

CITIZEN'S BOND OVERSIGHT COMMITTEE

MEETING MINUTES



DATE: Thursday, January 16, 2019

TIME: 6:00 PM – 8:00 PM

LOCATION: District's Training Room @ Site Support
Service Center, 3200 Loveridge Rd.,
Pittsburg, CA 94565

Call to Order

Roll Call

Public Comments Remarks

1. Opening and Introductions: Welcome Greetings

2. Information

Mr. Belasco: Updates for School Bond Projects. The Board prioritized the Bond Project List. Some Citizen's Bond Oversight Committee Members attended the Board Workshop on Dec 6, 2018.

2.01 Parkside ES New Construction Project – continue to move along. Mr. Scott refine and define the plan so that this will be a clean project. We delayed the Bid, we have Bid opening on Jan 30, 2019. Clean means we are covering the 500 plan set to cover everything, to be complete. Parkside is certainly is moving along. We need to be under \$40M for the project to be viable.

Mr. Sandoval: 1% on change order range on Black Diamond

Mr. Belasco: Willow Cove ES: Larry has cleaned this project and working out to close this project. And all errors will be avoided. Roof, HVAC, construction of the gym and media center. For perspective, we have gone to bid three times because the District is not getting competitive price. When we will get the Bid, we could schedule to have CBOC members to visit the site. Contractor should mobilize in February 2019.

Mr. Scott: (Regarding Parkside ES Campus Replacement) When we have the Pre-Bid we have over 20 contractors who attended. If the Bid come in with the right price, we will break ground will be on February 2019. Scheduling of the project is very important. Completion date is projected to be on December 2020.

2.02 Highlands ES Window and HVAC Replacement Project

Mr. Belasco: Replacing the windows and all mechanical to bring them up to current code and increase the efficiency of the energy. First Bid Schedule: 11.7.18: Tough time 9 contractors to do the bid walk but only had one contractor bid, it was unsatisfactory. First Bid was significantly higher than the engineer's cost estimate. First Bid came @ \$3,943,603.00. Cost Estimate was \$1.5M. Again, we went out to bid for the second round. Second

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Bid Schedule: 12.18.18: We have the same result – only one contractor bid for this project. It was the same Contractor who bid the first time – Bell Products, Inc. And this second time, their bid was even higher than the first time. Second Bid came @ \$3,950,632.00

Mr. Glass: All HVAC contractors are all busy and this has a fairly short window to finish the project. The lead time is the problem, they have 4 month lead time – this is an issue. Mr. Scott negotiated with a contractor (Project Built, Inc.) and we have a little less than \$2M. While the Windows project's bid was about \$100,000 less than estimated. This project is also projected to finish August also.

Ms. Marsh: Highlands has already solar?

Mr. Belasco: Yes.

2.03 Hillview JHS Modernization and Additions Project

Mr. Belasco: The Board prioritize a little farther down; for either Modernization or New Construction; #9 and #10. We are relying on this committee on how we enhance and best utilize the funds to do this school project.

Mr. Scott: We are bringing the Architects to present their concepts on the Design of the Junior High School campus. Right now we are not paying the Architects yet, we are just getting their conceptual design on this project. Modernization: strip it down, replace windows, mechanical and additional classroom. Right now, we have concepts, we have not decided which Architect to design the plan as yet.

Mr. Borjon: We consider enrollment projections and number of students.

Mr. Belasco: Concept to consider is science classroom, in this construction: functionality over form. Larry continues to meet with the Committee.

Mr. Borjon: Principal is Ms. Heidi Leber. When will this be?

Mr. Scott: This project is not projected to break ground until around 2022 so we have plenty time to work on the plan. We are still early in this game.

2.04 Willow Cove ES Fire Lane and Drainage Project

Mr. Belasco: This is the last piece for this School. The lane is used all the time for the teachers. So we are re-paving this lane. When it rains, there is a puddle so we are adding a drainage line and tied in into the existing. We did a job walk last week and we have 11 contractors. We have the plans done.

2.05 Pittsburg High School Stadium Lighting Project

Mr. Belasco: Another great circumstance that Mr. Scott was able to identify the problem. Assessed that we don't have to use 6 poles but only 4 poles and we are getting new poles. The project flows much easier and be

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more efficient. This is also helped funded by Prop 39. DSA initial approval: the lights were already evaluated. We are waiting to have final DSA approval and we are hoping to have this by the summer timeframe. Ticket booth on the home side, will have significant enhancement.

2.06 Colbi Software (Account-Ability) by Ms. Pat Mims

We track our documents for accounting (budget tracking) and construction processes for much faster and efficient review and approval. ColbiDocs from Colbi Technologies. A good tracking system program, e.g. RFI, Change Orders and Submittals. Real-time software. This is a standard system in the industry for school district. All certified payrolls comes in and prevailing wage is being tracked. You can also provide certain people access to the software.

Document routing example: It goes to the architect for review, and project manager will also be notified to review before it gets submitted. Submittals gets uploaded and project team can make comments. A document no longer sits idle as it automatically being routed to the next person in chain to review, approve and submit. There is an initial cost \$67k. This system tracks construction piece. There is also an accounting tracking system. Construction document is a permanent record.

3. Old Business

4. New Business

Select the day when we go to the Board for what the activities we have on the Committee. Feb 20th is picked. Written report. Mr. Borjon and Mr. Sandoval will be preparing a report.

5. Conclusion

Motions

Remarks N/A

Announcements

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Other Business

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Adjournment

Adjourned at 8:30 PM

SECRETARY APPROVAL:
(Signature & Date)

Liza Bautista – Facilities Specialist 01/16/2019
