



**CITIZEN'S BOND OVERSIGHT COMMITTEE**  
PUSD Site Support Services Center Training Room  
3200 Loveridge Rd., Pittsburg, CA 94565  
Date: Nov 29, 2018 Time: 6:00 PM

**SIGN-IN SHEET**

	NAME	SIGNATURE
1	Edward Borjon	Edward Borjon
2	Fran Confetti	M. Confetti
3	Wolfgang Croskey	W. Croskey
4	Denisha Marsh	D. Marsh
5	Gilbert Ruiz	
6	Fernando Sandoval	
7	Ronald Wilborn	R. Wilborn
8	Matthew Belasco	M. Belasco
9	Alan Glass	Alan Glass
10	Pat Mims	Pat Mims
11	Larry Scott	Larry Scott
12	Liza Bautista	Liza Bautista
13	Keith Holtslander	Keith Holtslander
14	Dr. Barry Schimmel	
15		
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17		



**Thursday, November 29, 2018**

**Citizens' Bond Oversight Committee, Thursday, November 29, 2018, 6:00 PM, Site Support Services Center, 3200 Loveridge Road, Pittsburg, CA 94565**

**This is the re-scheduled meeting of the Citizens' Bond Oversight Committee, to be held at the Site Support Services Center, 3200 Loveridge Road, Pittsburg, CA 94565 on Thursday, November 29, 2018, starting at 6:00 pm**

### **1. Opening and Introductions**

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### **2. Information**

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- 2.01 Measure N, Series C
- 2.02 Measure P, 2018
- 2.03 Highlands Elementary School Window and HVAC Replacement Project
- 2.04 Parkside Elementary School New Construction Project
- 2.05 Bio-swale Solar and Wind Project
- 2.06 Hillview Jr. High School Modernization and Additions Project
- 2.07 Willow Cove Elementary School Fire Lane and Drainage Project
- 2.08 Pittsburg High School Stadium Lighting Project

### **3. Old Business**

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### **4. New Business**

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- 4.01 Colbi Software

### **5. Conclusion**

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# CITIZEN'S BOND OVERSIGHT COMMITTEE

## MEETING MINUTES



**DATE:** Thursday, November 29, 2018

**TIME:** 6:00 PM – 8:00 PM

**LOCATION:** District's Training Room @ Site Support  
Service Center, 3200 Loveridge Rd.,  
Pittsburg, CA 94565

### Call to Order

### Roll Call

**Public Comments** Remarks N/A

Opening and Introductions: Welcome Greetings

### Information

1. Subjects: Bond Measures, School Projects: Highlands HVAC Equipment and Windows Replacement, Parkside ES Campus Replacement, Bio-swale, Hillview JHS Modernization and Additions Project, Willow Cove ES Fire Lane Paving & Drainage Project, Pittsburg HS Stadium Lighting Project
2. Measure N, Series C Sold on 9-27-18 \$20,000,000.00
  - a. That we only have so much option to get our School's projects funded. General Obligations Fund, State Funds. Last time the District drawn money was in 2017 from the 2014 Bond Measure "N". State money can only be obtained if we have a State Matching Funds. No Lottery Money, designed for Local Community and State.
  - b. That hopefully the new Governor can release some of the reserved funds. But there is no new money.
3. Measure P, 2018 Passed \$100,000,000 > Measure P funds will:
  - ❖ Maintain safe, modern neighborhood schools
  - ❖ Repair and modernize classrooms and science labs
  - ❖ Replace portable classrooms at elementary schools
  - ❖ Add classrooms at schools to accommodate increasing student enrollment
  - ❖ Upgrade student athletic facilities
  - Question asked: Are they going to build projects sometime in the next year to be funded from this measure?
  - Larry mentioned that there will be a Board Workshop this coming Dec 6. The Board will decide and prioritize projects and how we spend the money. It was recommended that the Citizen's Bond Oversight Committee members to attend this Workshop. This is open to the Public.Measure N Series C: Coupon Low 4.3% on the yield and staying on a percentage at 5.1%. We gave our team to sell the bond at low interest rate. We are looking at refinancing to lower interest

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## MEETING MINUTES

rate. We may pass the Bond but until we sell the Bond, it does not really impact you on tax. Our community is getting roughly \$6-7M per year. It takes us 3 years to get funded. Other District get the same money drilling down \$100M. Pittsburg takes longer to pull money. The Board has to decide whether to get the funds every year or every two years. An example: the cost of brand new HS, \$230M. Elementary schools cost estimate is around \$40M++. If we pass \$100M that can build two (2) Elementary schools. To consider in our forecasting > New housing in Pittsburg, we can project housing new kids coming into the District. What attracted developers is the new Bart Access. Facilities work with the City to get updates on what's coming in, study the timeline, how many kids from each household. In every 300 household, there are at least 80 to 180 kids. So we project Kindergarteners all the way through 12<sup>th</sup> grade.

