

Plaza School District  
7322 County Road 24  
Orland, CA 95963  
BOARD OF TRUSTEES  
Regular Board Meeting  
June 16<sup>th</sup>, 2022  
3:00PM  
Agenda

**Public Hearing: 2022-23 Local Control and Accountability Plan and 2022-23 Budget**

- I. Call to Order
- II. Pledge of Allegiance
- III. Members Present
- IV. Correspondence
- V. Superintendent Report/Information
- VI. Comments: Agenda Items Only—Any person wishing to address the Board will identify themselves, the agenda item they are speaking about, and limit remarks to three minutes.
- VII. Action
  - A. Old Business
  - B. New Business
    1. Approve Administrative Review 3311.2 Lease-Leaseback Contracts
    2. Approve Updated 2021-22 through 2023-24 Tentative Agreement Between Plaza School District and the Plaza Teacher's Association
    3. Approve 2022-23 Certificated Salary Schedule with a 6.5% increase
    4. Approve 2022-23 Classified Salary Schedule with a 6.5% increase
    5. Approve 2022-23 Superintendent's Salary Schedule with a 6.5% increase
- VIII. Comments: Non Agenda Items—The Board Clerk will allow three minutes for speakers to address the appropriate matters. Speakers will identify themselves when acknowledged by the Clerk.
- IX. Adjournment—Special Meeting Friday, June 17<sup>th</sup>, 2022 @ 3PM

## **Business and Noninstructional Operations Lease-Leaseback Contracts**

**AR 3311.2 (a)**

The lease-leaseback financing method should only be used in coordination with competent technical consultants and legal counsel to ensure all legal requirements are met.

The district may lease currently owned district property to any person, firm, or corporation for a minimum of \$1 per year for a term not to exceed 99 years, as long as the lease requires the person, firm, or corporation to construct a building or buildings on the property for the district's use during the lease and the property and building(s) will vest in the district at the expiration of the lease ("lease-leaseback"). (Education Code 17403, 17406)

(cf. 3280 - Sale or Lease of District-Owned Real Property)

(cf. 3312 - Contracts)

Before the district enters into such a lease or agreement, it shall have available a site upon which a building may be constructed for use by the district, shall have complied with requirements related to the selection and approval of sites, and shall have prepared and adopted plans and specifications for the building that have been approved in accordance with Education Code 17280-17316. (Education Code 17402)

(cf. 7150 - Site Selection and Development)

### **Procedures for Awarding the Contract**

The district's intent to enter into a lease-leaseback contract may be described in a resolution adopted by the Governing Board which includes, but is not be limited to, a description of the available site and the building to be constructed, the amount and term of the lease, and where any lease-leaseback contract shall be awarded through a competitive "best value" procurement process whereby a person, firm, or corporation is selected on the basis of objective criteria for evaluating the qualifications of proposers, with the resulting selection representing the best combination of price and qualifications. (Education Code 17400, 17406)

To make this determination, the district shall use the following procedures: (Education Code 17406; Public Contract Code 2600)

1. Request for Sealed Proposals: The Superintendent or designee shall prepare a request for sealed proposals which shall include:
  - a. An estimate of the project's price
  - b. A clear, precise description of any preconstruction services that may be required and the facilities to be constructed
  - c. The key elements of the contract to be awarded

