AGENDA

REGULAR MEETING
OF THE BOARD OF TRUSTEES
BUCKEYE UNION SCHOOL DISTRICT

DISTRICT VISION STATEMENT

Working together with families, the community, and a highly qualified staff, the Buckeye Union School District ensures that each student masters the knowledge and skills needed to maximize his/her academic and personal success in a global society.

Wednesday, November 1, 2017 **Valley View Elementary School; Library**

Closed Session – 6:00 p.m.
Open Session – 7:00 p.m.

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. ADJOURN TO CLOSED SESSION

1. Conference with District Negotiators Superintendent Dr. David Roth and Assistant Superintendent Jackie McHaney in reference to negotiations with the Buckeye Teachers' Association (BTA)

2. Conference with District Negotiators Superintendent Dr. David Roth and Assistant Superintendent Jackie McHaney in reference to negotiations with the California School Employees Association (CSEA)

IV. RECONVENE IN OPEN SESSION & FLAG SALUTE

V. CLOSED SESSION ANNOUNCEMENTS

VI. ROLL CALL

VII. APPROVAL OF AGENDA

VIII. PUBLIC COMMENTS

IX. REPORTS

1. Reports and Requests by Board Members
2. Superintendent's Report: Dr. David Roth

X. CONSENT AGENDA

All matters listed on the Consent Agenda are considered by the Board to be routine and will be enacted by the Board in one motion. There will be no discussion on these items prior to the time the Board votes on the motion unless members of the Board, staff, or public request specific items to be discussed and/or removed from the Consent Agenda. If items are pulled for discussion, a separate vote will occur on the item(s). The Superintendent and staff recommend approval of all Consent Agenda items.

1. Approval of Minutes from Public Hearing/Regular Meeting Oct 18,2017
2. Overnight Field Trip Request from William Brooks Elementary School, 5th grade to Alliance Redwoods Conference Grounds, February 20-23, 2018.
3. Quarterly Report on Williams Uniform Complaints October 2017
4. Declaration of Surplus Items from Rolling Hills Middle School

XI. ACTION ITEM

1. Consider and Approve Resolution No. 17-18 Finding the Purchase and Construction of Tenant Improvements re: Real Property located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California is exempt from the California Environmental Quality Act and Approving the Filing and Recordation of a Notice of Exemption.

   (Brian McMahon, Director of Facilities)

2. Consider and Approve Resolution No. 17-19 Authorization To Purchase And Close Escrow On Real Property Located At 5049 Robert J. Matthews Parkway, El Dorado Hills, California to provide for permanent housing of the District's administrative offices and staff development center.

   (Brian McMahon, Director of Facilities)

3. Consider and Approve Architectural Services Agreement between Buckeye Union School District and Kirk S. Brainerd, Architect, for Performance of Architectural Services for the tenant improvements project required to construct the new District Office.

   (Brian McMahon, Director of Facilities)

4. Authorization to Post Bidding Documents for the District Office Tenant Improvements Construction project.

   (Brian McMahon, Director of Facilities)

XII. NEXT MEETINGS

Wednesday, November 15, 2017
Valley View Charter School-Library

* Special Meeting: November 29, 2017, or November 30, 2017

XIII. ADJOURNMENT

Any writings or documents that are public records and are provided to a majority of the governing board regarding an open session item on this agenda will be made available for public inspection at the District Office located at 1665 Blackstone Pkwy., El Dorado Hills, CA 95762 during normal business hours. Individuals who require special accommodation (American Sign Language interpreter, accessible seating, documentation in accessible formats, etc.) should contact the Superintendent at least two days before the meeting date.

Buckeye Union School District
Minutes

DISTRICT VISION STATEMENT

Working together with families, the community, and a highly qualified staff, the Buckeye Union School District ensures that each student masters the knowledge and skills needed to maximize his/her academic and personal success in a global society.

Regular Board of Trustees Meeting,
Closed Session: 6:00 p.m.
Open Session: 7:00 p.m.

Valley View Elementary School- MP Room
1665 Blackstone Parkway
El Dorado Hills, CA 95682

I. CALL TO ORDER

The meeting was called to order by President Royce Gough at 6:03 p.m.

II. PUBLIC COMMENTS

No Public Comments

III. ADJOURN TO CLOSED SESSION

Conference with District Negotiators Superintendent Dr. David Roth and Assistant Superintendent Jackie McHaney in reference to negotiations with the Buckeye Teachers' Association (BTA).

The Board came out of closed session at 7:02 upon motion made by Kirk Seal and seconded by Gloria Silva. The motion carried 4-0

IV. RECONVENE IN OPEN SESSION AND FLAG SALUTE

President Royce Gough led the flag salute. The Board reconvened to open session at 7:06 p.m. with a motion from Kirk Seal and seconded by Gloria Silva. The motion carried 4-0.

V. CLOSED SESSION ANNOUNCEMENTS

None

VI. ROLL CALL

Present:
Royce Gough
Brenda Hansen-Smith
Kirk Seal
Gloria Silva
Not Present: Winston Pingrey

VII. APPROVAL OF AGENDA

Kirk Seal made a motion to approve the agenda, and Gloria Silva seconded the motion. The motion carried 4-0.

VIII. PUBLIC COMMENTS

None

IX. PRESENTATIONS

Avery Call, Student Body President from Rolling Hills Middle School, reported on what has been going on at their school. The theme for this year is "Keys to Success" at RHMS, TLC = think, learn and collaborate. Rolling Hills has started multiple student clubs such as drama and computers. Point Break for 7th and 8th graders just finished. Student Council is planning for Red Ribbon week, the fall rally, and fundraiser ideas for the Santa Rosa Fire victims.

