



Dale H. Hansen
Superintendent

LAMMERSVILLE
Unified School District

Governing Board Members
Mr. Matthew Balzarini, President – Mrs. Micaela Vergara, Clerk
Dr. Chris Cunningham – Mr. Ben Fobert – Mr. David Pombo

Governing Board Meeting Agenda

District Office, Board Room
111 S. De Anza Blvd., Mountain House, CA 95391

August 29, 2012
7:00 P.M. – Special Meeting

- I. Call to order at _____ P.M.
- II. Pledge of Allegiance – Mr. Matthew Balzarini, Board President
- III. Roll Call: Matthew Balzarini _____; Chris Cunningham _____; Ben Fobert _____; David Pombo _____; Micaela Vergara _____.
- IV. Approval and/or Corrections to the Agenda.
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
- V. Receiving of Public Comments: (The Board shall give members of the public an opportunity to address the Board either before or during the Board's consideration of each agenda item (Gove. Code Section 549453). At a time so designated on the agenda, members of the public also may bring before the Board, matters that are not listed on the agenda of a regular meeting. The Board may refer such a matter to the Superintendent of or designee or take it under advisement, but shall not take action at that time. The Board may place the matter on the agenda of a subsequent meeting for discussion or action. Presentations by the public shall be held to a reasonable length, normally not to exceed five (5) minutes)
- VI. Action Items:
 - A. Consider/Approval of Phase II Lease Lease Back Agreement with Turner Construction with a Guaranteed Maximum Price (GMP) of \$41,961,872.00..... P. 1
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
 - B. Consider/Approval for Project Management Services (PMA) to Provide Construction Management for the Mountain House High School Project..... P. 9
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
 - C. Consider/Approval of Classified Hires:
 - 1. Anthony Hunt, I.T. Officer..... Confidential Packet P. 1
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
- VII. Adjourn to Closed Session _____ P.M. (Closed session is in regards to Personnel, and Negotiation Matters as permitted under Gov. Code § 54956.9, 54957, 54957.6, and 54957.1)
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
A. Anticipated Litigation – One Matter (Government Code §54956.9 c)
- VIII. Reconvene to Open Session _____ P.M.
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.
- IX. Report Action(s) Taken in Closed Session, If Any:
- X. Adjournment of Special Meeting, August 29, 2012 at _____ P.M.
MOTION BY: _____; SECOND BY: _____; AYES: _____; NOES: _____; ABSENT: _____.

ERICAN WITH DISABILITIES COMPLIANCE NOTICE: In compliance with the Americans with Disabilities Act, those requiring special assistance to access the Board of _____stees meeting room, to access written documents being discussed at the Board meeting, or to otherwise participate at Board meetings, please contact Mrs. Noel Balzarini at (209) 836-7400. Notification at least 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to the Board meeting and to provide any required accommodation, auxiliary aids or services. DOCUMENT AVAILABILITY: Documents provided to a majority of the Governing Board regarding an open session Item on this agenda, including documents distributed to the Board less than 72 hours in advance of a board meeting are available for public inspection at the front desk of the District offices located at 111 S. De Anza Blvd., Mountain House, CA 95391 during normal business hours.

Guaranteed Maximum Price

Table of Contents

1. General
2. Project Cost and Allowances
4. General Inclusions, Exclusions and Trade Specific Clarifications
3. Schedule
4. Attachment A – Contract Document List
5. Attachment B – Project Cost Summary
6. Attachment C – Schedule

1. GENERAL:

This Guaranteed Maximum document establishes a maximum price that Turner Construction Company ("Turner") is hereby authorized to expend to complete the project as noted below.

This GMP will be an amendment to the existing Lease-Leaseback agreement between Turner and Lammersville Unified School District ("LUSD") dated June 20, 2012. This portion of the Mountain House High School Project consists of Increment 2 Buildings A, C and D, Gas and Electrical Enclosure, Bike Rack, Trash Enclosure and Service Yard only (ref. drawing A031). See attached Scope of Work Document for complete scope of work in this GMP.

The GMP is based on the Contract Documents noted in Attachment "A" dated August 23, 2012, and the schedule dated, August 20, 2012 (run date) noted in Attachment "C".

