

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, January 31, 2023 – 11:10 am

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

Attendees: Larry Scott (P), Keith Holtslander (P), Kati Mejia (P), Chris Melodias (P), Stephanie Cox (P), Donna Fentanes (P), Hitesh Haria (P), Randy Merritt & Raymond James Team (P), Ben Trotter (P), Mike Barros (P).

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 contractor is trying to wrap up this week by planting the sod and the trees. The temp fencing will stay until the sod takes root. Mr. Scott added that additional security measures were added by installing a rolling gate with a key pad. It was finished yesterday. The campus is complete and secure.

Hillview JHS Project: Mr. Scott updated the committee. The Site Committee met last week, we are finalizing the design on the gym. The contractor is receiving bids for the modular work. The two buildings – the MPR and the Gym- will be modular. We are shooting for a start date for site work for September/October this year. This will include a groundbreaking ceremony. Mr. Miller asked how the kids will be getting into the school. Mr. Scott said this work will not affect school access. Mr. Scott reviewed the site plan and how access will be made. Mr. Miller commented his first job at Pittsburg USD was at Hillview.

PHS Girls Softball Field Project: Mr. Holtslander updated the committee. Both contractors are working very hard to do their utilities excavations. They are backfilling trenches as quickly as possible. The Civil contractor had his excavations done, just need to do backfilling. They are both working hard to have the track & field items done for the meet on February 18th. They are pushing hard to get back on the schedule. Mr. Scott reviewed some of the aspects of the project. He added that they installed conduit for future sports lights.

Portables Project: Mr. Holtslander updated the committee. We will be receiving bids for the District Admin Offices Portable Project this afternoon, and for the Independent Studies Program Portable Project on February 14, 2023. There is one portable at the District Office which will be used for office space, and there are three portables at Adult Ed for the ISP Portable Project. Mr. Scott added that these are rebids. We reduced the scope of work at both projects.

Solar/PV Array Energy Battery Storage Systems Project: Mr. Holtslander updated the committee. The two systems at the High School have been DSA approved and will start construction in late March or April. They are waiting for equipment. They are getting ready to submit the Highlands project to DSA. It is possible that DSA will issue additional seismic requirements; however, at this time, our projects fall underneath their threshold. The seismic requirements will be coming out of the San Diego DSA office.

MOT Projects – Highlands Flooring Project: Mr. Trotter updated the project. We are working to get bids to replace carpets in some classrooms. The cost will be approximately \$100K, and the materials under the carpets will have to be abated. We are having abatement contractors looking at that scope of the work. We are trying to set it up for this summer. Also, depending on the dollar amount of the bids, we will consider more work at Highlands.

MOT Projects – Restrooms Epoxies at WC and Stoneman: Mr. Trotter updated the project. At Stoneman, we have 5 staff restrooms where the flooring is coming up. We have a contractor on board to do the work over Spring Break. At Willow Cove, a kindergarten and office restroom flooring needs replacing as well.

MOT Projects – Slurry Projects: Mr. Barros updated the project. We will be getting bids this Friday for seal coating and asphalt repair at four sites. The sites are Highlands, PHS, SSSC and Stoneman. Mr. Barros described the particulars of each scope of work. We will try to some of the work over Spring Break and the rest will be completed over the summer.

MOT Projects – Door Safety Lock Programs: Mr. Barros updated the project. This is an ongoing project. Opening Technologies have been working with us. The locks have been ordered. Mr. Moreno asked about the overall scope of this project, and what's the goal. Mr. Barros answered that the goal is to complete all of the schools. Mr. Haria has asked the sites what they need as it relates to doors and locks. Mr. Holtlander added that the newer facilities have been updated.

Upcoming Facilities Projects: Mr. Scott updated the committee. We are preparing ourselves for the needs of the future. We will update the Board at the Facilities Board Workshop that has been moved from its March 13th date. Mr. Moreno asked if we can partner with the City to advertise this meeting which will include the discussion of a new bond. Mr. Scott added that there will be a lot of community outreach during the new bond process.

Facility Use Permit Fee Update: Mr. Haria updated the committee. Every year we look at the Facilitron rates if they are adequate to cover the costs which include staffing needs. We haven't had a fee change in about 2-3 years. When we determine the changes, we will bring that to the Facilities Sub Committee perhaps at the beginning of March. Then we will take it to the Board. Mr. Miller was concerned that we do not raise the fees too high to price out anyone. Mr. Haria responded that true costs need to be reflected in the permit fees because District funds are primarily for our scholars, not for subsidizing events. Mr. Scott also added the burden of replacement costs as well.

Mr. Moreno stated that there will be different schedules between for-profits and non-profits. Mr. Haria said we will have that information for you at the next Facilities Sub Committee meeting.

Bond Sale & New Waiver: The Raymond James team arrived. Mr. Haria introduced the team to the committee. Mr. Haria relayed the Bond Waiver information to the Committee and why we need a new waiver. Mr. Merritt presented to the Committee information about the Bond Waiver and its requirements. He let the Committee know about the upcoming Public Hearing on February 8th. He reviewed the history of the PUSD bond sales. He explained our past bond sales and how it relates to the new bond waiver request. Mr. Miller asked how the waiver affect the community. Mr. Merritt explained how the waiver affects the community's tax bills. A discussion continued regarding the processes of the Bond Waiver and ultimate sale of the Bonds. Bond Sale is scheduled for some time in June.

Mr. Moreno asked how our debt capacity limit will affect future bonds. Mr. Merritt explained how it would affect future bonds.

Upcoming Board Items: No update at this time. The audits, the award of the two bids and a couple of change orders will be coming in the next Board meetings.

Citizens' Bond Oversight Committee (CBOC) Update: We will be presenting the Bond Audits at the Board Meeting on February 22, 2023. Mr. Moreno asked if we were still in the process of getting new members. Mr. Scott explained 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:

Meeting adjourned at 12:16 pm.