X. REPORTS

1. Budget Update

None. Assistant Superintendent Jackie McHaney reported that District auditors on site next week and we will bring back to the Board our audited actuals in either December with the First Interim report or in January.

2. Association Reports

a. BTA
   Nothing to report
b. CSEA
   Nothing to report

3. Enrollment Report

Jackie McHaney, Assistant Superintendent, reported that the District's current enrollment is 4769 students. She reported that we have stabilized with enrollment and the count includes the Charter School.

4. California Montessori Project Charter School Report

Not present.

5. Rising Sun Montessori Charter School Report

- Head of School Karl Zierhut reported that they had their harvest festival on Oct 13th and everyone had a great time. Mr. Zierhut also reported that their Garden is complete, and thankful for all the donations from Green Acres. Red Ribbon will be the week of Halloween and they have their first annual book fair on Oct 30th. They have completed their TK/K playground and are working on the upper-grade playground. TK/K has adopted two families from the center for violence-free families.

6. Clarksville Charter School Report

- Julie Haycock reported that the enrollment is at 781 students. She reported that they are going to be capping their enrollment to stay on track with funding. The theme for the year is Inspiring the Community Through Inspire Schools. They will be doing a blood drive to help the Las Vegas victims. They have started their enrichment academies which are weekly enrichment opportunities where students come together one day a

week with teachers and other students. Families then have a chance to have social interactions with other students and parents. They will begin their WASC accreditation process for Clarksville Charter School in January.

7. **Reports and Request by Board Members**
   Nothing to report.

8. **Superintendent Report**
   - Dr. Roth reported that he had the opportunity to meet with Rolling Hills PTA, it was nice to see so many parents come out. He also met with the Blue Oak PTA this past week. He wanted to commend the Blue Oak PTA which is an all-new board, they are up and running going at full steam. They have had a fundraiser already and working on their Boo fest.
   - Dr. Roth reported that he and Patty went to the CSTA conference this past weekend. They had an opportunity to learn where other schools are at with NGSS and what curriculum is out there as we consider how best to move forward.
   - Dr. Roth reported that he attended the Cross Country finals at the Placerville fairgrounds. It is incredible to see how many students are participating in the Cross Country program countywide. It is also nice to see how many teacher coaches and parent volunteers support this program.
   - First negotiations session with BTA was held today and we are pleased to report that the day went well and believe negotiations are off to a good start.

XI. CONSENT AGENDA

Kirk Seal made a motion to approve the following items on the consent agenda as presented. Gloria Silva Seconded the motion. The motion carried 4-0.

1. Summary of Warrants
2. Minutes of the Regular Meeting/Public Hearing October 4, 2017
3. Personnel Update
4. Declaration of Surplus Items
5. Overnight field trip requests: Silva Valley Elementary School, 5th grade to Sly Park, November 13-17,2017

XII. REVIEW/ACTION ITEMS

1. **Adopt Resolution No. 17-17: Teaching Assignment Credential Authorization**

   Assistant Superintendent Jackie McHaney presented Resolution No. 17-17 to approve Joanne Abram from Rolling Hills and Rob Flowers from Camerado Springs Middle School to teach in departmentalized classes outside of their specific teaching credentials but with the required units of study in the subject matter per Education code sections 44256(b), and 44258.2.

   Dr. Brenda Hanson-Smith moved, and Gloria Silva seconded to adopt Resolution: 17-17: Teaching Assignment Credential Authorization. The motion carried 4-0.

2. Adopt 2017/2018 District Goals and Objectives

Dr. Roth presented the 2017/18 Goals and Objectives.

Dr. Brenda Hanson-Smith motioned to adopt the 2017/2018 District Goals and Objectives as presented. Kirk Seal seconded the motion. The motion carried 4-0.

XIII. DISCUSSION

1. 2017 Smarter Balance Assessment Results

Dr. Roth provided the Board with an Executive Summary of the 2017 Smarter Balance Assessment results. He is pleased to see from the assessment results the growth within the District this past year. Dr. Brenda Hanson-Smith asked if the District was doing everything they can for the students in the lower ranges. Dr. Roth summarized some of the intervention services and materials in place but noted that it is an ongoing process to continue to identify and help meet the needs and goals of these students. The results show that the District has been increasingly effective in helping these students and we feel we are making excellent progress towards closing the achievement gap. Ms. Silva asked about the attendance rate for the District. Ms. McHaney reported that we are running at approximately a 97 % rate for attendance.

XIV. NEXT MEETING

Next Meeting: November 1, 2017, 7:00 p.m.
Valley View Charter School: MP Room

XV. ADJOURNMENT

The meeting adjourned at 7:39 p.m. following a motion made by Kirk Seal and seconded by Gloria Silva. The motion carried 4-0.

Approval Date: _____

By: _____
Winston Pingrey, Clerk

By: _____
Dr. David Roth, Secretary

Application for Board Approval of Overnight

Out-of-State Field Trip

(per Board Policy 6153)

Date form submitted: October 18, 2017

School site: Wm. Brooks

Class(es) Participating: Nordquist, Allison, Keilar

Trip destination: Alliance Redwoods Conference Grounds
6250 Bohemian Hwy,
Occidental, CA 95465

Dates of Trip: February 20-23, 2018

Educational standards supported by this trip:

Geology and Stream, Forest Ecology, Pond and Stream, Forest Friends

The students participate in hands-on experimentation. The students will learn about scientific method as they conduct their own experiments. The class also offers several activities designed to teach the students about the many layers of the earth, and the diversity of rocks found on its surface. The students will have the opportunity to design and conduct their own experiment, experience miniature earth models, and participate in a hands on activity classifying rocks by type. The students will investigate the forest looking for signs of animals. The students will learn about the energy cycle, with a focus on the interdependence and interconnection of animals to each other and the habitat around them. The students will experience the animals of our pond and stream, and test the purity of the water. The students will learn the about the water cycle, the pH scale, the life cycle of a salmon, and how to care for the water in their neighborhood. The students will have the opportunity to conduct hands-on experiments involving water purity, explore the pond and stream to identify indicator species, and view water insects through our state of the art electronic microscope.

