

PIEDMONT UNIFIED SCHOOL DISTRICT  
Board of Education

SPECIAL BOARD MEETING

OPEN SESSION

Wednesday, February 27, 2008  
5:00 – 6:00 p.m.

Council Chambers, City Hall  
120 Vista Avenue, Piedmont

AGENDA

- 5:00 p.m. I. CALL TO ORDER  
A. Call to Order
- II. ESTABLISHMENT OF QUORUM  
A majority of the Governing Board must be present in order to establish a quorum, allowing the Board to conduct business.
- 5:01 p.m. III. REVIEW AND ACTION ITEMS
- Measure E Bond Program:
- A. Approve Authorization to Issue a Request for Qualifications (RFQ)  
(Superintendent Hubbard)  
Inviting responses from qualified firms, partnerships, corporations, associations, persons, or professional organizations to enter into an agreement with the District to construct a new Havens Elementary School pursuant to a lease/leaseback structure (Cal. Education Code Section 17406, et seq.), and to lease back a "turn key" project to the District.  
Funding Source: Measure E Bond Fund
- B. Approve Consultant Services Contract Between District and Hancock Ganos & Park, Inc.  
(Superintendent Hubbard)  
The Board will be requested to approve the contract for school facilities consulting services, effective February 28, 2008 through June 30, 2008, at a total amount not to exceed \$15,000. Funding Source: Measure E Bond Fund
- 6:00 p.m. IV. ADJOURNMENT

Public Comment: Members of the public may only comment on the items on the agenda.  
The Board President may restrict the length of time for these comments.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Superintendent's Office at (510) 594-2614. Notification by Monday noon preceding the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.*

TO: Board of Education

FROM: Constance Hubbard, Superintendent

SUBJECT: **MEASURE E BOND PROGRAM:**  
**APPROVE AUTHORIZATION TO ISSUE A**  
**REQUEST FOR QUALIFICATIONS (RFQ)**

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I. **SUPPORT INFORMATION**

This evening, the Board will be requested to approve the authorization to issue a *Request for Qualifications* (RFQ), inviting responses from qualified firms, partnerships, corporations, associations, persons, or professional organizations to enter into an agreement with the District to construct a new Havens Elementary School pursuant to a lease/lease-back structure, and to lease back a "turn key" project to the District.

Glenn Gould, attorney for Miller, Brown Dannis Law Firm, will be present to answer any questions regarding this project delivery method. The authorization does not require that the lease/lease-back delivery method be the method ultimately approved by the Board for the Havens project. The Board's authorization will allow staff to continue on parallel tracks to ensure all options are available for a final decision by the Board by April 1, 2008 as to the delivery method on the Havens project. The delivery methods for each project may vary within the total Measure E Bond Program.

The Superintendent will also provide an update of her meeting with the Office of Public School Construction; school facilities consultant; potential developer Webcor; and designer Mark Becker.

II. **RECOMMENDATION: REVIEW & ACTION**

Authorize the Superintendent or designee to issue a *Request for Qualifications* (RFQ) for Construction Management Services for Havens Elementary School pursuant to a lease/lease-back structure

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**SCHOOL FACILITIES CONSULTANT AGREEMENT  
BETWEEN  
PIEDMONT UNIFIED SCHOOL DISTRICT  
AND  
HANCOCK GONOS & PARK, INC.**

This agreement is made by and between PIEDMONT UNIFIED SCHOOL DISTRICT, herein referred to as the Client, and HANCOCK GONOS & PARK, INC., herein referred to as the Consultant, for services pertaining to School Facility Program (SFP) funding for the modernization, renovation and / or replacement of the Havens Elementary School. For the remuneration stipulated, the Consultant shall:

1. Provide technical assistance to the Client on the state school facilities programs, laws and regulations including ad hoc questions as required.
2. Assist Client in identifying immediate funding needs and State School Facility Program funding resources potentially applicable to the Havens Elementary School project.
3. Assist Client with specific application, funding and other issues related to the Client's Havens Elementary School projects as directed, including the coordination of funding and eligibility applications.
4. Provide liaison activities with the Office of Public School Construction, the California Department of Education, the Division of the State Architect and other agencies involved in the school facilities process as needed.
5. Provide project budget and estimate review in concert with project design professionals to maximize state funding opportunities.
6. Apprise the Client of the relevant activity in the state school facilities programs by monitoring and reporting the actions of the State Allocation Board and the SAB Implementation Committee.
7. Provide documentation to the Client of services provided.

A fee of \$150.00 per hour shall be charged the Client for the aforementioned services under Items 1 through 7 above. The services shall be invoiced monthly and shall not be less than 15 hours per month. The Client shall pay and reimburse any direct costs, travel, meals, and lodging when such expenses are incurred at the request of the Client. There shall be no charge for travel time to the Client's office and return once each month. Subsequent travel in the month shall be billed at the hourly fee. All reimbursement shall be authorized by the Client prior to the Consultant incurring the expense to be reimbursable under this agreement.

