



August 10, 2022 Minutes –COC Regular Meeting
 Vacaville Unified School District- Held at ESC - 401 Nut Tree Rd, Vacaville, CA 95687

Members Present:	Jeff Fletcher	Mary Woo
	Mary Vasquez	David McCallum
	Pamela Olson	
Members Absent:	-N/A-	
Staff Present:	Dan Banowetz	

ESTABLISH QUORUM/CALL TO ORDER

The meeting was called to order by Mr. Fletcher at 6:01 p.m.

APPROVAL OF AGENDA

A motion was presented by Ms. Vasquez and seconded by Mr. McCallum to approve the agenda as presented. This was carried by a 5-0 vote.

APPROVAL OF MINUTES

A motion was presented by Mr. McCallum and seconded by Ms. Olson to approve the minutes as submitted. This was carried by a 5-0 vote.

COMMENTS FROM THE FLOOR ON ITEMS NOT ON THE AGENDA

(3-Minute Time Limit Per Individual)

Persons wishing to speak to items not on the agenda are asked to complete “A Request to Speak” card and present it to the Chairperson prior to the meeting. Subjects not on the agenda may be introduced at this time, but no action may be taken on them at this meeting. Please stand and state your name for the record.

- No comment

COMMENTS FROM THE FLOOR ON ITEMS ON THE AGENDA

(3-Minute Time Limit Per Individual) Persons wishing to speak to items on the agenda are asked to complete “A Request to Speak” card and present it to the Chairperson prior to the meeting. You will be given an opportunity to speak on the subject at the time the item is discussed by the Committee. When you address the Committee, please stand and state your name for the record

- No comment

BUDGET/EXPENDITURE REPORTS

Budget Questions: Q: What are the Changes on F&H for the 100 McClellan Street project for 1.1 million. A: It went from 12.6 – 13.7 million when the bids came in lower than expected, and some of the scope originally removed for budget purposes was re-introduced to the project -- like roofing. The project is still \$300,000.00 under the original budget. Q: Moving funds around, what is the process and where does it come from? A: In some cases, it comes from the same project. 90% of changes made are in the overall budget that has a percentage accounted for in special testing or other contingencies that are not always needed for a specific project. Q: District object codes – what are those? A: Those are accounting codes for tracking purposes or audit purposes. Q: In projects that are under budget – you add sub-projects. What about projects that are over budget? A: One example is the Alamo, Padan, Vaca Pena project. It came in higher at one school, but in the grand scheme it is one Measure A pot of money – all projects follow Measure A spending requirements and projects are conservatively added. Q: Is Measure Q expected to be written the same way? A: Yes, it will be similarly worded. Q: pg 7 – Construction contingencies at Hemlock – what was that \$181,000 for? A: All projects have contingencies, new construction has lower percentages. This one was to cover the Kindergarten building. Q: pg 20 – 3 sites – General

Contractor costs – front row systems is the \$80,000 the same? A: Yes, it is the same \$80,000 – classroom technology is a big part of the project. Q: pg 39- Vaca Pena – what happened - \$795,000 elevated to \$1.3 million. A: The budget was 795,000, the low bid was \$1.3 million. The increase is using savings from other areas. Q: Can we have a budget refresher course if Measure Q passes? A: Yes, next month when we meet we can talk about budgets. Q: Page 2, What was the \$19,945 charge for the 621 Orchard Avenue Project? Those charges were for the construction manager from CPM. It was \$1,692.14 for May and \$18,252.50 for June). There was not a lot of construction happening in May that is why there is a big difference in the charges. Q: pg 4 – What is the Phase 3 project savings? A: The savings comes from moving phase 4 into phase 3 – saved on escalation costs. Q: pg. 7 – ACE/Hemlock General Contractor Shade structure 2 - \$84,00.00 project reduction – what is that from? A: We had to take that portion out due to DSA soil issues. It doubled the price on the project. The \$14,000.00 spent was spent on the Architect. Q: pg 10 – \$10,000 savings on General Contractor sidewalk replacement – where is that from? A: The bid came in \$10,000 lower than budgeted. Q: pg 13 – 100 McClellan – asbestos – in which rooms was this issue? A: It was underneath sidewalks – old boiler pipes were asbestos wrapped. Q: pg 44 – VHS - \$52,000 in moving/storage, what is that for? A: Classrooms and library moved out and moved back for projects. Q: pg 51 – the 2 carts mentioned – are those the COW carts? A: Yes, those are the technology carts. Q: At Cooper – concrete work – what is that for? A: It is the ADA work at the site. Q: pg 54 - \$870 – to trouble shoot theater lighting – what is that? A: There was a lighting issue existing in the theater where some of the LED lights didn't work – this was to find out the cause. Q: pg 54 – Why were Covid funds used for some of the budget increases. A: There was some flexibility in what the Covid fund could be used for in Student Wellness. Q: Page 59, Owner Furnished Materials, what did we purchase? This was the purchase of the actual HVAC multi-zone unit for the L Wing at Will C. Wood. Q: pg – 76 – not a Measure A question – How much does VUSD have in Developer's fees? A: About \$14 million – There is a time limit to spend it and it has a restricted use. It has to mitigate impact. Q: How much will be brought in from Developers fees for Lagoon Valley? A: \$10,800 per home. This was negotiated for in a late 1990's agreement. The fire department had verbage for escalation each year, but not the School District.