Number of students attending: 92

Number of chaperones: 14

Request submitted by: Nordquist, Cadden

Quarterly Report on Williams Uniform Complaints

[Education Code § 35186]

To: Ed Manansala, Ed.D. Superintendent of Schools

District: BUCKEYE UNION SCHOOL DISTRICT

Person completing this form: Coleen Schwietert Title: Superintendent's Secretary

Quarterly Report Submission Date: (*Check one*)

- ☐ April 2017
- ☐ July 2017
- X October 2017
- ☐ January 2017

Date for information to be reported publicly at governing board meeting: November 1, 2017.

Please check the box that applies:

X No complaints were filed with any school in the district during the quarter indicated above.

☐ Complaints were filed with schools in the district during the quarter indicated above. The following chart summarizes the nature and resolution of these complaints.

General Subject Area	Total # of Complaints	# Resolved	# Unresolved
Textbooks and Instructional Materials	0	0	0
Teacher Vacancy or Misassignment	0	0	0
Facilities Conditions	0	0	0
TOTALS	0	0	0

Signature of District Superintendent

11-1-17

Date

:e:
13-17

RECEIVED 10-18-17

Buckeye Surplus Form
School: Rolling Hills

Doug Phillips 10-13-17

approved 11-1-17

Your Name:
Doug Phillips

Count	Room #	Description	Asset #	Serial Number	Reason for Surplus
1	Library back room	Sentry Model 6250 safe	8482	?	Knob damaged. Unable to repair.
2	Library back room	infocus IN24 projector	7553	ARKC62200449	Obsolete over 8 years old
3	Library back room	Infocus IN24 projector	7554	ARKC62105792	Obsolete over 8 years old
4	Library back room	Dell Optiplex 380	9867	3GTZTR1	Obsolete over 6 years old
5	Library back room	Dell Optiplex 380	9822	3GTWTR1	Obsolete over 6 years old
6	Library back room	Dell Optiplex 360	9794	D549ML1	Obsolete over 7 years old
7	Library back room	Dell Optiplex 360	9804	D518ML1	Obsolete over 7 years old
8	Library back room	Dell Optiplex 360	9803	D4Z8ML1	Obsolete over 7 years old
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dministrator's Signature of Approval: RDBowers

Date: 10/17/17

Application for Board Approval of Overnight

Out-of-State Field Trip

(per Board Policy 6153)

Date form submitted: October 18, 2017

School site: Wm. Brooks

Class(es) Participating: Nordquist, Allison, Keilar

Trip destination: Alliance Redwoods Conference Grounds

6250 Bohemian Hwy,

Occidental, CA 95465

Dates of Trip: February 20-23, 2018

Educational standards supported by this trip:

Geology and Stream, Forest Ecology, Pond and Stream, Forest Friends

The students participate in hands-on experimentation. The students will learn about scientific method as they conduct their own experiments. The class also offers several activities designed to teach the students about the many layers of the earth, and the diversity of rocks found on its surface. The students will have the opportunity to design and conduct their own experiment, experience miniature earth models, and participate in a hands on activity classifying rocks by type. The students will investigate the forest looking for signs of animals. The students will learn about the energy cycle, with a focus on the interdependence and interconnection of animals to each other and the habitat around them. The students will experience the animals of our pond and stream, and test the purity of the water. The students will learn the about the water cycle, the pH scale, the life cycle of a salmon, and how to care for the water in their neighborhood. The students will have the opportunity to conduct hands-on experiments involving water purity, explore the pond and stream to identify indicator species, and view water insects through our state of the art electronic microscope.

Number of students attending: 92

Number of chaperones: 14

Request submitted by: Nordquist, Cadden

BUCKEYE UNION SCHOOL DISTRICT

AGENDA ITEM #: XI.1

ACTION: Resolution Finding, The Purchase Of The Real Property, Located At 5049 Robert J. Matthews Parkway, El Dorado Hills, California And The Construction Of The Tenant Improvements Required To Build-Out The New District Office Exempt From The California Environmental Quality Act And Approving The Filing And Recordation Of A Notice Of Exemption.

SITUATION:

Prior to and/or contemporaneously with the Purchase of the Real Property located at 5049 Robert J. Matthews Parkway and in conjunction with the authorization of the District Office Tenant Improvements Construction Project, the District's Governing Board must comply with the California Environmental Quality Act ("CEQA"). The CEQA Project qualifies for a categorical exemption under CEQA Guidelines Section 15301 (Class 1). Class 1 exempts a project that consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the Lead Agency's determination. The CEQA Project (both the Purchase and Tenant Improvements Construction Project) will involve negligible or no expansion of use of the Real Property in that the work to be performed will involve interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances and the building will continue to be used use for administrative office purposes.

PLAN:

The plan is to have the Board adopt Resolution No. 17-18, authorizing staff to file a Notice of Exemption for both the Purchase of the Real Property as well as the Tenant Improvements Construction Project to build-out the District Office located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California.

FISCAL IMPACT:

None.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board approve Resolution No. 17-18 and authorize staff to close escrow pursuant to the terms of the Purchase and Sale Agreement between the District and Seller and take other actions necessary or convenient to complete the purchase of the Property.