2. PROJECT COST:

GMP

The total Guaranteed Maximum Price for Increment 2 Buildings A, C and D, Gas and Electrical Enclosure, Bike Rack, Trash Enclosure and Service Yard is set at:

\$41,961,872.00

The summary of costs for the total GMP is included as Attachment "B" – Project Cost Summary.

ALTERNATES:

The work noted in the following alternates is not included in the GMP amount and can be included via a deductive change order in the future. Costs do not include credits for Insurances, Bond and Fee. Note date in which deduct expires.

- | | |
|--|---------------------|
| 1. Provide McQuay Air Handling Units in lieu of Mammoth units
Credit is valid to September 24, 2012 | Deduct \$640,144.00 |
| 2. Delete Acoustical Deck at building D
Credit is valid to September 24, 2012 | Deduct \$165,500.00 |

VALUE ENGINEERING:

The following Value Engineering has been accepted by LUSD and is included in the GMP.

- | | |
|---|------------------------|
| 1. Provide a machine roomless holeless Hydraulic Elevator in lieu of the Electric Traction elevator specified in specification section 14 21 00 | Included \$(41,105.00) |
|---|------------------------|

ALLOWANCES:

This GMP includes the following allowances for certain work that the bid amount has not been secured and for items that have not been fully designed or described to a degree where accurate pricing can be obtained. The GMP will be adjusted up or down based upon the final price for these items. The allowances are subcontractor cost only and exclude Turner's markups for OH&P, Subguard and Insurances. Unused allowance will be returned to the LUSD.

Doors, Frames and Hardware –

Consists of Specifications sections 08 11 00, 08 14 24, 08 71 00 \$ 511,005.00

Technology –

Work includes Division 27 - Audio Visual with smart podiums, and Communication and Division 28 – Security (includes allowances noted in the specifications

\$2,200,000.00

Wire and cable for Telephone between buildings A, C and D

\$ 100,000.00

3. GENERAL INCLUSIONS, EXCLUSIONS AND TRADE SPECIFIC CLARIFICATIONS:

A. General Inclusions and Assumptions

This GMP assumes and includes:

1. The GMP is based on the DSA Documents noted in Attachment "A" dated 8/23/12, Addenda 1 through 7 and RFI's 40, 43, 45, 46, 47, 49, 50 and 52 (copies attached).
2. The GMP assumes that the Contract Documents conform to all applicable codes, local, state and Federal building codes. The GMP does not include any costs for code compliance beyond that which is shown on the DSA Reviewed Contract Documents.

B. General Exclusions

The following items are excluded from the GMP:

1. Moving Costs, including coordination of owner systems, furniture and equipment. This work will be owner performed.
2. No cost included for furnishings, FFE, specifically the dining furniture noted in Specification Section 12 93 00.
3. Equipment not specifically included in the contract documents. No cost is included for the cost of the owner's equipment or installation of equipment unless drawings or specifications note otherwise.
4. Costs for a Commissioning Authority are excluded. This shall be provided by the District as required to support the Project Scope and Schedule. Turner will coordinate the scheduling of the Commission Authority's services. If project schedule requires overtime, the owner will pay for premiums as required.

C. Trade Specific Clarifications

1. Sitework:
 - a. No cost has been included for Phase 1 Increment 1, 2 or 3 and offsite improvements.
 - b. No cost has been included for Increment 2 site concrete (subgrade prep, rock and reinforcing) sidewalks, paved areas of the bus loop and fire lane,

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- landscaping/irrigation, fencing, CMU planters, CMU pilasters at the fence, access gates, fire lane gates, site furnishings, benches, drinking fountains, waste receptacles, site monument foundation and sign.
- c. We have not included site lighting in areas not being constructed in under Phase 1 GMP or this GMP, i.e. east parking lot.
2. Concrete:
 - a. Turner assumes no responsibility for concrete cracking which is a naturally occurring event caused by many factors.
 - b. We have included Currentseal in lieu of Creatseal.
 3. Doors, Frames and Hardware:
 - a. This item is included as an allowance.
 4. Flooring:
 - a. We have included Resilient Athletic Flooring in the weight room D111 in lieu of the stained concrete as shown on the finish schedule.
 5. Elevators:
 - a. In lieu of the specified electric traction elevator, we have included a machine roomless holeless hydraulic elevator.
 6. Plumbing:
 - a. We have included heat trace and insulation on the pipe to the grease interceptor.
 7. Electrical:
 - a. Included are 6ea type 8, 5ea type 8A and 5ea type 9 pole light fixtures, bases and conduits along the roadway from the east entry to in front of the future football stadium (bus turnaround).
 - b. Home run fiber/data cable provided by Comcast or AT&T
 8. Technology:
 - a. We have included the following work as an allowance:
 - Communications –
Specification sections 27 05 28, 27 11 23, 27 13 00, and 27 15 13
 - Audio Visual -
Specification sections 27 41 00 and 10 90 00 (smart podiums only)
 - Intercom and Clock system –
Specification section 27 50 00

