

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, May 23, 2023 – 11:10 am

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

Attendees: Larry Scott (P), Keith Holtlander (P), Kati Mejia (P), Donna Fentanes (P), Matt Belasco (P), Chris Melodias (P), Hitesh Haria (P), Stephanie Cox (P), Christopher Ades (DCA) (P), Ramon Gomez (DCA) (P), Vince Ferrante (CBOC) (P), Aaron Renne (BHM) (P), Mark Linde (CBOC) (P), Dennisha Marsh (CBOC) (P), Heidi Leber (Online).

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

Public Comments: None

Pledge of Allegiance

Roll Call

Mr. Scott had everyone introduce themselves.

Hillview JHS Project: Mr. Scott introduced Mr. Gomez and Mr. Ades from Derivi Castellanos Architects (DCA). Mr. Gomez presented and reviewed the site plans, the classroom plans and the MPR/Band Room plans for the Hillview JHS Campus Replacement Project. Discussions ensued regarding indoor and outdoor sport activities, campus security measures, snack bar, IT Server Room and student drop off lanes.

Mr. Haria emphasized the importance of staying within budget. A discussion continued regarding the Lease Leaseback contract and the budget. Mr. Scott said that \$70M is our maximum project budget which includes buffers. Mr. Haria commended the team who brought this project this far. He also mentioned we are looking at September for the Groundbreaking Ceremony.

Los Medanos ES Portable Replacement Project: Mr. Holtlander updated the committee. The project is 99.9% complete. The contractor finished the landscape maintenance period. The Notice of Completion will be going to the Board tomorrow night.

PHS Girls Softball Field Project: Mr. Holtlander updated the committee. Moving toward completion, in early to mid-June. It is looking pretty good. The fencing is up around the field area. Mr. Moreno asked about the 4th change order that is on the Board's agenda tomorrow night. He asked that we seriously reflect on the almost 50% increase in the contract amount in relation to future projects. Mr. Holtlander confirmed they will be able to play on it in the Fall.

Portables Project: Mr. Holtlander updated the committee. The Admin. Offices project, which is essentially a tenant improvement project, is about complete. We did the punch list inspection last week. The furniture has been moved in. The Notice of Completion will come to the Board in June.

The ISP project, which is three (3) portables at the Adult Ed site, is still hung up in DSA. Once it is out of DSA, the contractor will begin work on this project. The same contractor did the Admin. Offices project and we expect them to finish this one quickly as well.

Solar/PV Array Energy Battery Storage Systems Project: Mr. Belasco updated the committee. Mr. Scott was able to bring the change order amount down. We have one project out of DSA, PHS; and Highlands is in DSA now. We hope to do some construction this summer. Mr. Belasco explained the benefits of this project and how some of the energy costs can be mitigated. The project costs currently is \$3.7M with incentives over the next seven years which will bring District costs to \$1.8M. Mr. Moreno commented that this is quite a change in the project status. Mr. Belasco said we are much more optimistic since last meeting. Mr. Linde asked if recent legislation will have an impact on the project. Mr. Belasco commented that our project started before the legislation was enacted.

Facility Use Permit Fee Update: This will be going to the Board tomorrow night. Ms. Marsh asked what the update is. Mr. Belasco explained the new rates to her.

Real Estate Asset Evaluation Services – DCG Strategies, Inc.: Mr. Haria commented that the process has started. We are looking at six (6) properties and what we can do there. The evaluation will be done over the next three (3) months. Mr. Moreno asked if that data will include best use recommendations. Mr. Haria said yes. Mr. Linde asked about the Harbor property. Mr. Haria replied the study will recommend what can be done there.

Various Roofing Projects: Mr. Belasco updated the committee. The District was approved to use the remaining ESSER funds from the State for different air quality-related projects for the District. We were approved to use the funds for some of the roof projects, which when left undone creates air quality problems. We are using cooperative purchasing programs to expedite the process. Mr. Holtslander added that the Legal Counsel is reviewing the purchasing program. Mr. Moreno asked if the projects were going to go out to bid. Mr. Belasco said we will have to utilize a contractor. Mr. Belasco explained the cooperative purchasing program. Mr. Belasco also described the WeatherWeld roofing application.

MOT Projects: Mr. Belasco updated the committee. A Friday Letter will be prepared for the projects that are a part of the 4th year of our Five Year Deferred Maintenance Plan. We will be doing a slurry and seal at PHS, and at the SSSC. We have bathroom flooring projects at Willow Cove and Highlands. We will be changing the carpet at another wing of Highlands and abating the materials.

Mr. Moreno asked about the request for a new bus that is on the Board Agenda. He asked if this was a replacement of the bus that was in the accident. Mr. Belasco said yes. Mr. Moreno asked how much insurance will reimburse. Mr. Belasco said about a third of the cost. Mr. Miller asked about the accident.

Child Nutrition Greenhouse Project: Ms. Marsh asked about this project. Mr. Holtslander explained the details of the project to her. The Child Nutrition Department is adding a greenhouse to the back of the SSSC site. There will be increased paving and parking as well. We are trying to get this project started by the end of June.

Upcoming Non-Bond Facilities & IT Projects: Mr. Scott updated the committee. We are working on a few projects that were already covered. There are no new bond projects. There is an upcoming project that he will bring up at a later date.

Mr. Scott greeted Ms. Leber and updated the Hillview project with her.

Upcoming Board Items: Ms. Fentanes shared the upcoming Board items for the May 24th meeting. Mr. Moreno asked about the gate at Willow Cove. Mr. Scott described where and why the new gate will be installed.

Mr. Linde asked if a 3' fence could be installed by the canal at Hillview. Mr. Scott will bring it up at the 2X2 Meeting with the City.

Future Facilities Sub Committee Meetings: The next meeting is scheduled for June 20, 2023

Old Business: None

New Business: None

Meeting adjourned at 12:52 pm.