

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, June 7, 2022 – 11:06 am

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

Attendees: Larry Scott (P), Keith Holtlander (P), Donna Fentanes (P), Kati Mejia (P), Matt Belasco (P), Hitesh Haria, (T), Antoinette Terreforte, (T).

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

Public Comments: None

Pledge of Allegiance

Los Medanos ES Portable Replacement Project Groundbreaking Ceremony: Mr. Scott described the project. The project is scheduled for kids to be in by the start of school. The project is a little more than 50% complete. Mr. Miller asked about the portables, and Mr. Scott responded they will be removed. Mr. Scott explained the cost difference between removing the portables and demolishing them. Mr. Moreno asked if there would be an increased amount of portables. Mr. Scott responded that we increased the amount of classrooms. All of the portables will be removed. Mr. Scott continued to update the project. The cabinets are being installed and the lights are already in. One of the longest lead items – the cabinets – were delivered and installed ahead of schedule. The plaster is going up, the low voltage has been secured and the flooring is onsite. Mr. Moreno asked if there was space for school growth. Mr. Scott answered that extra classrooms were added to this project for future growth.

Mr. Holtlander added an update that there is currently work going on in every area of the project. He described the numerous trades at work. Mr. Scott mentioned that we have a very good contractor on this project. Mr. Moreno asked how we're looking for completion, Mr. Scott answered that we're looking good, though he was worried about the elevator, but it has been delivered. Mr. Scott also added that he was in touch with the playground manufacturer to ensure that the equipment would be delivered on time. Mr. Moreno asked if we contract a maintenance company or do in house maintenance on the elevator. Mr. Belasco responded that we contract it out. Mr. Scott added that there is a two year warranty also. Mr. Moreno asked if we were staying on budget. Mr. Scott stated it is a lease-leaseback project with contingencies, no change orders have gone forward.

Hillview JHS Project: Mr. Scott updated the committee. We are in design with the Architect. We have increased the footprint to accommodate the music program, we have also modified the locker rooms. Now we are going to start working on the science rooms. This process will take about 6-8 months. Mr. Moreno asked about the time frame. Mr. Scott answered that the plans can be shown to the Board soon. Once they approve, the plans go to DSA. There is a three year process to open a new school. Mr. Moreno asked about some of the site details regarding the new building at Hillview.

PHS Girls Softball Field Project: Mr. Scott updated the committee. The one bid that came in has been rejected by the Board. The scope of work will be modified, and we will go out for another bid. Mr. Moreno asked if the lights were the only thing to be removed from the project. Mr. Scott explained there were also some other minor items that would be removed as well. Mr. Moreno also asked if the demolition of the wells included in this project. Mr. Holtlander replied that that was a separate project. Mr. Scott noted that the pre-bid conference will be held tomorrow. Bids are due June 30th. The committee engaged in a discussion of union practices and labor compliance. Mr. Moreno asked when the completion date would be. Mr. Holtlander said by the end of December. The lights will be included in another project.

PHS North Campus ADA & Structural Upgrades Project: Mr. Scott updated the committee. Phase 2 will include some structural issues. This project when complete will allow kids to be in the building. The Path of Travel must be compliant. We are doing these projects to make sure the building and its access are safe. Mr. Scott mentioned that we had the building assessed. Mr. Holtlander said the Phase 2 portion will be complete by end of September. A discussion

regarding options for North Campus continued. These options will be discussed in an upcoming Facilities Board Workshop.

Security Cameras: Mr. Holtslander updated the committee. Security cameras will be installed at Highlands and the existing building at Los Medanos. The preconstruction conference was held yesterday. Mr. Moreno asked if the new building was included. Mr. Holtslander replied that those cameras are included in the new building's scope of work. It will start pretty soon and will be complete before school starts. Mr. Moreno asked about the quality of the cameras, Mr. Holtslander replied that they're the best on the market right now. Mr. Miller asked about the life span of the cameras. Mr. Scott said we bought a longer life span. We have a ten year program. Mr. Miller asked about the outdated cameras at other campuses. Mr. Moreno agreed that we should know which cameras are at the end of their life span. Mr. Miller asked if we have a survey to find out. Mr. Scott explained what had been done in the District and how camera acquisition is being done now. A discussion continued regarding cameras.

MOT Projects: Mr. Belasco updated the committee. The committee paused and had lunch. The projects MOT are working on include the slurry project at the sites which should all be done by tomorrow. We have refinished the floor at Hillview Gym, the PHS Main Gym and the Rancho Gym is in the process of being done now. Refinishing should happen about every ten years. They look great. A discussion ensued regarding the need for resurfacing gym floors and other deferred maintenance items.

The bathroom floors that the Board approved are complete. The Battery Back Up project is moving along, but there have been some challenges with DSA. We are the first District to be doing this. Mr. Miller asked if the battery backup be for all our systems. Mr. Belasco said only ten sites will be included at this time.

The summer cleaning projects are well underway. Mr. Moreno asked if this work is done by our custodial staff. Mr. Belasco answered that it is. Mr. Moreno also asked about the staff shortage. Mr. Belasco said he is short 5-6 staff members with no bites in hiring. Mr. Moreno asked about recruiting. Mr. Belasco said there will be a job fair tonight. Mr. Miller suggested offering a signing bonus for our classified staff. Mr. Miller also suggested that we show our appreciation to staff that have worked through the pandemic and continue to work extra hours. Mr. Belasco mentioned that we just had an appreciation BBQ for staff.

COVID-19 & Purchasing EPE and PPE Updates: Mr. Belasco said we are still providing masks to school sites. Scholars are still wearing their masks. We provided 3.5 million over the year to our scholars. We still have some inventory. In terms of cleaning materials, we have a large stockpile of them. Mr. Moreno was concerned that teachers were requesting air purifiers in their classrooms. Mr. Belasco said there was not a large amount of resources for that, but if a classroom did not have MERV 13 filters, we provided air purifiers. We distributed about 130 to those classrooms that needed them.

Kindergarten Projects: Mr. Holtslander explained the scope of work. The contractor started right after school was out, and already has the demolition done and sewer line work in. They should be out of there in about a month.

Upcoming Board Items: Ms. Fentanes updated the committee. The only item is the demolition of the two wells at PHS for tomorrow, and no items for the second meeting in June.

Mr. Scott mentioned the rebid of the Softball Field Project. The next bid date is June 30th and we have to wait a whole month before the next Board Meeting. A discussion continued regarding agenda item procedures. Mr. Scott mentioned that we will be bringing new information at the Special Facilities Board Meeting on July 20th.

Future Facilities Sub Committee Meetings:

Old Business: None

New Business: None

Next Meeting: The scheduling of the next Facilities Sub Committee Meeting is to be determined.

Meeting adjourned at 12:24 pm.