**Lammersville Unified School District
New Mountain House High School
Increment #2
Mountain House, CA
Turner Contract No.**

August 23, 2012

Security –
Specification sections 28 13 00, 28 16 00 and 28 23 00
(allowance includes all labor, materials and any specified allowances.)

4. SCHEDULE

The contract schedule represents the time commitment to complete the project. The schedule assumes commencement of all construction operations for the New Mountain House High School Project with the Notice to Proceed.

Notice to Proceed for Increment 2 ("NTP")
Substantial Completion

September 4, 2012
June 6, 2014

The schedule is based on LUSD and Architect issuing approvals and conduct their respective responsibilities and tasks so as to avoid any delay or interference with the progress of the work and does not include any adjustment for delays experienced to date.

The GMP assumes that LUSD's installed systems and equipment will be coordinated, integrated, procured and installed to conform with the construction schedule and that this effort that is beyond the control of the Turner Construction. This work shall be properly staffed and managed so as not to impede the progress of work or cause additional coordination staff time by Turner to maintain the schedule.

Attachment "C" attached is the project schedule that LUSD and the Architect shall review and schedule their respective efforts to conform with.

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8-29-12
VI. B.

Resume for:
Gary Albertson P.E.

PMA, INC.
PRINCIPAL IN CHARGE / PROJECT MANAGER

Experience

Gary is the President and founder of Project Management Applications, Inc. (PMA). Gary has 30+ years of relevant experience in the field of Civil Engineering Design, General Engineering Construction and Construction Management.

Gary graduated with a Bachelor of Science Degree in Civil Engineering from Iowa State University in 1981 and received his Professional Engineering License in 1986. Early in his career he worked as a Project Manager for a large Bay Area General Engineering Contractor. Gary also worked as a Project Manager for a Bay Area Civil Engineering design firm.

In the late 1980's, Gary began his career in Project Management and formed his own consulting firm, PMA, Inc. in 1994. Since its inception, PMA has worked for both private developers and public agencies on a wide variety of land development, infrastructure and roadway construction projects throughout northern CA.

Gary has served as Principal-in-charge or Project Manager for many projects at Mountain House including, the Lammersville Unified School District Office Building, the San Joaquin Delta Community College South Campus, the Mountain House Water Tanks and Booster Pump Station project and the College Park Master planned Community. Collectively, these Mountain House projects have exceeded \$65 million in construction costs. Other major projects that Gary has managed over his career include the Bridge District Project in W. Sacramento which has recently been awarded "Project of the Year" by the American Public Works Association, Sacramento Chapter, the Metro Air Park project in Sacramento Co., the Southport Business Park project in W. Sacramento, the Raley Field Triple A Baseball Park in W. Sacramento and many other similar projects throughout northern California. Gary has been responsible for selecting, overseeing and managing the engineering design team and for managing the construction of the infrastructure and building improvements. Throughout his career, he has demonstrated excellent management, communication, problem solving and organizational skills.

Throughout his career, Gary has worked on projects including, but not limited to the following types of construction:

- Office Buildings
- Community College Campus
- Triple A Baseball Stadium
- Mass Grading projects up to 5,000,000 CY
- Gravity Sanitary Sewer Systems
- Sanitary Sewer Force Mains
- Sanitary Sewer Lift Stations
- Domestic Water Systems
- Water Tanks & Booster Pump Stations
- Storm Drain Systems
- Storm Drain Pump Stations
- Detention Basins
- Roadway Construction
- Bridges & other Concrete Structures
- Freeway Interchanges
- Traffic Signals
- Dry Utilities (Gas, Electric, CATV, Phone)
- Landscape Improvements
- ROW & Easement Acquisitions
- SWPPP Compliance