BEFORE THE
GOVERNING BOARD
OF THE
BUCKEYE UNION SCHOOL DISTRICT

RESOLUTION FINDING THE PURCHASE OF THE REAL PROPERTY LOCATED AT 5049 ROBERT J. MATTHEWS PARKWAY, EL DORADO HILLS, CALIFORNIA AND THE CONSTRUCTION OF THE TENANT IMPROVEMENTS REQUIRED TO BUILD-OUT THE NEW DISTRICT OFFICE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE FILING AND RECORDATION OF A NOTICE OF EXEMPTION

RESOLUTION NO. 17-18

WHEREAS, on September 6, 2017, the Board reached an agreement with Betty Lane LLC & George A. Wilson Jr., Estate Trust for the purchase of the following real property:

> Property: 5049 Robert J. Matthews Pkwy (Assessor's Parcel No. 117-250-10-100), which consists of approximately .26 acres of land, together with a building consisting of approximately 11,520 gross square feet.
>
> Purchase Price: One Million Four Hundred Thousand and 00/100 ($1,400,000) and authorized the Superintendent and/or designee to enter into the Purchase and Sale Agreement and open escrow, the closing of which was subject to certain contingencies; and

WHEREAS, the Agreement provides for a forty-five (45) day contingency period for the District to investigate and inspect the total subject property and thereafter for the parties to close escrow. At this time it is anticipated that the parties will close escrow on or about November 3, 2017; and

WHEREAS, on November 1, 2017, and in conjunction with this action, the Board authorized District staff to close escrow on the Property and directed staff to take all steps necessary or convenient to complete the purchase of the Property; and

WHEREAS, on November 1, 2017, the Board authorized the District's Tenant Improvements Construction Project for the build-out of the District Office; and

WHEREAS, both the Purchase of the Property and the Tenant Improvements Construction Project are both hereinafter collectively referred to as the "CEQA Project"; and

WHEREAS, the District must comply with the California Environmental Quality Act ("CEQA") before approving the CEQA Project; and

WHEREAS, exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines"); and

WHEREAS, CEQA Guidelines Section 15301 sets forth an exemption from CEQA for improvements upon existing facilities where the project consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the Lead Agency's determination; and

WHEREAS, Section 15301 further provides that the key consideration in determining whether a project is exempt from CEQA under said exemption category is whether the project involves negligible or no expansion of an existing use; and

WHEREAS, the CEQA Project (both the Purchase and Tenant Improvements Construction Project) will involve negligible or no expansion of use of the Real Property in that the work to be performed will involve interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and

WHEREAS, the CEQA Project is not located in an area of statewide, regional or area-wide concerns as identified in CEQA Guidelines Section 15206(b(4); and

WHEREAS, the District has considered whether the CEQA Project may have significant impacts on the environment; and

WHEREAS, the District has concluded, through its own independent review and analysis, that the CEQA Project will not have a significant impact on the environment.

NOW, THEREFORE, THE GOVERNING BOARD OF THE BUCKEYE UNION SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitals are all true and correct.

Section 2. That the District has considered whether the CEQA Project may have significant impacts on the environment.

Section 3. That the District has concluded, after reviewing the CEQA Project, through its own independent review and analysis, that the CEQA Project will not have a significant impact on the environment.

Section 4. That the CEQA Project will not result in damage to scenic resources pursuant to Public Contracts Code Section 21084.

Section 5. That the Real Property is not located in an area of statewide, regional, or area-wide concerns as identified in CEQA Guidelines Section 15206(b)(4).

Section 6. That the CEQA Project will involve negligible or no expansion beyond the existing use of the Real Property.

Section 7. That the CEQA Project is subject to CEQA Guidelines Section 15301 and is therefore exempt from CEQA.

Section 8. The District Superintendent, Dr. David Roth, or designee, is instructed to file and/or record a Notice of Exemption from the California Environmental Quality Act, consistent with this Resolution, attached hereto as Exhibit "A", with any and all appropriate public agencies or entities, subject only to minor non-substantive revisions, if necessary.

Section 9. In the event any section or portion of this Resolution shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared to be unconstitutional.

Passed and Adopted by roll call vote this November 1, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
ROYCE GOUGH
President, Governing Board

I, Winston Pingrey, Clerk of the Governing Board of the Buckeye Union School District, do hereby certify that the foregoing resolution was regularly introduced, passed and adopted by the Governing Board at its meeting held on November 1, 2017.

_____
WINSTON PINGREY
Clerk, Governing Board

Attachment A

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: El Dorado County
360 Fair Lane
Placerville, CA 95667

From: (Public Agency): Buckeye Union School District
1665 Blackstone Parkway
El Dorado Hills, CA 95762
(Address)

Project Title: Purchase of Real Property for District Office; and Tenant Improvements Construction Proje

Project Applicant: Not Applicable

Project Location - Specific:

5049 Robert J. Matthews Parkway, El Dorado Hills, California 95762

Project Location - City: El Dorado Hills Project Location - County: El Dorado

Description of Nature, Purpose and Beneficiaries of Project:
The District purchased .26 acres of land, together with a building consisting of approx. 11,520 sf to house its admin offices and the staff development center. In addition, the District authorized a bid for the District Office Tenant Improvements Construction Project which will not expand or change the use of the Property.

Name of Public Agency Approving Project: Buckeye Union School District

Name of Person or Agency Carrying Out Project: Buckeye Union School District

Exempt Status: **(check one)**:

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The Project consists of the purchase of an existing commercial office building and construction of tenant Improvements to build out the interior spaces to meet the District needs. There is negligible or no expansion of use beyond that existing.

