

Fountain Valley School District
Superintendent's Office

REGULAR MEETING OF THE BOARD OF TRUSTEES

10055 Slater Avenue
Fountain Valley, CA 92708

April 19, 2018

MINUTES

President Cunneen called the regular meeting of the Board of Trustees to order at 5:30pm.

CALL TO ORDER

The following board members were present:

ROLL CALL

Jim Cunneen	President
Ian Collins	President Pro Tem
Jeanne Galindo	Clerk
Sandra Crandall	Member
Lisa Schultz	Member

Motion: Mr. Collins moved to approve the meeting agenda.

AGENDA APPROVAL

Second: Mrs. Schultz

Vote: 5-0

Assistant Superintendent, Business Services, Christine Fullerton, and Director, Maintenance and Facilities Joe Hastie, were joined by James Clower, President of West Coast Air Conditioning and his team, along with Richard Ingrassia, Rachlin Partners, to provide an update to the Board regarding Phase 1 of Measure O HVAC and Modernization Project at Courreges School. Mrs. Fullerton opened the workshop by welcoming Mr. Clower, President, Aaron Whitwer, General Project Manager, and Rachael Gonzalez, Director of Business Development, to the meeting. Mr. Clower shared the history of West Coast Air Conditioning. In addition, Ms. Gonzalez shared more about the lease-leaseback team, including their experience through the last decade. Mr. Clower further detailed their in-house capabilities, self-performed work, and the requirements regarding skilled and trained workforce per Ed Code 17407.5. Furthermore, Mr. Whitwer reviewed their community involvement, their priorities of collaboration and communication, coordination, and post construction. Mr. Clower further detailed what sets West Coast Air apart. Following this, Ms. Gonzalez noted their local clients in our community, and emphasized that West Coast Air is always

BOARD WORKSHOP:
MEASURE O PROJECT
UPDATE

on time, on budget and on point. In closing, Mr. Clower emphasized West Coast Air’s appreciation for the opportunity to partner with our District.

Following this, Mrs. Fullerton provided an update on the Measure O HVAC projects at Courreges. She reviewed the scope of work/Big 5, staff restroom, kitchen restroom, and the phasing plan. In addition, she reviewed guaranteed maximum price (GMP), providing specific details regarding Courreges’ GMP, including factors that influenced the GMP, value engineered items to reduce cost, and District contingencies. Mrs. Fullerton also reviewed things to consider regarding the GMP, including the number of allowances and contingencies built into the budget, funds in deferred maintenance, Fund 40 and allocated proceeds from Fund 40-41, and the continued focus on value engineering as we proceed with the project. In closing, she reviewed next steps with the Board.

There were no requests to address the Board prior to closed session.

PUBLIC COMMENTS

Mr. Cunneen announced that the Board would retire into Closed Session. Action was anticipated. The following was addressed:

CLOSED SESSION

- Personnel Matters: *Government Code 54957 and 54957.1*
Appointment/Assignment/Promotion of employees; employee discipline/dismissal/release; evaluation of employee performance; complaints/charges against an employee; other personnel matters.
- Pupil Personnel: *Education Code 35146*
Student expulsion(s) or disciplinary matters for violation of Board Policy 5144.1.
- Negotiations: *Government Code 54957.6*
Update and review of negotiations with the FVEA and CSEA Bargaining Units with the Board’s designated representative, Cathie Abdel.
- Conference with Real Property Negotiator:
Government Code Section 54956.8
Property: Approximately 12.9 acres of District land improved with approximately 40,073 sq. ft. of facilities located at 9790 Finch Avenue, Fountain

Valley, California (former Fred Moiola School Site) (“Property”).

Negotiating Parties: Fountain Valley School District, real property negotiators Christine Fullerton, Assistant Superintendent, Business Services and District legal counsel (Lessor), and LePort Schools, Greg Marick, Vice President, Operations & Development (Lessee).

Under Negotiation: Instruction to negotiators will concern price and terms of payment issues associated with the possible amendment of the existing Lease Agreement for the identified Property.

- Public Employee Performance Evaluation: *Government Code Section 54957 & 54957.1*
The Board will meet in closed session to discuss the annual performance evaluation of the superintendent.

The public portion of the meeting resumed at 6:30pm.

PLEDGE OF ALLEGIANCE

Girl Scout Troop 4167 led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

The Board of Trustees is pleased to join our staff and community in celebrating Niki Buck, third grade teacher at Cox Elementary School, as Fountain Valley School District’s 2017-18 Teacher of the Year. The Board of Trustees joined staff and the community in celebrating Ms. Buck for this very much-deserved recognition.

RECOGNITION OF FOUNTAIN VALLEY SCHOOL DISTRICT TEACHER OF THE YEAR, NIKI BUCK

It is an interest of the Board of Trustees to recognize outstanding parent volunteers who give generously of their time and talents to our schools. From Courreges School, the Board recognized and thanked Alina Jimenez-Newton and Kasie Hanley. The Board joined staff, students and members of our community in thanking these parents for their dedication to Courreges School.