TITLE
President, PMA, Project Manager
EDUCATION
BS, Civil Engineering, Iowa State University, 1981
P.E. No. :C41687
PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS
Registered Professional Engineer CA License C41687
American Society of Civil Engineers
California Society of Professional Engineers
National Society of Professional Engineers
Chi Epsilon Civil Engineering Honorary Fraternity
QSD & QSP Certificate No. 00606
U.S. Army Corps QA/QC training Certificate #SPK511100150

Resume for Gary Albertson, continued

Project Experience

LAMMERSVILLE UNIFIED SCHOOL DISTRICT OFFICE BUILDING

MOUNTAIN HOUSE, CA

CLIENT: LAMMERSVILLE UNIFIED SCHOOL DISTRICT

FALL 2011 - JULY 2012

Gary served as the Owner Representative and Project Manager for the Lammersville Unified School District Office Building Project. Our responsibilities included working with the project Architect to respond to contractor RFI's, coordinate submittal reviews and approvals, negotiate change orders, review and approve contractor schedules, review and approve contractor invoices, coordinate the work with the project soils engineer, coordinate joint trench design and construction with MID, AT&T, Comcast, SWPPP compliance, bi-weekly progress meetings, communication and coordination with the LUSD District Superintendent.

BRIDGE DISTRICT PHASE 1 INFRASTRUCTURE IMPROVEMENTS

WEST SACRAMENTO, CA

CLIENT: CITY OF WEST SACRAMENTO

2008-JULY 2012

The Bridge District Project encompasses the backbone infrastructure to redevelop the river front area south of Raley Field in West Sacramento. The project included two miles of new roadway and utility improvements, construction of a sewer lift station, an offsite sewer force main and offsite drainage outfall pipeline. PMA, under contract with the City of West Sacramento, performed construction management services including Resident Engineering and Inspection services for the duration of the construction project. Gary served as the Principal-in-Charge for PMA during project design and construction phases of work. During the design phase of the project, Gary introduced the concept of drainage infiltration to eliminate the need for a very expensive and land consuming detention basin. The Bridge District Project was recently selected for the "Project of the Year Award" by the Sacramento Chapter of the American Public Works Association.

DELTA COLLEGE SOUTH CAMPUS

MOUNTAIN HOUSE, CA

CLIENT: SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT

MARCH 2008 - JANUARY 2010

PMA provided project management services for construction and coordination of the on-site and offsite infrastructure and all the buildings for the first phase of the new South Campus to serve up to 1000 Community College students at Mountain House. Our project management role included financial tracking and reporting to the District's Bond Team and the Board of Trustees. PMA was responsible for day-to-day construction observations, coordination with the project inspector and the DSA representative to ensure that the project was properly closed out and certified by the DSA. PMA also performed submittal and RFI processing and review, along with design team communications, invoice and change order review, etc. The project had a very tight budget and schedule. PMA, along with the rest of the project team, succeeded in completing the work to open the campus on time for the fall quarter 2009. Gary served as the Principal in-charge for the project.

METRO AIR PARK

SACRAMENTO COUNTY, CA

CLIENT: METRO AIR PARK, LLC

1999-2010

Metro Air Park is a 1900 acre business park located just east of the Sacramento International Airport. It is the single largest development project (by area) ever constructed in the Sacramento region.

Gary was the overall Project Manager for the Metro Air Park development project from 1999-2010. As such, he was responsible for assembling the project design team and overseeing all of the engineering and Construction Management for over \$100M of infrastructure improvements for this project. His role and duties included coordination and negotiation with public agencies including Sacramento County, the Sacramento International

Resume for Gary Albertson, continued

Airport, Caltrans, the City of Sacramento, RD-1000, and utility companies including SMUD, PG&E, AT&T, and SureWest Communications. Gary was responsible for project accounting, public outreach programs, right-of-way and easement acquisitions.

Gary was responsible for the coordination and compliance with various environmental permits involving the US Fish & Wildlife Service, California Dept. of Fish & Game, Army Corps of Engineers, FEMA, and State Department of Water Resources.