## **Business and Noninstructional Operations Lease-Leaseback Contracts**

**AR 3311.2 (b)**

- d. A description of the format that proposals shall follow and the elements they shall contain
  - e. The standards the district will use in evaluating proposals and the qualifications of the proposers, including:
    - i. Relevant experience
    - ii. Safety record
    - iii. Price proposal, including, at the district's discretion, either a lump-sum price for the contract to be awarded or the proposer's proposed fee to perform the services requested, including the proposer's proposed fee to perform preconstruction services or any other work related to the facilities to be constructed, as requested by the district
    - iv. Whether each criterion will be evaluated on a pass-fail basis or will be scored as part of the "best value" score, and whether proposers must achieve any minimum qualification score for award of the contract
    - v. For each scored criterion, the methodology and rating or weighting system that will be used by the district in evaluating the criterion, including the weight assigned to the criterion and any minimum acceptable score
    - vi. Other factors established by the district
  - f. The date on which proposals are due
  - g. The timetable the district will follow in reviewing and evaluating proposals
  - h. A statement that the project is subject to the skilled and trained workforce requirements specified in Public Contract Code 2600-2603
2. Notice: At least 10 days before the date for receipt of the proposals, the Superintendent or designee shall give notice of the request for sealed proposals using both of the following methods:
- a. Providing notice at least once a week for two weeks in a local newspaper of general circulation pursuant to Public Contract Code 20112

**Business and Noninstructional Operations  
Lease-Leaseback Contracts**

**AR 3311.2 (c)**

- b. Providing notice in a trade paper of general circulation published in the county where the project is located

The Superintendent or designee also may post the notice on the district's web site or through an electronic portal.

- 3. Prequalification: A proposer shall be prequalified in accordance with Public Contract Code 20111.6(b)-(m) in order to submit a proposal. Any electrical, mechanical, and plumbing subcontractors shall be subject to the same prequalification requirements.

(cf. 3311 - Bids)

- 4. Evaluation of Proposals: All proposals received shall be reviewed to determine whether they meet the format requirements and the standards specified in the request for sealed proposals. The district shall evaluate the qualifications of the proposers based solely upon the criteria and evaluation methodology set forth in the request for sealed proposals, and shall assign a best value score to each proposal. Once the evaluation is complete, all responsive proposals shall be ranked from the highest best value to the lowest best value to the district.
- 5. Award of Contract: The award of the contract shall be made by the Board to the responsive proposer whose proposal is determined, in writing by the Board, to be the best value to the district.

If the selected proposer refuses or fails to execute the tendered contract, the Board may award the contract to the proposer with the second highest best value score, if deemed in the best interest of the district. If that proposer then refuses or fails to execute the tendered contract, the Board may award the contract to the proposer with the third highest best value score.

Upon issuance of a contract award, the district shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the contract award and the contract file shall provide sufficient information to satisfy an external audit.

- 6. Rejection of Proposals: At its discretion, the Board may reject all proposals and request new proposals.

Any lease-leaseback agreement shall be reviewed by the district's legal counsel to ensure that all required terms, including a lease term that provides for the district's occupancy of the building or improved property during the lease and an appropriate financing component, are included in the agreement.

## **Business and Noninstructional Operations Lease-Leaseback Contracts**

**AR 3311.2 (d)**

Any lease-leaseback agreement shall be reviewed by the district's legal counsel to ensure that all required terms, including a lease term that provides for the district's occupancy of the building or improved property during the lease and an appropriate financing component, are included in the agreement.

### **Skilled and Trained Workforce**

Prior to entering into a lease-leaseback agreement, the Superintendent or designee shall have on file the contractor's enforceable commitment that the contractor and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades. The entity may demonstrate such commitment through a project labor agreement, by becoming a party to the district's project labor agreement, or through an agreement with the district to provide evidence of compliance on a monthly basis during the performance of the project or contract. (Education Code 17407.5; Public Contract Code 2602)

Skilled and trained workforce means that all the workers performing the work are either skilled journeypersons or apprentices registered in a state-approved apprenticeship program. At least 60 percent of the skilled journeypersons employed to perform the work shall be graduates of an apprenticeship program for the applicable occupation or at least 60 percent of the hours worked by skilled journeypersons shall be performed by graduates of an apprenticeship program, with the exception of certain occupations specified in Public Contract Code 2601 which are subject to a 30 percent threshold. (Public Contract Code 2601)

If the contractor fails to provide the monthly report demonstrating compliance with the skilled and trained workforce requirements or provides an incomplete report, the district shall withhold further payments until a complete report is provided. If a report does not demonstrate compliance with the skilled and trained workforce requirements, the district shall withhold further payments until the contractor provides a sufficient plan to achieve substantial compliance with respect to the relevant apprenticeable occupation, prior to completion of the contract or project. In addition, the district shall forward to the Labor Commissioner a copy of the monthly report, any plan to achieve compliance, and the district's response to that plan. (Public Contract Code 2602)