Lead Agency Contact Person: Jackie McHaney Area Code/Telephone/Extension: 530-677-2261

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

BUCKEYE UNION SCHOOL DISTRICT

AGENDA ITEM #: XI.4.

Action: Authorization to Post Bidding Documents for the District Office Tenant Improvements Construction project.

SITUATION:

Since July 1, 2013, the District's administrative offices and staff development center has been housed at the location now commonly referred to as the Valley View Charter Montessori school site. Commencing with the 2018-2019 school year, the District will no longer be able to house its administrative offices and the staff development center at Valley View and as a result has purchased a building located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California. Inspection of the building has shown that the building is in excellent shape. However, the current tenant improvements are not suitable for the District's needs. Prior to occupying the building, the existing tenant improvements must be completely removed, and new tenant improvements must be constructed as well as ADA upgrades. The new tenant improvements will include a board room, training room, office spaces, conference rooms, reception area, lobby, break room, records room, mail room, server/electrical room, storage rooms, and ample restrooms.

PLAN:

The plan is to have the Board authorize staff to post bidding documents for the District Office Tenant Improvements Construction Project, with a planned bid opening date of November 28th. Assuming a lowest responsive and responsible bidder is identified through this process, a special Board meeting will be held to award the contract.

FISCAL IMPACT:

The purchase of the property and construction of the required tenant improvements will have no fiscal impact on the District General Fund. The acquisition and ultimately build-out of the facility will be paid for as follows: 72.4% shall be paid for from Fund 35 and 27.6% shall be paid for from the special tax collected pursuant to the provisions of Government Code section 53311, et seq. (the "Mello Roos Law") received from the El Dorado Schools Financing Authority Community Facilities District No. 1 ("CFD"). The total cost for the District Office Tenant Improvements Construction Project will be determined after bid opening and the results of the bid opening will be shared with the Board prior to award of a contract.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board authorize staff to post Bidding Documents for the District Office Tenant Improvements Construction Project.

BUCKEYE UNION SCHOOL DISTRICT

AGENDA ITEM #: XI.2.

ACTION: Authorization To Purchase and Close Escrow on Real Property Located At 5049 Robert J. Matthews Parkway, El Dorado Hills, California.

SITUATION:

Since July 1, 2013, the District's administrative offices and staff development center has been housed at the location now commonly referred to as the Valley View Charter Montessori school site. Commencing with the 2018-2019 school year, the District will no longer be able to house its administrative offices and the staff development center at Valley View and as a result began investigating options and alternative for the relocation of District operations to a more appropriate facility this past summer. On September 6, 2017, the Governing Board approved moving forward with the purchase and sale agreement for the 5049 Robert J. Matthews Parkway property. The Agreement provides for a forty-five (45) day contingency period for the District to investigate and inspect the total subject property and thereafter for the parties to close escrow. At this time it is anticipated that the parties will close escrow on or about November 3, 2017.

PLAN:

The plan is to have the Board adopt Resolution No. 17-19, authorizing staff to finalize the purchase and close escrow on the real property located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California.

FISCAL IMPACT:

The purchase price for the Property is One Million Four Hundred Thousand and 00/100 ($1,400,000). The purchase of the Property will have no fiscal impact on the District General Fund. The acquisition and ultimately build-out of the facility will be paid for as follows: 72.4% shall be paid for from Fund 35 and 27.6% shall be paid for from the special tax collected pursuant to the provisions of Government Code section 53311, et seq. (the "Mello Roos Law") received from the El Dorado Schools Financing Authority Community Facilities District No. 1 ("CFD").

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board approve Resolution No. 17-19 and authorize staff to close escrow pursuant to the terms of the Purchase and Sale Agreement between the District and Seller and take other actions necessary or convenient to complete the purchase of the Property.

BEFORE THE
GOVERNING BOARD
OF THE
BUCKEYE UNION SCHOOL DISTRICT

AUTHORIZATION TO PURCHASE AND CLOSE ESCROW ON REAL PROPERTY LOCATED AT 5049 ROBERT J. MATTHEWS PARKWAY, EL DORADO HILLS, CALIFORNIA

RESOLUTION NO. 17-19

WHEREAS, on September 6, 2017 the Governing Board of the Buckeye Union School District ("District") determined that acquiring the real property located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California is in the best interest of the District for use by the District as a district-wide administration building and staff development center; and

WHEREAS, on September 6, 2017, the Board reported out of closed session that it had reached an agreement with Betty Lane LLC & George A. Wilson Jr., Estate Trust for the purchase of the following real property:

> Property: 5049 Robert J. Matthews Pkwy (Assessor's Parcel No. 117-250-10-100), which consists of approximately .26 acres of land, together with a building consisting of approximately 11,520 gross square feet.
>
> Purchase Price: One Million Four Hundred Thousand and 00/100 ($1,400,000) and authorized the Superintendent and/or designee to enter into the Purchase and Sale Agreement and open escrow, the closing of which was subject to certain contingencies; and

WHEREAS, the Governing Board finds that the purchase of the Property will have no fiscal impact on the District General Fund because 72.4% shall be paid for from Fund 35 and 27.6% shall be paid for from the special tax collected pursuant to the provisions of Government Code section 53311, et seq. (the "Mello Roos Law") received from the El Dorado Schools Financing Authority Community Facilities District No. 1 ("CFD"), both funding stream using restricted facility dollars; and

WHEREAS, upon approval of this Resolution, the Superintendent of the District, or his designee will be authorized to close escrow pursuant to the other terms of a Purchase and Sale Agreement between the District and Seller (the "Purchase Agreement") and take other actions necessary or convenient to complete the purchase of the Property.

NOW, THEREFORE, THE GOVERNING BOARD OF THE BUCKEYE UNION SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitals are all true and correct.