The project included the design and construction of six miles of arterial roadways and associated underground improvements, a sanitary sewer lift station and offsite sanitary sewer force main, detention basins and a storm drain pump station, a 2.5 million gallon above ground, steel fabricated water tank & booster pump station, and an earthwork project for 2.5 million cubic yards of earthwork. Gary was responsible for project acceptance, commissioning and startup operations of mechanical projects. Further work on the project was suspended after the 2010 construction season due to a federally imposed building moratorium for the Natomas Basin.

MOUNTAIN HOUSE WATER TANKS & BOOSTER PUMP STATION

MOUNTAIN HOUSE, CA

CLIENT: PCCP MOUNTAIN HOUSE, LLC

APRIL 2007 - OCTOBER 2008 AND AUGUST 2010 - JUNE 2011

PMA was responsible for overseeing and coordinating the design and approval of all project plans. Our scope of work included project budgeting and scheduling, soliciting and negotiating engineering design contracts, value engineering, constructability review, easement acquisitions, coordination with utility companies, agency permits, agency agreements, preparing bid documents, and soliciting contractor bids for the work in accordance with the CA Public Contract Code. During construction Gary served as the Resident Engineer for the project. His responsibilities included responding to contractor RFI's, coordinating submittal reviews and approvals, negotiating change orders, reviewing and approving contractor schedules, reviewing and approving contractor invoices, coordinating the work with the project soils engineer, surveyor, and special inspector, coordinating for utility service from MID, PG&E and AT&T, SWPPP compliance, weekly progress meetings, project status reports, and project accounting functions.

COLLEGE PARK MASTER PLANNED COMMUNITY

MOUNTAIN HOUSE, CA

CLIENT: PCCP MOUNTAIN HOUSE, LLC

SEPTEMBER 2006 - DECEMBER 2008

PMA's role and responsibilities for this project were identical to those for the MH Water Tank and Booster Pump Station project. Gary's role on the project was Principal-in-charge.

SOUTHPORT BUSINESS PARK

WEST SACRAMENTO, CA

CLIENT: BLACKRIDGE SOUTHPORT, LLC

1996-PRESENT

The Southport Business Park is a 670 acre master planned business park development. This business park is the single largest project (by area) ever constructed in the City of West Sacramento.

Gary has been the overall Project Manager for the project since 1996. As such, he has been responsible for assembling the project design team and overseeing all of the engineering and Construction Management for over \$55M of infrastructure improvements for this project. His role and duties have included coordination and negotiations with public agencies including the City of West Sacramento, RD-900, and utility companies including PG&E, AT&T, and Charter Communications (now Wave Communications).

The project included construction commissioning and startup operations for a three million gallon, above ground, steel water tank and booster pump station facility, a regional storm drain pump station facility and for a sanitary sewer lift station and offsite force main facility.

Resume for Gary Albertson, continued

Employment Experience

1994-PRESENT

**PMA, Inc.,
President**

1988-1994

**Construction Engineering Services (CES)
Project Manager**

Gary provided Project Management & Construction Management services for the Mace Ranch project in Davis until his departure in 1994, when Gary founded PMA (From 1988-1990, CES and Tetrad Engineering were sister firms of a larger cooperation. Gary worked for both firms.)

1988-1990

**Tetrad Engineering
Project Manager**

Gary managed a Civil Engineering design team working for private developers and public agencies on various projects throughout the San Francisco Bay area. Gary's experience included the preparation of design studies for storm drainage, sanitary sewer systems and domestic water systems. He also prepared tentative maps, final maps, parcel maps and right-of-way maps. Gary also managed a team of engineers and technicians who prepared rough grading plans and improvement plans for roadways and underground infrastructure improvements.

1984-1988

**DeSilva Gates Construction (formerly Oliver DeSilva, Inc.)
Project Manager**

Gary served as a Project Manager for this large General Engineering Contractor in the San Francisco Bay Area, Gary managed multiple aspects of the projects, including preparing project bids, reviewing construction contracts, preparing construction change orders, interpretation of specifications and contract requirements. Gary also was responsible for administration and coordination of subcontractors and suppliers on the projects. Gary also worked closely with public agencies and utility companies to coordinate efforts and resolve any disputes.

1981-1984

**Fluor Corporation
Cost and Scheduling Engineer**

Gary started his engineering career working in the Cost and Scheduling Department for this worldwide engineering design firm on multiple projects located throughout the world.