It is understood that the Consultant shall function as an independent contractor without authority to obligate the Client without the Client's approval. The undersigned understands that the Consultant cannot control the processes of the applicable agencies in reviewing and approving any Client application or appeal request. The Consultant will use its best efforts to assist the Client but cannot guarantee a favorable result.

The terms of this agreement shall remain in force unless mutually amended. This agreement may be terminated by either party upon 30 days written notice.

HANCOCK GONOS & PARK, INC.

PIEDMONT UNIFIED SCHOOL DISTRICT

  
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Bruce B. Hancock, Vice President      Date

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Constance Hubbard, Superintendent      Date

428 J Street, Suite 360  
Sacramento, CA 95814  
Federal EIN 20-4101370



## **Bruce B. Hancock**

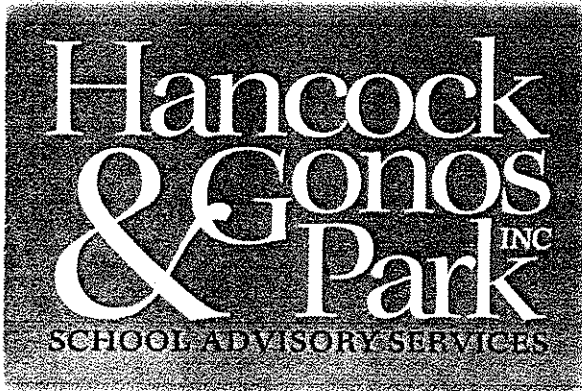
Bruce B. Hancock, Principal, has 18 years of direct management and policy development experience in California public school construction funding programs, including over six years as the Manager of Program Services for the State Office of Public School Construction. In that position he administered all aspects of the State School Building Program, the State Deferred Maintenance Program, and the State Emergency Portable Program.

In 1998, Mr. Hancock was appointed by the State Allocation Board to the position of Assistant Executive Officer. In this capacity, Mr. Hancock served as the direct liaison between the Board and the Office of Public School Construction while also representing the Board in public forums across the state, including school district governing boards and constituent groups. As Assistant Executive Officer, he assumed the duties of the Chair of State Allocation Board Implementation Committee and was directly responsible for developing Board regulations and policies regarding virtually all facilities-related legislation. In particular, Mr. Hancock was instrumental in the development of State Allocation Board regulations for the current School Facilities Program (SFP) and the "Williams Settlement" legislation.

During his tenure as Assistant Executive Officer of the State Allocation Board, Mr. Hancock worked extensively with individual legislators and with legislative committee staff on drafting, reviewing and amending legislation in the school facilities and construction arena. He became an acknowledged expert on the state school facility funding programs, providing legislative committees and other policy related groups with information, recommendations and assistance on a consistent basis.

In addition to his extensive public policy-making experience, Mr. Hancock has spent more than 20 years in various positions in the design and construction industry. For five years, Mr. Hancock was employed with a large construction management firm heavily engaged in the school construction industry. He was directly involved in large bond-financed new construction and modernization programs in several urban school districts in Northern California, working closely with district superintendents as well as on-site managers in all phases of the programs. Mr. Hancock reached the position of Vice President of the firm before accepting a position with the State Allocation Board.

Mr. Hancock co-founded Hancock & Gonos, now Hancock Gonos & Park, Inc., with Stephanie J. Gonos to begin an advisory firm that specializes in providing guidance and support to school districts and others entities involved in California public school facilities.



## **Luisa M. Park**

Ms. Luisa Park, Principal, is a skilled navigator of California's school facilities programs, drawing on over 30 years' managerial experience and state service.

Most recently, Ms. Park served as the Executive Officer for the State Allocation Board (SAB) and the Office of Public School Construction (OPSC). Appointed by the Governor in 1999, Ms. Park oversaw a school facility bond program funding over \$60 billion in

school construction. Her leadership was instrumental in the development and passage of legislation that gave rise to the Charter School Program; Joint Use Program; Career Technical Program; Critically Overcrowded Schools; Overcrowding Relief Program and other programs administered by the SAB

Ms. Park's appointment as Executive Officer of the SAB/OPSC built on her previous tenure serving California's school districts as Deputy Executive Officer of the SAB/OPSC, from 1994 to 1999. A key highlight of her leadership was collaborating in the development and passage of the School Facility Program (SB 50) in 1998.

Ms. Park's expertise in and capable direction of the state's school facilities programs have been widely recognized, as signaled by her appointments from two governors of different political parties. Effective non-partisan stewardship has been Ms. Park's signature: she was instrumental to the SAB's governance for 13 years, accountable for tracking all state school bond funds, gauging the progress of school facility programs, and shepherding various special, often controversial, items demanding particular scrutiny.