## **Regulation PLAZA ELEMENTARY SCHOOL DISTRICT**

**Administrative Review: PLAZA ELEMENTARY SCHOOL DISTRICT  
Board Approved June 16<sup>th</sup>, 2022 Orland, California**

**Tentative Agreement between  
Plaza Elementary School District (“District”) &  
Plaza Elementary Teachers Association (“PTA”)  
2022-23 – 2024-25 School Years**

The Parties have convened in joint negotiations and have reached the following Tentative Agreement to reach a final Agreement between the Parties effective through the 2024-2025 school years.

**2022-23 ARTICLE XIV – Salaries**

- **6.5%** increase to Step 1 Column 1 only. The remainder of the salary structure will remain the same. **THIS INCREASE IS OFFERED BY THE PLAZA SCHOOL BOARD OUTSIDE THE PREVIOUSLY AGREED TO 3%.**

**ARTICLE XV Workload/Adjunct Duties**

- **15.4.2** All unit members shall participate in: Back-to-school night, Christmas Program, parent/Teacher Conferencing, Open House, Graduation, IEP meetings, and one other school community event.

**2023-24 ARTICLE XIV – Salaries**

- **2.0%** increase to Step 1 Column 1 only. The remainder of the salary structure will remain the same.

**2024-25 ARTICLE XIV – Salaries**

- **2.0%** increase to Step 1 Column 1 only. The remainder of the salary structure will remain the same.

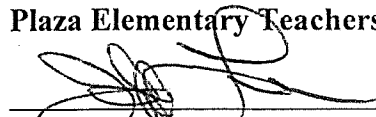
**2023-24 REOPENERS**

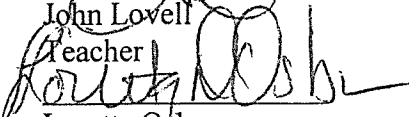
- Article 18, Health and Welfare Benefits for active employees **if there is a rate increase.** Except as delineated above, the Parties agree to maintain the current language in the 2022-23 Agreement.

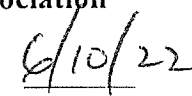
**2024-25 REOPENERS**

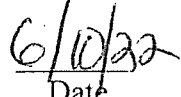
- Article 18, Health and Welfare Benefits for active employees **if there is a rate increase.**
  - APPENDIX A-1 Certificated Salary Schedule **if state approved COLA is 3% or more.**
- Except as delineated above, the Parties agree to maintain the current language in the 2022-23 Agreement.

**Plaza Elementary Teachers Association**

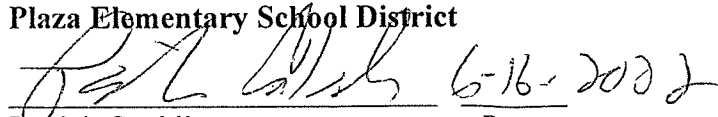
  
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John Lovell  
Teacher

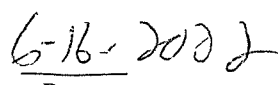
  
\_\_\_\_\_  
Loretta Osburn  
Teacher

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

**Plaza Elementary School District**

  
\_\_\_\_\_  
Patrick Conklin  
Superintendent/Principal

  
\_\_\_\_\_  
Date

# PLAZA ELEMENTARY SCHOOL

## Certificated Salary Schedule

2022-23

Board Approved June 16th, 2022

Step	BA+30	BA+45	BA+60
1	49,106	50,579	52,096
2	50,579	52,096	53,659
3	52,097	53,659	55,269
4	53,659	55,269	56,927
5	55,269	56,927	58,635
6	56,927	58,635	60,394
7		60,394	62,205
8			64,072
9			65,994
10			67,973
11			70,013
12			72,113
13			74,276
14			76,505
15			78,800
16			81,164
17			83,599
18			84,349
19			85,099
20			85,849
21			86,599
22			87,349
23			88,099
24			88,849
25			89,599
26			90,349
27			91,099
28			91,849
29			92,599
30			93,349
31			94,099
32			94,849

Teacher in Charge Stipend - \$1,000

Master of Arts/Science Stipend - \$750

After Step 17 employees will advance in one year increments with an increase of \$750.00 per step until the maximum of 32 steps.