Section 2. That all terms and conditions of the purchase of the Property are consistent with applicable laws and requirements and regulations for the purchase of real property by a school district; and

Section 3. The Purchase Price does not exceed what an appraiser has advised the District to be fair market value for comparable real properties in the El Dorado Hills Business Park;

Section 4. That the Governing Board of the Buckeye Union School District has determined that it is in the best interest of the District to acquire the real property located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California for use by the District as a district-wide administration building and staff development center; and

Section 5. The District Superintendent, Dr. David Roth, or his designee, Jacqueline S. McHaney, Assistant Superintendent, Administrative Services, and consultants are authorized and directed to take all steps necessary or convenient to complete the purchase of the Property and close escrow on the same in accordance with the Purchase Agreement, which is hereby approved and ratified. The District Superintendent, Dr. David Roth, or his designee, is also authorized and directed to close escrow as soon as possible, execute a Certificate of Acceptance of the grant deed to the Property, secure appropriate policies of title insurance, and take any and all other steps that may be necessary or convenient to complete the acquisition of the Property, all in accordance with the terms of the Purchase Agreement.

Section 6. In the event any section or portion of this Resolution shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared to be unconstitutional.

Passed and Adopted by roll call vote this November 1, 2017 by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

_____
ROYCE GOUGH
President, Governing Board

I, Winston Pingrey, Clerk of the Governing Board of the Buckeye Union School District, do hereby certify that the foregoing resolution was regularly introduced, passed and adopted by the Governing Board at its meeting held on November 1, 2017.

_____
WINSTON PINGREY
Clerk, Governing Board

BUCKEYE UNION SCHOOL DISTRICT

AGENDA ITEM #: XI.3.

ACTION: Authorization to Enter Into a Contract for Services with Kirk S. Brainerd, Architect, to Prepare Construction Documents and Provide Construction Administration Services for the New District Office Tenant Improvements Project

SITUATION:

Since July 1, 2013, the District's administrative offices and staff development center has been housed at the location now commonly referred to as the Valley View Charter Montessori school site. Commencing with the 2018-2019 school year, the District will no longer be able to house its administrative offices and the staff development center at the Valley View Charter Montessori school site. Upon direction by the Board, staff located and is currently in the process of purchasing a building for the new District Office. The building is located at 5049 Robert J. Mathews Parkway, El Dorado Hills, CA 95762. Inspection of the building has shown that the building is in excellent shape. However, the current tenant improvements are not suitable for the District's needs. Prior to occupying the building, the existing tenant improvements must be completely removed, and new tenant improvements must be constructed as well as ADA upgrades. The new tenant improvements will include a boardroom, training room, office spaces, conference rooms, reception area, lobby, break room, records room, mail room, server/electrical room, storage rooms, and ample restrooms.

PLAN:

The plan is to have the Board authorize staff to enter into a contract for services with Kirk S. Brainerd (Architect) to prepare construction documents and to provide for construction administration services for the tenant improvements project required to construct the new District Office.

FISCAL IMPACT:

Costs incurred in connection with the New District Office Tenant Improvements Project will have no fiscal impact on the District General Fund. The acquisition and ultimately build-out of the facility will be paid for as follows: 72.4% shall be paid for from Fund 35 and 27.6% shall be paid for from the special tax collected pursuant to the provisions of Government Code section 53311, et seq. (the "Mello Roos Law") received from the El Dorado Schools Financing Authority Community Facilities District No. 1 ("CFD"). The proposal from Kirk S. Brainerd (Architect) is a fixed fee at 10% of construction costs, which will be determined at project closeout.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board authorize staff to enter into a contract for services with Kirk S. Brainerd (Architect) to prepare construction documents, and administration services for the tenant improvements project required to construct the new district office.

Kirk S. Brainerd
Architect

October 4, 2017

Brian McCahon
Director of Facilities
Buckeye Union School District
1665 Blackstone Parkway
El Dorado Hills, Ca. 95762

Re: Tenant Improvements for Relocating District Office

Dear Brian,

We propose to provide design services as follows:

1. Visit the site to assess the conditions: Review original construction drawings
2. Provide conceptual floor plans for District review and approval
3. Provide final civil, architectural, electrical, and landscaping construction documents and associated specifications. (refer to attached consultants scope of work). Landscape scope to be determined if any at this time
4. Provide complete specifications for all finishes/products
5. Provide alternate bid items at the request of the District.
6. Submit plans to county for approval; proposed date of 11/1/17.
7. Assist the District in bidding the project.
8. Provide all construction administration for the duration of the project.

Fee shall be a fixed fee 10% of construction cost

Billing will be made on a monthly basis for work completed within that calendar month.
Payment shall be made within 30 days of receiving the billing statement.
If this proposal is acceptable, please sign and return one copy.

Accepted _____

Kirk S. Brainerd, Architect

Date:_____

3510 Coon Hollow Road, Placerville, CA 95667
E kbrainerd@ksbarch.com | C 530.417.0347

Warren Consulting Engineers, Inc.

October 2, 2017

Email: kbrainerd@ksbarch.com

Kirk S. Brainerd Architect
3510 Coon Hollow Road
Placerville, CA 95667

RE: PROPOSAL FOR ENGINEERING SERVICES BUCKEYE DISTRICT RELOCATION ACCESSIBILITY UPGRADES

Dear Kirk,

We are pleased to submit for your review and consideration our proposal for civil engineering services for the above referenced project. The scope of work consists of the following:

1. Construction Documents
   A. Based on approved site plan prepare one set of civil site construction plans and specifications consisting of:
      1) Cover Sheet
      2) Demolition plan
      3) Grading and Drainage Plans
      4) Utility Plan (Sewer and Domestic Water)
      S) Erosion Control Plan
      6) Details and Sections
   B. Prepare project specifications for civil work items.
   C. Attend design team meetings, as required.
   D. Amend plans as needed to obtain DSA approval.

