lake, and Hope View Schools, and to a lesser degree, Harbour View School; total cost - \$169,263,622.

\*Option A2: Modernization as proposed in Option A1 without Sun View and OVPP/Pleasant View Schools, as they would be closed due to very low enrollment; and to include fencing for all sites; total cost - \$160,130,602.

\*Option B1: Full master plan implementation at most elementary schools with fencing around most sites; total cost - \$163,721,013.

\*Option B2 - Full master plan implementation at middle schools only with fencing at each elementary school site; total cost - \$145,028,195.

\*Option C: Selected full master plan implementation at certain elementary and middle schools, with fencing at each site; total cost - \$164,397,530.

Mr. Meyer shared his recommendation, Option A2, based on need and feasibility. This option would provide modernization at every school, as well as add fencing at each site. In addition, Option A2 would address the critical need of upgrading the heating and air conditioning systems at the schools. Mr. Choate concurred, providing further details on the current problems associated with the old HVAC systems at the sites.

Discussion ensued regarding the state of the heating and air conditioning units at the sites; fencing options; Title 24 requirements; and the complexities of replacing HVAC systems.

Dr. Hansen explained the concept of interim housing, a location where students would be moved to attend school while their school is undergoing modernization. Mr. Meyer advised the ideal, safest model would be to have all students off site while a school is being modernized. By moving students to interim housing at either Sun View, Pleasant View, or Park View for one year, their site would be modernized and ready for their return in the most cost effective manner.

Jim Choate spoke about the feasibility of using Park View, currently a closed site, for interim housing. The site would be razed and portable classrooms would be brought in to establish a school available for interim housing for students to pass through as needed. This option would also allow for the phasing of the modernization to move forward by having two flexible sites as two schools are modernized at a time.

Discussion ensued regarding repurposing Park View; possible use of leased sites; space for middle school students; impacted programs; time period for modernizing a school; closing half a school while keeping half open with students; and information found in the comprehensive Facilities Master Plan.

## **F. Study Session - Measure R/Bond Information (continued)**

Dr. Hansen advised that staff's recommendation is Option A2, along with providing two interim housing sites. She asked the Trustees to consider all the information presented tonight, and let her know if they would like staff to analyze any additional options. Staff will then gather data on any new recommendations and present findings to the Board at its next Study Session. She reiterated the importance of transparency and open communication during these times of critical decision-making regarding Measure R Bond funds.

Dr. Hansen discussed the next steps involved in the process, including continued discussion at the next Study Session scheduled for Wednesday, February 15, 2017, at 5:00 p.m. Joining the consultants at this meeting will be David Casnocha, Bond Counsel, who will be available to respond to any legal questions from the Board of Trustees regarding this matter. Depending on the Board's direction, additional Study Sessions will be scheduled as needed.

## **G. \* Closed Session**

Vice President Souders read aloud the item listed under Closed Session. The meeting moved to Closed Session at 6:57 p.m.

**G.1. Government Code Section 54957.6: Conference with Labor Negotiators - Agency designated representative: Felix Avila, Assistant Superintendent, Human Resources; Employee Organizations: CSEA and OVTA**

## **H. Return to Open Session/Report of Closed Session Action**

The Board of Trustees returned to Open Session at 7:41 p.m., with Trustees Gaglione, Souders, and Westwell present (Trustees Briscoe and Clayton-Tarvin absent).

There were no Closed Session actions to report.

## **I. Adjournment**

Time: 7:42 p.m.

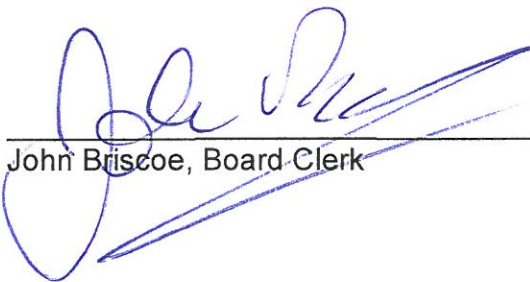
**Passed** with a motion by Norm Westwell and a second by Joseph Gaglione.

Absent	John Briscoe
Absent	Gina Clayton-Tarvin
Yes	Joseph Gaglione
Yes	Jack Souders
Yes	Norm Westwell



---

Carol Hansen, Ed.D. Superintendent



---

John Briscoe, Board Clerk

2-17-2017

---

Date