In order to advance to Step 28 unit members will be required to have either (A) completed 75 units above a BA or (B) possess a MS or MA Degree.

Any unit member hired by the district after 7/1/13 shall be required to possess a MA or MS to advance to Step 32.

**PLAZA ELEMENTARY SCHOOL DISTRICT  
CLASSIFIED SALARY SCHEDULE  
2022-2023**

Board Approved June 16th, 2022

Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7-9	Step 10-12	Step 13-15	Step 16-18	Step 19-21	Step 22-24	Step 25-27	Step 28-30	Position
1	14.12	14.69	15.27	15.88	16.52	17.18	17.69	18.23	18.77	19.34	19.92	20.51	21.13	21.76	Teacher Aide I/Cafeteria Aide
2	14.83	15.42	16.04	16.68	17.34	18.04	18.58	19.14	19.71	20.30	20.91	21.54	22.18	22.85	Custodian I
3	15.57	16.19	16.84	17.51	18.21	18.94	19.51	20.09	20.70	21.32	21.96	22.62	23.29	23.99	Bus Driver, Afterschool Program Aide
4	16.35	17.00	17.68	18.39	19.12	19.89	20.48	21.10	21.73	22.38	23.05	23.75	24.46	25.19	Custodian II
5	17.16	17.85	18.56	19.30	20.08	20.88	21.51	22.15	22.82	23.50	24.20	24.93	25.68	26.45	Teacher Aide II (Cred.)
6	18.02	18.74	19.49	20.27	21.08	21.93	22.58	23.26	23.96	24.68	25.42	26.18	26.97	27.77	School/Library Clerk
7	18.92	19.68	20.47	21.28	22.14	23.02	23.71	24.42	25.16	25.91	26.69	27.49	28.31	29.16	Cafeteria Manager
8	19.87	20.66	21.49	22.35	23.24	24.17	24.90	25.64	26.41	27.21	28.02	28.86	29.73	30.62	
9	20.86	21.69	22.56	23.46	24.40	25.38	26.14	26.92	27.73	28.56	29.42	30.30	31.21	32.15	Bus Driver/Custodian
10	21.90	22.78	23.69	24.64	25.62	26.65	27.45	28.27	29.12	29.99	30.89	31.82	32.78	33.76	
11	23.00	23.92	24.88	25.87	26.91	27.98	28.82	29.69	30.58	31.49	32.44	33.41	34.41	35.45	
12	24.15	25.11	26.12	27.16	28.25	29.38	30.26	31.17	32.11	33.07	34.06	35.08	36.13	37.22	
13	25.36	26.37	27.42	28.52	29.66	30.85	31.77	32.73	33.71	34.72	35.76	36.83	37.94	39.08	
14	26.62	27.69	28.80	29.95	31.15	32.39	33.36	34.37	35.40	36.46	37.55	38.68	39.84	41.03	Business Manager* Confidential
15	27.95	29.07	30.24	31.44	32.70	34.01	35.03	36.08	37.16	38.28	39.43	40.61	41.83	43.08	

Classified Substitute Pay Rate is Step 1 of Position Range



PLAZA ELEMENTARY SCHOOL DISTRICT  
 SUPERINTENDENT/PRINCIPAL  
 2022-2023 SALARY SCHEDULE  
 Board Approved June 16th, 2022

	A	B	C	D	E	F	G
1			<b>Step</b>	<b>Annual Salary</b>	<b>Days</b>		
2			1	\$105,671	220		
3			2	\$108,841	220		
4			3	\$112,106	220		
5			4	\$115,470	220		
6			5	\$118,934	220		
7			6	\$122,502	220		
8			7	\$126,177	220		
9							
10							