- a. Measure J - Initial Plan was discussed. The District was trying to go for \$100M at the time but it was reconsidered and lowered down to \$85M. So the HS pool verbiage was taken out from the list. The coach of the water polo was notified that pool was taken out. Pat will provide the verbiage.

Wolf: Can the District have a JPA and build a pool / sports complex somewhere else in the City?

Larry: Challenge at the HS needs: athletics, lights, weight room, tennis court, snack bars, girls' softball team, etc. The Board has to establish what they want to prioritize first. Community tax base.

4. Highlands Window Projects are on the "street". Facilities received a Bid lower than estimated. There were nine (9) contractors who showed up on the Pre-Bid, three (3) of these submitted their Bids. This project was estimated at \$825k and the bid came in at \$725k. The next piece that we are awaiting on is the Mechanical HVAC equipment replacement project. This project will start sometime in Feb 2019 through the summer.
  - a. That Bidders are prequalified contractors. The District look at who they are, their reputation on delivering the project. The Bid we received for HVAC at first attempt was unsatisfactory because the bid amount was too high, beyond engineer's cost estimate, so we recommended for it to be rejected. We had 2<sup>nd</sup> Pre-Bid Conference yesterday, 11-28-18. We are hoping to get a Bid soon.
5. Parkside ES Campus Replacement Project: Plans and Specs were approved by DSA and stamped out. There were twenty eight (28) people showed up for pre-bid conference and walkthrough. Price can be driven down and in hopes that the cost will be lowered down. Roughly, a 24-month project. Construction completion is estimated to be on August 2020. Budget was brought down to \$32M-\$38M from its original budget which was close to \$50M. Before, including soft cost it was at 47M. We are attempting to get all soft cost to be included. When we get the lowest bid, it should go to the Board on Jan 9, Contract should be issued mid-month of January 2019 and project inception should start sometime in February 2019. The playground is still going to be accessible. There is a piece of the project that we bring to the City

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## MEETING MINUTES

engineers, e.g. local fire department. We eradicated all glass wall in the hallway because this is very costly. We trimmed the cost down to save money. This project will be a Zero Net Energy.

- DSA was governed by CDE. They decide on what can go to the School. Example, Arts. Who owns the School is the State. There is a standard for education, ED Spec.

6. Bio-swale Solar and Wind Project. Presented by Mr. Alan Glass. Students will get to see when they visit the new Bio-swale Learning Center. This will give our students an opportunity to learn about how is natural renewable resources can be used to power an electric vehicle or the entire complex of a building.

Educational Signage includes:

- a. What is Bio-swale; why are they needed
- b. What is Solar Energy & the unique characteristics of the red panels
- c. Wind generated power & how the wind create energy
- d. How does these renewable resources converted to energy
- e. Natural Resources powered electric buses

Per Matt, the fares for students for field trip might be reconsidered & decreased because the buses are being utilized by natural fuels. Who is going to maintain the solar panel? These units has a 10-year warranty. After the warranty, the Contractor who built this might be contacted to ensure that it is maintained. The District won two (2) awards / recognition.

7. Hillview Jr. High School

- a. We are currently holding a Planning Meeting with the Committee, consists Principal, Parent & Teachers, at Hillview. We brought two architects to listen to the ideas of the principal and teachers.
- b. The architects came in the next week and presented to the committee on what they thought the Hillview School committee has in mind. We are still within 6-8 months in the process.
  - i. Discussed Budget: It will take 9 years for Pittsburg to draw \$130M because of the tax valuation. There will be 10 developments that will be in Pittsburg soon. Developer fees only a fraction, if we take this into consideration.
- c. Bond money: We are exhausting Measure L and N first before we draw P to close the books. But it takes us four years for sell Measures L and N. P will be drawn sometime 2025 or so.

8. Willow Cove Elementary School Fire Lane Paving and Drainage Project. \$200k estimated cost. At the West side of the School. Inception of this project is on March 2019 and estimated completion date in the summer 2019.

9. PHS

### Old Business

N/A

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## MEETING MINUTES

### New Business

New Business Presented by Mr. Keith Holtlander: New Software Program - Colbi Software.

ColbiDocs from Colbi Technologies. A good tracking system program, e.g. RFI, Change Orders and Submittals. Real-time software. This is a standard system in the industry for school district. All certified payrolls comes in and prevailing wage is being tracked. You can also provide certain people access to the software.

Document routing example: It goes to the architect for review, and project manager will also be notified to review before it gets submitted. Submittals gets uploaded and project team can make comments. A document no longer sits idle as it automatically being routed to the next person in chain to review, approve and submit. There is an initial cost \$67k. This system tracks construction piece. There is also an accounting tracking system. Construction document is a permanent record.

### Motions

Remarks N/A

### Announcements

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### Other Business

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### Adjournment

Adjourned at 8:30 PM

**SECRETARY APPROVAL:** Liza Bautista – Facilities Specialist 11/29/2018  
(Signature & Date) \_\_\_\_\_