

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, January 17, 2023 – 11:06 am

Location: 3200 Loveridge Rd., Pittsburg, Zoom Teleconference.

Attendees: Larry Scott (P), Keith Holtlander (P), Kati Mejia (P), Matt Belasco (P), Chris Melodias (P), Stephanie Cox (T).

Board Members: Heliodoro Moreno (P), George Miller (P).

Public Comments: None

Pledge of Allegiance

Roll Call

Los Medanos ES Portable Replacement Project: Mr. Scott updated the committee. The last bit of work to be done is the landscaping. Because of the rain, we decided to put sod in the front to expedite the end of the project. We had a fire inspection and there were a couple items to take care of. We are also receiving our close out documents as well. Mr. Moreno asked how long it will take to receive the documents and complete the landscaping. Mr. Scott responded that we give them about two months to submit all the final documentation. Mr. Holtlander said barring any more rain, we could be complete by the end of the month. Mr. Scott added that all the keys and locks have been received and installed. Mr. Holtlander also commented that we had a few water leaks, and they came out and took care of them. Mr. Scott said that at the next meeting we will share budgets.

Hillview JHS Project: Mr. Scott updated the committee. I am proudly ready to say that we have full approval from the Site as to what we can do for them. We reviewed the latest plans with them last week. We brought in the contractor to meet the Site Committee. We've been meeting with the Architect and the Contractor twice a month during design. The next step is to bring in the modular company to begin design. We are shooting to break ground in September. We will be doing the parking lot area and curb cuts, and will start the modular MP building first. Mr. Moreno asked how long construction is to take. Mr. Scott responded about two years. We plan to present the plans to the Board to see the layout as soon as it is all settled. Mr. Moreno asked to be informed when the design is ready to look at.

PHS Girls Softball Field Project: Mr. Scott updated the committee. We are still very close to the schedule even with the rain. We got the underground done before the big rains. We met with FieldTurf and they are ready to go once the area is ready. There are some challenging dates. There is an important track meet coming up on 2/18/23.

Portables Project: Mr. Holtlander updated the committee. There are two projects under this item: the District Admin. Portable Project and the Independent Studies Program Facilities Project. Bids came in for both of these projects and the bids were too high. We are rebidding them. The bids are due for the District Admin. Project on Jan. 31, 2023, and the ISP Portables project bids are due Feb. 14, 2023. We reduced the scope of work in both projects to bring the bids more in line with our budgets.

PHS North Campus ADA & Structural Upgrades Project: Mr. Holtlander updated the committee. This project is completed and all the work is done. We are ready to make the final payment to the contractor. The Architect is finishing up with the final DSA approvals on this project.

Solar/PV Array Energy Battery Storage Systems Project: Mr. Holtlander updated the committee. We have the two systems at the PHS DSA approved. DSA will be adding some seismic testing requirements to these projects as well. We will have to incorporate those changes as they come down. Highlands project is still in DSA and the seismic testing requirements will be incorporated in their plans. We have nine other school sites to receive this work.

Mr. Miller arrived and Mr. Scott recapped the earlier portions of the meeting. Discussion on the needs of North Campus.

MOT Projects – Highlands Flooring Project: Mr. Scott mentioned that the carpet at Highlands need to be replaced. The work is set to be performed over the Spring Break.

MOT Projects – Restrooms Epoxies at WC and Stoneman: Mr. Scott briefly described the scope of work at the Restrooms.

MOT Projects – Slurry Projects: Mr. Scott briefly mentioned the scope of these projects. Mr. Moreno asked if all sites would be impacted. Mr. Scott said he goes site by site.

MOT Projects – Door Safety Lock Programs: Mr. Scott briefly discussed this project. Mr. Moreno asked when this project would be complete. Mr. Scott said that's not determined right now because of supply chain issues.

Upcoming Facilities Projects: Mr. Scott updated the committee. We are working on the upcoming projects for our Board Workshop in March. We have some suggestions to present to accommodate the new growth. It is scheduled for March 13th. We have received a bid for the Real Estate Asset Evaluation. We will be selling bonds this year, we will be applying for a waiver to increase our bond sales.

Discussion continued about what the District needs with the new developments and how we will fund those projects. Mr. Scott shared some of the ideas the Facilities Department has generated. The Committee stepped out of the Conference Room to review the ideas in the Facilities offices.

Upcoming Board Items: No update at this time. Ms. Fentanes mentioned the Bond Audits will be going to the Board on Feb. 22, and we'll need to schedule a CBOC Meeting before then. Mr. Melodias also mentioned the RFP for E-rate is out, the walk through is next week. The bid will be closing on 2/21.

Citizens' Bond Oversight Committee (CBOC) Update: Mr. Moreno asked how many members we need. Mr. Scott said we will be bringing back to the Board the process of obtaining new members.

Future Facilities Sub Committee Meetings: Mr. Scott said we'll be having meetings about once a month because we have a lot going on. The Committee decided to have a meeting on Tuesday, Feb. 21, 2023. Mr. Scott said to Ms. Fentanes that we will need the Bond Sale Schedule and the Board Workshop template for the Facilities Sub Committee members.

Old Business: None

New Business: We will be bringing Chris Melodias in to these minutes. We are working on our IT Master Plan. Mr. Moreno asked about the leak in the server room. Mr. Melodias responded that MOT took care of it.

Mr. Scott also shared that the District received \$2.5M matching funds from the State for Parkside. Mr. Moreno asked the timeline to receive matching funds. Mr. Scott explained the past history of matching funds with the District. We expect more matching funds for Parkside.

Meeting adjourned at 12:30 pm.