

**Fountain Valley School District**  
Superintendent's Office

**SPECIAL MEETING OF THE BOARD OF TRUSTEES**

10055 Slater Avenue  
Fountain Valley, CA 92708

**March 22, 2018**

**MINUTES**

President Cunneen called the special meeting of the Board of Trustees to order at 5:32pm.

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. Galindo

Vote: 5-0

Mr. Collins led the Pledge of Allegiance

PLEDGE OF  
ALLEGIANCE

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 not 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.

The public portion of the meeting resumed at 7:00pm.

**BOARD WORKSHOP**

Assistant Superintendent, Business Services, Christine Fullerton and Director, Maintenance and Facilities, Joe Hastie, provided an update to the Board of Trustees regarding Phase 1 of the Measure O HVAC and Modernization Project. Mrs. Fullerton began the workshop by reviewing the “Big 5”/Scope of Work. She provided further detail regarding the scope of work specific to Masuda, with DSA approval of the site’s plans in December. She also shared

**BOARD WORKSHOP:  
MEASURE O PROJECT  
UPDATE**

details regarding the phases as Masuda. Following this, she reviewed Guaranteed Maximum Price (GMP), including factors that influence the GMP. She also reviewed District contingencies, including unforeseen conditions contingencies and owner’s contingency. Mrs. Fullerton shared that the GMP from West Coast Air is \$5,199,448, making the updated project cost \$6,545,978 and the budgeted project costs \$5,199,448. She highlighted some considerations including the number of allowances and contingencies built into the budget; District funds in deferred maintenance; Fund 40; and the allocated proceeds from Fund 40-41. Masuda is one of the District’s more challenging projects and the team will continue to value engineer as we proceed with the project. In closing, she reviewed next steps in the project.

**PUBLIC COMMENTS**

There were no requests to address the Board of Trustees.

**PUBLIC COMMENTS**

**LEGISLATIVE SESSION**

**Motion:** Mrs. Schultz moved to adopt Resolution 2018-25: 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 Masuda Middle School

Second: Mrs. Collins

Vote: 5-0

**Motion:** Mrs. Crandall moved to approve the Consent Calendar.

Second: Mrs. Galindo

Vote: 5-0

The Consent Calendar included:

- Permission To Utilize CMAS No. 4-17-72-0057b To Purchase Flooring Materials To Meet The Needs Of The District

**RESOLUTION 2018-25:  
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 MASUDA MIDDLE  
SCHOOL  
CONSENT  
CALENDAR**

- Update To District Plan For Providing Educational Services For Expelled Students
- Non-Public Agency Contracts
 

<u>Non-Public School/Agency</u>	<u>100% Contract Cost</u>	<u>Effective Dates</u>
Robert J. Rome, Ph.D.	\$4,050	3/22/18-8/31/18
Dr. Robin Morris, dba RBY5 Psych. Serv.	\$4,000	3/22/18-8/31/18
Verbal Behavior Associates	\$4,000	3/22/18-8/31/18

**CLOSED SESSION**

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**SUPERINTENDENT’S COMMENTS/NEW ITEMS OF BUSINESS**

Dr. Johnson Thanked the Board and staff for their attendance and participation this evening.

**ADJOURNMENT**

**Motion:** Mr. Collins moved to adjourn the meeting at 8:06am.

**Second:** Mrs. Crandall

**Vote:** 5-0

/rl