RECOGNITION OF COURREGES SCHOOL PARENT VOLUNTEERS

It is an interest of the Board of Trustees to recognize students who display high achievement, improvement or extraordinary effort. The Board recognized six outstanding students from Courreges School. From Courreges School, the Board honored Lilah Asbury (K), Bella Le (1st), Brooklyn Plummer-Spatz (2nd), Darien Blaogon (3rd), Luke Brown (4th), and Brandon Clausi (5th). The Board joined staff and family members in celebrating the outstanding accomplishments of these students.

RECOGNITION OF COURREGES SCHOOL STUDENTS

Following the recognitions, the Board of Trustees took a brief recess for cookies and photos. The meeting resumed at 7:23pm.

RECESS

BOARD REPORTS AND COMMUNICATIONS

Mrs. Schultz' activities since the last meeting included: ACE Meeting, tour of Talbert, 16th Annual District Art Show, and Board Development workshop.

Mr. Collins' activities since the last meeting included: tours of Fulton and Gisler, FVSF meeting (noting that the Taste of Fountain Valley is this Saturday at Los Cab), Board Development workshop, OCSBA Board meeting, Huntington Beach Community Services Commission meeting, 16th Annual District Art Show and FVHS baseball game at Angels Stadium. He also highlighted the generous support of the Huntington Beach Assistance League.

Mrs. Galindo's activities since the last meeting included: tours of Cox, Gisler, Tamura and Courreges, working with Mrs. Crandall on the New Board Member handbook, 16th Annual District Art Show, Dwyer Middle School band and orchestra concert, Health and Wellness Committee meeting, Board Development workshop, and writing an article for *School News* regarding school safety.

Mrs. Crandall's commended the efforts of Mrs. Lucchese, the volunteers and staff on 16th Annual District Art Show. Her activities since the last meeting included: Rotary Most Improved Student recognition, tours of Talbert, Fulton, Gisler and Cox, Kiwanis-sponsored bowling at Fountain Bowl, Middle School Honors Orchestra concert, Special Persons' Day at Gisler, LCAP Community Outreach meeting, retirement celebration for Gregg Millett, Board Development workshop, SPC meeting, address of Coastal Community Church during 40

Days of Prayer, Mayor’s Breakfast, and work on the governance workbook.

Mr. Cunneen’s activities since the last meeting included: 4th District PTA Administrative Dinner, Board Development workshop, ACE meeting, Masuda Lunch on the Lawn, senior interview day with HBUHSD, and he addressed AUHSD Board of Trustees regarding introducing students to engineering fields. He thanked his fellow trustees for their service.

The Action Committee for Education is a broad-based school community legislative action group which addresses current issues and sponsors annual projects to promote and benefit not only the Fountain Valley School District but public education in general. Representatives Laurie Cortez and Patrick Harper presented to the Board of Trustees regarding ACE’s recent participation in the Sacramento Safari.

PRESENTATION BY ACTION COMMITTEE FOR EDUCATION REGARDING RECENT PARTICIPATION IN THE SACRAMENTO SAFARI

PUBLIC HEARING

A public hearing was held for the purpose of receiving public comment on the Board’s consideration of seeking a waiver from the State Board of Education of the competitive bidding procedures set forth in Education Code section 17455 *et seq.* for the lease (short term or long term ground lease development) or sale of District property located at 9790 Finch Avenue, Fountain Valley, California 92708 known as the District’s former Fred Moiola School Site. The District’s Board invited public testimony regarding this matter. There were no requests to speak and the hearing was closed.

NOTICE OF INTENT TO REQUEST WAIVER

PUBLIC COMMENTS

There were no requests to address the Board of Trustees.

PUBLIC COMMENTS

LEGISLATIVE SESSION

Motion: Mrs. Schultz moved to adopt Resolution 2018-26: Approval of Guaranteed Maximum Price for the Lease-Leaseback Agreement with West Coast Air Conditioning, Inc. for the Measure O Modernization and HVAC Project at Courreges School.

RESOLUTION 2018-26: APPROVAL OF GUARANTEED MAXIMUM PRICE FOR THE LEASE-LEASEBACK AGREEMENT WITH WEST COAST AIR CONDITIONING, INC.

Second: Mr. Collins

Vote: 5-0

FOR THE MEASURE
O MODERNIZATION
AND HVAC PROJECT
AT COURREGES
SCHOOL

Motion: Mrs. Crandall moved to accept and award the RFP 2018-03-07 for Preconstruction and Lease-Leaseback Services for Modernization and HVAC Project to West Coast Air Conditioning Co., Inc.

ACCEPT AND
AWARD THE RFP
2018-03-07 FOR
PRECONSTRUCTION
AND LEASE-
LEASEBACK
SERVICES FOR
MODERNIZATION
AND HVAC PROJECT
TO WEST COAST AIR
CONDITIONING CO.,
INC.

Second: Mrs. Galindo

Mrs. Galindo, Mrs. Crandall, and Mr. Cunneen expressed their confidence in West Coast Air successfully executing our HVAC projects.