2. Bidding
   A. Answer questions during bidding. Prepare addenda as needed.

3. Construction Administration
   A. Answer questions during construction.
   B. Review submittal and shop drawings.
   C. Make one site visit.
   D. Make a final site visit and prepare punch list

1117 Windfield Way, Ste. 110 El Dorado Hills, CA 95762
Phone: 916-985-1870 Fax: 916-985-1877 Email: wce@wceinc.com

Items not included in this proposal are:

1. Boundary & topographic survey.
2. Path of travel improvements outside of proposed scope.
3. Soils investigation and testing.
4. Fire flow testing.
5. Site electrical design.
6. Natural gas system design.
7. SWPPP monitoring during construction.
8. Retaining wall design.
9. Landscape and irrigation design.
10. Construction staking.
11. Construction Inspection.
12. Pad certification.
13. Agency fees.
14. Off-site Improvements.
15. Local agency processing.

Billing will be on a monthly basis for work completed within that month. Payments shall be made within 30 days of receiving the invoice.

If this proposal is acceptable, please sign and return one copy.

Sincerely,

Martin J. Gee tlb

Martin J. Gee

Accepted: _____

Date: _____

MJG/tlb
17P.371

PETERS engineering
Your First Resource

consulting
mechanical
and
electrical
engineers

2411 Alhambra Blvd, Ste. 100
Sacramento, CA 95817

Tel (916) 447-2841
Fax (916) 447-4106

www.peterseng.com

September 29, 2017

Kirk S. Brainerd Architect
3510 Coon Hollow Road
Placerville, CA 95667

Attn: Kirk Brainerd
Re: Buckeye District Office Tenant Improvement

Scope of Work:

1. HVAC.
2. Domestic plumbing within existing building for new restrooms and breakroom.

Scope of Services:

1. Provide design site visit(s) to investigate existing conditions as needed.
2. Coordinate with architectural and structural designs.
3. Prepare construction drawings for the scope of work, including plans and specifications.
4. Prepare T24 compliance documentation for envelope and mechanical scope items.
5. Provide construction support as described herein.

Basis of Proposal:

1. Electronic base sheets shall be provided for our work to be shown using AutoCAD.
2. We shall design for new plumbing connections for sewer to connect to existing sewer lateral within the building.
3. Where existing utility pipes are to be reused we must assume adequate condition of pipe for continued use. Also we must base the proposal that the existing utilities are of adequate size, location, depth, slope, and capacity to handle the new connections.
4. We will design for water service to new fixtures from the existing service entry point at the building. We will size cold water pipe for the demands calculated for the new tenant improvement based on flush valves for urinals and water closets. The existing toilets are tank type, which require less pressure and flow. Increased site service size may be required but is not part of our scope of work and service. We shall provide the Civil Engineer with required flow (gpm) and pressure (psi) required to be delivered at the point of connection.

5. New flush valves and restroom faucets shall be designed as auto-operated sensor type.
6. Intent for the HVAC scope is to reuse all existing roof top AC units to extent possible, but adding new units (systems) where required for new occupancies such as the new Board Room.
7. We have no source to determine the current condition and operational status of existing AC units. The District has been made aware of this, and must accept the fact any deficiency in operating the existing equipment will be considered routine maintenance and repaired/replaced by District when needed; and not part of this scope or work.
8. Existing HVAC controls shall be replaced with new building DDC system designed around ALERTON control system, but open to competitive alternatives from equal systems with BACNet or open protocol for which the District can communicate with remotely using their existing central access point.
9. Structural considerations for roof support, attachments to structure to restrain and/or support equipment, pipes, and duct shall be provided by others; and not part of this scope of work. We do not include any structural calculations, notes and details regarding such structural issues. Any new equipment on the roof could need structural modifications to fortify the structure for new loads, etc. The structural considerations are not part of our scope.
10. Existing natural gas service from PG&E feeds three meters. The new improvements will include consolidating the gas to a single meter, and new pipe routed as required to serve the HVAC and water heating needs.
11. This proposal is limited to performance based specification to cover the means and methods for a design/build fire sprinkler contractor to provide design and engineering of the modifications to the existing system to accommodate the new improvements.
12. Construction support shall consist of material/product submittal reviews, RFI responses, and up to maximum two construction review visits to site.

Exclusions:

1. Electrical and Lighting Design.
2. Site utility plumbing outside 5'-0".
3. Storm drainage system.
4. Irrigation and grey recycled water.
5. Electrical engineering.
6. Structural evaluation, calculations and details for support and attachments to structure.
7. Fire sprinkler engineering and design.
8. Fire alarm.
9. Hazardous material issues.
10. Commissioning.
11. Energy studies.
12. Life cycle cost analysis.
13. Bidding and construction support services.
14. Construction cost estimating.
15. As-built and Record drawing transfer of contractor mark-ups.
16. Printing, reproduction and express deliveries.
17. T-24 better than minimum level compliance.
18. Permit Fees
19. Any other services not specifically described in the scope of this proposal.

Deliverables: One hard copy plot and electronic files of construction documents at 95% for plan check, and again at 100% final.

Reimbursable Expenses: Any printing or deliveries, requested by the architect, shall be reimbursed at 1.10 times invoiced cost. Any request from the architect that will result in cumulative expenses exceeding $100.00 must be authorized in writing.

Additional Services: Shall be made in writing and authorized in writing prior to commencement of work. Additional services shall be any services or scope of work not listed in scope of work, scope of services or variation from the basis of proposal. Additional services shall be paid based on our standard hourly rates or at negotiated fixed fees.

