

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, April 18, 2023 – 11:10 am

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

Attendees: Larry Scott (P), Keith Holtslander (P), Kati Mejia (P), Donna Fentanes (P), Matt Belasco (P), Chris Melodias (P), Hitesh Haria (P), Stephanie Cox (P).

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

Public Comments: None

Pledge of Allegiance

Roll Call

Los Medanos ES Portable Replacement Project: Mr. Holtslander updated the committee. The project is 99.9% complete. The contractor completed the grass seeding and bark mulch. The temp fencing will stay in place until mid-May to protect grass. The building is fully operational. Full close out of this project is expected next month. Mr. Scott explained the close out process.

Hillview JHS Project: Mr. Holtslander updated the committee. We have settled on a number and a schedule with DCA and the Contractor. We will be doing more value engineering to bring the number down a little more. Site Committee meeting scheduled for May 11th which will be the last design meeting with the Site Committee. Mr. Miller inquired about how close to the street the campus will be. Mr. Scott explained the layout. Mr. Moreno asked if we are beginning groundbreaking without seeing the final plans. Mr. Holtslander said we are working on that right now. Mr. Moreno asked if there will be a 3D model. Mr. Scott said no. Mr. Moreno asked if there will be anything else that will be coming to the Board related to this project. Mr. Scott answered that the final plans will be coming to the Board. Mr. Scott reviewed the history of the Hillview project. Mr. Miller asked if it is a two story building, and was concerned that it may be too tall for the neighborhood. Mr. Scott and Mr. Holtslander explained the site plan and how it sits back on the site away from the street. Mr. Moreno asked about the City requirement regarding roofs. Mr. Scott said we are governed by DSA.

Mr. Haria commended Larry and his team with developing the Hillview design and incorporating value engineering items. Mr. Holtslander explained the various Increment timelines. Due to gym construction timeline, the site agreed to suspend PE activities for a year.

PHS Girls Softball Field Project: Mr. Holtslander updated the committee. This project is behind schedule. The contractor is making good progress now that the rain has stopped. Ms. Fentanes shared pictures. Mr. Scott mentioned the walkway lights are up, and the foundation for the restroom and snack shop building has been poured. We talked to the vendor and the building is coming next week. Mr. Moreno asked if we were overly optimistic to proceed with this project in winter. Mr. Scott explained that other projects proceeded during the winter months, but we had an exceptionally wet winter. Mr. Moreno asked about the track & field issues. Mr. Scott said they are being resolved.

Mr. Moreno asked when the project will be completed. Mr. Scott said we're shooting for the end of May.

Portables Project: Mr. Holtslander updated the committee. The District Admin project is moving along well. It is possible to be completed in May. Mr. Miller asked how many portables were placed at the DO. Mr. Holtslander replied one.

The Independent Studies Program Project, which has three buildings, is being held up in DSA. We are working through the issues. The contractor has done some demo work. Until we get DSA approval, we cannot begin construction. As fast as this contractor did the Admin Portable project, we are confident this will go quickly when it starts. Mr. Miller asked about the portables at Riverside. Mr. Scott said that is where we keep our surplus for possible future use.

Solar/PV Array Energy Battery Storage Systems Project: Mr. Belasco updated the committee. We've had an extensive amount of challenges with DSA. There is now a proposed Change Order. We will be having a meeting next week regarding the viability of this project. We will be bringing a detailed update to the Board. Mr. Moreno commented that he thought the project was already approved. Mr. Belasco responded that what was presented to the Board has changed significantly. We need a more detailed description of the project. We will make some recommendations. We hope to move the project forward. Mr. Scott commented that we got some different prices from other electrical contractors and got the same numbers. Mr. Moreno said he was confused, didn't we enter into a contract already with the contractor? Mr. Belasco replied that we did; however, a PCO (proposed change order) is forthcoming which will significantly increase the dollar amount. We are going to gather additional information. Mr. Miller said we need to make a decision before we continue this process. Mr. Belasco agreed. Mr. Moreno questioned what we will do procedurally after we have entered the contract. Mr. Scott said that is what we will be researching. Mr. Holtslander added we will be meeting next week.

Facility Use Permit Fee Update: Mr. Haria updated the committee on the Facility Use Permit Fee Rates. After a very deep dive, we have found two types of rates in the systems. We have found a third rate – a local non-profit rate which is already in place and we are utilizing it. Mr. Haria explained the local non-profit rate. Mr. Moreno was pleased that this was discovered. A lengthy discussion continued regarding this topic. Mr. Haria added the information regarding additional services. We have been charging our hourly rates which have not been updated in a few years. Mr. Moreno asked if there will be events without the Theater Supervisor. Mr. Haria said we added that information. It was decided to bring the recommendations to the Board with the updates. Mr. Moreno did suggest that the three (3) different rates be made clear before entering into Facilitron. Mr. Haria will include the updates in the Friday Letter.

Real Estate Asset Evaluation Services – DCG Strategies, Inc.: Mr. Landis Graden gave a presentation regarding the work his firm will do for the District. Mr. Haria asked the committee what do we want to do with this information. Mr. Miller would like time to review the information. Mr. Moreno commented that we would like a new District Office built without the use of Bond funds. Mr. Miller would like a new District Office built before my time is up. Mr. Moreno is excited about this study.

MOT Projects: Mr. Belasco updated the committee. Over Spring Break, we completed 90% of the tasks we mentioned in the Friday Letter. Stoneman didn't get done. We will be doing some preventative maintenance on our roofs. We are looking at different ways to keep on top of that. Mr. Moreno asked about the Air Conditioning. Are we looking into how we're doing Maintenance with those? Mr. Belasco replied that we have a robust HVAC program. We have a lot of units to maintain. We have gone from a 7.5% failure rate to 1.5%. Mr. Belasco explained some of the components of the HVAC unit care. Mr. Moreno asked about the duct cleaning protocol. Mr. Belasco said that they are cleaned every five years. Mr. Haria mentioned that the HVAC systems information is well documented.

Mr. Belasco also mentioned that some unused ESSR Funds will be used for HVAC upgrades and roof projects. Mr. Haria added that when the Board approved ESSR III funds, we put \$2M aside for roof projects. Mr. Melodias commented that the Verkada Cameras system will be used which PPD uses as well. Highlands and Los Medanos are using this system. It is a cloud-based system which can be shared with PPD. He explained some of the features of the system. Mr. Belasco said the next place to install these cameras would be the SSSC to cut down on false alarms. A lengthy discussion continued regarding camera security.

Upcoming Facilities & IT Projects: Mr. Melodias updated the committee regarding the TV's. All the TV's have been installed in each site. Mr. Haria added that each TV has been installed in each school office where the security camera feeds can be seen. It is up and operational at every site but Parkside. That should be resolved by the end of next week.

Upcoming Board Items: Ms. Fentanes shared the upcoming Board items for the May 10th meeting.

Future Facilities Sub Committee Meetings: The next two meetings are scheduled for May 23, 2023 and June 20, 2023

Old Business: None

New Business:

Meeting adjourned at 1:01 pm.