Vote: 5-0

Motion: Mr. Collins moved to adopt Resolution 2018-27 of the Board of Trustees of the Fountain Valley School District Reconfirming Declaration of Surplus Property; Declaring Intention to Offer Property for Lease or Sale; Authorizing the Solicitation of Lease or Sale Offers through a Bid Process; and Authorizing the Concurrent Request for Waiver of Competitive Bidding Procedures Under Education Code Section 17466 Et Seq. (Former Fred Moiola School Site).

APPROVAL OF
RESOLUTION 2018-27
OF THE BOARD OF
TRUSTEES OF THE
FOUNTAIN VALLEY
SCHOOL DISTRICT
RECONFIRMING
DECLARATION OF
SURPLUS PROPERTY;
DECLARING
INTENTION TO
OFFER PROPERTY
FOR LEASE OR SALE;
AUTHORIZING THE
SOLICITATION OF
LEASE OR SALE
OFFERS THROUGH A
BID PROCESS; AND
AUTHORIZING THE
CONCURRENT
REQUEST FOR
WAIVER OF
COMPETITIVE
BIDDING
PROCEDURES
UNDER EDUCATION
CODE SECTION

Second: Mrs. Crandall

Vote: 5-0

17466 ET SEQ.
(FORMER FRED
MOIOLA SCHOOL
SITE)
CONSENT
CALENDAR

Mr. Cunneen requested that Item 10-D Personnel Items be pulled for separate vote.

Motion: Mrs. Galindo moved to approve the Consent Calendar with exception of Item 10-D Personnel Items.

Second: Mr. Collins

Vote: 5-0

Motion: Mrs. Galindo moved to approve Item 10-D Personnel Items.

Second: Mrs Schultz

Regarding Item 10-D Personnel Items, Mrs. Abdel shared that the 2018-19 School Year Calendar, Modified Day Calendar, and Classified Employee Holiday Calendar included in the Personnel Items for approval have an error in that the Board Holiday is listed as April 25th. The Board Approved Holiday will indeed fall during spring break, on April 19th, with the move of spring break to align with the surrounding districts to April 15-19, 2019.

Vote: 5-0

The Consent Calendar included:

- Board Meeting Minutes From March 8th Regular Meeting
- Board Meeting Minutes From March 22nd Special Meeting
- Board Meeting Minutes From March 24th Special Meeting
- Personnel Items (Employment Functions, Workshops/Conferences, And Consultants)
- Donations
- Warrants
- Purchase Order Listing
- Budget Adjustments and Transfers
- Approve the Use of a Piggybank Contract with Class Leasing for the Lease of Relocatable Classrooms at

Courreges Elementary School and Masuda Middle School for Interim Housing

- Williams Quarterly Report for the Third Quarter 2017-18
- Approve the Lease Termination and Settlement Agreement for LePort for Fountain Valley for Fred Moiola School
- Contract for Legal Services in 2017-18 and 2018-19 School Years with the Law Offices of Jeff C. Marderosian

SUPERINTENDENT'S COMMENTS/NEW ITEMS OF BUSINESS

Dr. Johnson Noted several opportunities to further build relationships with our community businesses as tasked by the Board of Trustees, including a recent visit to Yakult. He shared some of the opportunities discussed during a tour of the factory located in Fountain Valley. In addition, he highlighted a relationship with Citi National Bank and their partnership with Barnes and Noble that is leading to the donation of \$6000 and 2000 books to both Gisler and Tamura Schools tomorrow. Moreover, he thanked Mrs. Fullerton and her staff for their work in bringing West Coast Air for approval this evening. He thanked the Board for their approval to bring on West Coast Air for Courreges and Masuda. And more so, for approving West Coast Air for the rest of our Measure O projects, noting his confidence that Masuda and Courreges will continue to go well with them, in addition to our other schools. Also, Dr. Johnson commended the 16th Annual District Art Show, noting some highlights from the evening. He thanked our Site Art Representatives and middle school music teachers for their efforts, in addition to commending Mrs. Lucchese. In closing, he noted the items on the agenda this evening regarding the former Moiola School site leave every option available to the Board. He expressed staff's excitement for the close of the school year and the coming year ahead.

CLOSED SESSION

Mr. Cunneen announced that the Board would retire into a second Closed Session. Further action was anticipated. The following was addressed: **CLOSED SESSION**

- Personnel Matters: *Government Code 54957 and 54957.1*
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- Public Employee Performance Evaluation:
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The public portion of the meeting resumed at 9:25pm.

CLOSED SESSION
ANNOUNCEMENT

Mr. Cunneen made the following Closed Session Announcement:

“In closed session, the governing board took action on the motion of Mrs. Crandall, seconded by Mrs. Galindo, and a vote of 5-0 to approve a Compromise and Release Agreement between the District and a classified employee, number #0646.”

ADJOURNMENT

Motion: Mr. Crandall moved to adjourn the meeting at 9:27pm.

Second: Mr Collins

Vote: 5-0

/rl