Standard Hourly Rates:

Principal:	$180.00/hr.
Engineer:	$155.00/hr.
Project Manager:	$130.00/hr.
Designer:	$100.00/hr.
CADD:	$ 80.00/hr.
Clerical:	$ 65.00/hr.

If the above is acceptable to you, please sign and return a copy of this letter as our authorization to proceed.

Sincerely,
PETERS ENGINEERING

Dave Huhn, P.E.
Senior Mechanical Engineer
Peters Engineering

Accepted by,
Kirk S. Brainerd Architect

Authorized Representative Date

EDGE
ELECTRICAL CONSULTING

431 30th Street, Sacramento, CA 95816 | 916.256.2460
300 27th Street, Suite 201, Oakland, CA 94612 | 510.775.3836
EDGE-eConsulting.com

September 29, 2017

Kirk Brainerd
Kirk S. Brained Architect
3510 Coon Hollow Road,
Placerville, CA 95667

Project Title: TI for New Buckeye Union District Office
Proposal # E457

Invoices will be sent monthly based on percentage of work completed. Payment terms are net 30 days. Additional services will be negotiated separately.

The proposal shall be valid for the next 60 days. Please provide a written authorization to proceed with work if the above meet your approval. If verbal authorization to proceed is provided, then this proposal will serve as the agreement.

Again, thank you for considering our Firm for this project. We look forward to working with you.

Very truly yours,

EDGE Electrical Consulting Inc.

Eric H. Lee

Accepted By: _____

Date: _____

Client # _____

PROJECT DESCRIPTION:

Provide electrical engineering for the remodel of an existing building located at 5049 Robert J. Mathews Parkway, El Dorado Hills, 95762.

- Provide electrical design provision for new service and a new 208-volt 3 phase switchboard to support the tenant improvement for the building.
- Provide lighting, power and tele/data for the remodeled space.

CLARIFICATIONS AND ASSUMPTIONS

- The project will include Construction Documents, and Construction Administration phases.
- Existing facility plans will be made available to the design team by Owner's representative.

SERVICES INCLUDED:

Design modifications to the following:

- Electrical distribution system: utility, normal power.
- Interior lighting and controls.
- Title 24 Compliance (NRCC) forms.
- Receptacle layout and circuiting.
- Power to mechanical and plumbing equipment.
- Power to equipment furnished by others.
- Empty conduit and junction boxes for data system.
- Security system design: Full design.
- Fire alarm full design.

SERVICES NOT INCLUDED:

- Title 24 Installation (NRCI) forms.
- Title 24 Acceptance (NRCA) forms.
- Other electrical and low voltage systems not included above.
- Data system network design.
- Value engineering services.
- Cost estimating services.
- Electrical testing services.
- Commissioning services.
- Design of temporary services for Contractors' uses.
- Change order preparation services beyond scope of work and included services.
- Meetings beyond those included in services.

CONSTRUCTION DOCUMENTS PHASE:

- Preliminary site visit to confirm existing conditions.
- Provide electrical details to Architect and Structural Engineer for review.
- Provide branch circuiting of electrical plans.
- Provide coordination with Mechanical and Plumbing Engineers.
- Provide one-line diagrams.
- Provide electrical equipment and low voltage room layouts.
- Provide electrical load calculations.
- Provide specifications.
- Submit [2] sets of 100% construction document drawings.
- Respond to plan review comments.
- Assist in the bidding by being available to answer questions to clarify the drawings and specifications.
- Prepare addendums for clarification of drawings and specifications.

CONSTRUCTION ADMINISTRATION PHASE:

- Review of electrical submittals and shop drawings.
- Respond to electrical contractor's request for information.
- Perform one final inspection and prepare an electrical punch list.

BUCKEYE UNION SCHOOL DISTRICT

AGENDA ITEM #: XI.4.

Action: Authorization to Post Bidding Documents for the District Office Tenant Improvements Construction project.

SITUATION:

Since July 1, 2013, the District's administrative offices and staff development center has been housed at the location now commonly referred to as the Valley View Charter Montessori school site. Commencing with the 2018-2019 school year, the District will no longer be able to house its administrative offices and the staff development center at Valley View and as a result has purchased a building located at 5049 Robert J. Matthews Parkway, El Dorado Hills, California. Inspection of the building has shown that the building is in excellent shape. However, the current tenant improvements are not suitable for the District's needs. Prior to occupying the building, the existing tenant improvements must be completely removed, and new tenant improvements must be constructed as well as ADA upgrades. The new tenant improvements will include a board room, training room, office spaces, conference rooms, reception area, lobby, break room, records room, mail room, server/electrical room, storage rooms, and ample restrooms.

PLAN:

The plan is to have the Board authorize staff to post bidding documents for the District Office Tenant Improvements Construction Project, with a planned bid opening date of November 28th. Assuming a lowest responsive and responsible bidder is identified through this process, a special Board meeting will be held to award the contract.

FISCAL IMPACT:

The purchase of the property and construction of the required tenant improvements will have no fiscal impact on the District General Fund. The acquisition and ultimately build-out of the facility will be paid for as follows: 72.4% shall be paid for from Fund 35 and 27.6% shall be paid for from the special tax collected pursuant to the provisions of Government Code section 53311, et seq. (the "Mello Roos Law") received from the El Dorado Schools Financing Authority Community Facilities District No. 1 ("CFD"). The total cost for the District Office Tenant Improvements Construction Project will be determined after bid opening and the results of the bid opening will be shared with the Board prior to award of a contract.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board authorize staff to post Bidding Documents for the District Office Tenant Improvements Construction Project.