From her earliest service to California's districts in the Division of the State Architect, to her most recent executive appointment, Ms. Park has gained a reputation as an insightful, knowledgeable and respected leader in school facilities. From managing a workforce of over 190 staff, to helping draft new program legislation, to testifying before legislative committees and school boards, Ms. Park has exhibited in-depth understanding of the challenges and issues confronting school districts.

Ms. Park continues to lend her expertise and skills to serve California's school districts, identifying creative facilities solutions that benefit districts' primary customers: our state's school children.



## Stephanie J. Gonos

Stephanie J. Gonos, Principal, brings more than twenty-eight years experience in school facility planning; legislation; policy-making; funding; constructing; and maintenance and operations for school districts in California.

Ms. Gonos' background is a unique blend of state-wide and district level experience. Her most recent district experience was as Director of Facilities at the San Juan Unified School District, one of the largest districts in the State. For the ten years

that Ms. Gonos was with the District, she was responsible for \$650+ million modernization and new construction program plus management of the Planning, Construction and Maintenance & Operations Department. In addition, she represented the District in policy and legislative issues with state agencies.

Her service at San Juan USD was only the last in a twenty one year career of direct school district involvement. During that time, she as Director of Facilities for Poway Unified School District where she was responsible for the planning of new schools in several new development areas, assisted in the developer fee negotiations and establishment of Community Facilities Districts, and oversaw applications for state funding. Ms. Gonos was also the Director of Facilities at the Moreno Valley Unified School District at a time when it was one of the most rapidly growing school districts in the State of California. During that time, she oversaw the construction program, the state funding applications, and conducted negotiations with developers for appropriate fees and the establishment of Community Facilities Districts.

Ms. Gonos' 'district' experience also included a facilities role as Director of Facilities for the Sonoma County Office of Education in an outreach program for all the school districts in the county. Among many duties, she was responsible for establishing monthly meetings with state agencies in Santa Rosa, for guiding districts through the state funding application process, assisting forty three school districts in the County with state agency issues.

Ms. Gonos combines her extensive "hands-on" experience with an equally impressive resume of state level policy making experience. For three years Ms. Gonos served the "Grandfather" of California State School Funding Programs, Senator Leroy F. Greene, as Principal Consultant for the Joint Committee on School Facilities. In this challenging role, Ms. Gonos was directly involved in all facets of school facilities legislation, public policy hearings, Legislative Committees and negotiations with state agencies.

Before joining as a Partner and Principal in Hancock Gonos & Park, Inc., Ms. Gonos formed and operated School Advisory Services, a school facilities consulting company responding to district needs in all facets of school facility planning.

In addition, Ms. Gonos has been and remains an active participant in school facility policy making processes. For eight years she was a member of Board of Directors for the Coalition for Adequate School Housing, (C.A.S.H) and was a member of that organizations Legislative Committee for an additional six years. She has also served three terms as the State Chair of the California Association of School Business Officials (CASBO) Facilities Committee and two terms as Section Chair. She was a member of the State Allocation Board Implementation Committee during the time that SB50 and the new School Facilities Program was implemented. Today, Ms. Gonos is in her fourth year as a member of the Division of State Architect Advisory Board

### **Education**

University of Southern California, Los Angeles, EdD (abd) Education Administration, emphasis in policy setting and school business management

California State University, San Diego, Master of Arts, Educational Administration, emphasis school business management

California State University, San Diego, B.A., Public Administration, Spanish



## Christopher L. DeLong

Christopher L. DeLong, Associate, brings more than eleven years of public sector experience at the Office of Public School Construction (OPSC). During his tenure with that organization, Mr. DeLong served in various capacities as he rose to management levels. Beginning his career with OPSC as a Project Manager, he soon was promoted to Project Management Supervisor for the Los Angeles, Riverside, Orange, San Bernardino, and San Diego counties where he was instrumental in

assisting the districts with maximizing eligibility and garnering funds for the construction and modernization of school facilities.

Mr. DeLong's extensive knowledge of the state school building programs and ability to problem solve to the benefit of his school district clients earned him a position on the OPSC Senior Management Team as the Policy Manager. This important and influential position involved the management and development of official OPSC / State Allocation Board (SAB) positions on all proposed legislation that affected the various school facility programs administered by the SAB. In this capacity, he also provided technical expertise to legislative committee staff on the state school facility funding programs. Mr. DeLong also led the development of new regulations and revisions to existing regulations which resulted from chaptered legislation or requests from the SAB.

Mr. DeLong became known to the wider school construction community through his extensive participation on the SAB Implementation Committee where he directed and participated in the development and presentation of significant state policies and regulations on such diverse facilities programs as Overcrowding Relief Grants, Charter School Facilities, Career Technical Education Facilities, Emergency Repair Program, and many more.

In addition, Mr. DeLong was responsible for orchestrating the development of appeals and the crafting of special reports on public policy issues that were presented to the SAB.

Mr. DeLong earned a Bachelor's of Science degree in Environmental Design with an emphasis in architecture from the University of California, Davis. During his studies and after graduation, he worked in the design field for UC Davis before joining the government sector.