- Motion was made by Ms. Woo and seconded by Ms. Olson to approve the Budget/Expenditure report as submitted. This was carried by a 5-0 vote.

STAFF REPORT

- a. Hemlock/ACE Improvements Project – This is a difficult time of year for projects. School starts next week. The last piece of this project is the K Building – the new building is set and ready. It goes out to bid for the restrooms and electrical work. This bid is planned to go to the September 8th Board meeting. Move-in planned for Winter Break or possibly Thanksgiving Break. The class will start in another portable.
- b. Markham Elementary Project – This project is basically done, there are a couple of warranty items being worked on. For example, a drinking fountain leak. The contractor is very responsive to take care of these issues.
- c. 100 McClellan Street (Buckingham) Project – There have been issues with the new kitchen. The sub-contractors have been no-shows and have been difficult to work with. The Child Nutrition Director has a back up plan for serving meals. There is no recourse for the sub because their contract is with the General Contractor. The General Contractor can face \$2,000 a day after contracted completion date, but it has to show a clear impact. The rest of the campus looks good. Monday the staff will return and hold a meeting in the new MP room. The logo maker for the gym floor is missing in action – but we may just start off the school year with no logo in the middle of the MP room floor. There is a punch list of little things to complete before school starts. Q: Is campus closed for lunch? A: No, all High Schools have an open campus for lunch.

- d. VHS New Gym Project – The contract was terminated, but at a large meeting with Bond/Surety and Contractor - VUSD came to an agreement with David Falk and the termination was suspended, but it can come back if project not working. Completion is expected by the beginning of September. The front of the Building will be finished before school starts, although landscape is needed. Then the concentration will move to the inside. The wood floor has to sit in A/C room for 10 days prior to installation. The A/C unit needs to get set. The inside is looking good and the school is excited for new gym. You don't want to rush a wood gym floor – it needs to take the right amount of time to complete.
- e. Browns Valley/Callison/Cooper Elementary Improvements – Project is wrapping up. The last piece is at Browns Valley to calibrate projectors. ADA work is done.
- f. Alamo/Padan/Vaca Peña Middle Improvements – Vaca Peña is in good shape. The area that is creating counseling office has carpet down, the internal windows haven't arrived. The new ramps arrived and passed, asphalt is being done. Alamo and Padan have some issues. All the walkways had asbestos issues. The walkways and sidewalks are in good shape. The concrete pad for tables is in. At Alamo we are adding a second door to the Administration Building for an entrance. There are little things that have problems – like the restroom in kindergarten. Plan B is to use restroom around corner, but we are pushing for completion prior to the beginning of school. Padan has the same issues as Alamo. The 2 biggest issues are lots of asphalt has to go down at Padan parking lot. There is some question about if putting the 3 projects together was worth the savings as it is difficult to do all of the work on 3 sites in one project. There are some projects that should have been split – this will be remembered for future projects/ next program. Lessons learned were – don't have 12 projects in the same summer. It is difficult to get workers for all of them. In addition to Measure A projects, we have also done HVAC/energy/solar projects and kitchen upgrades at the triplets.
- g. COC Report to the Board of Trustees – Thank you Pam Olson for your presentation to the Board, everyone was happy with presentation. The COC committee would like to know when COC items are on the Board agenda. Dan will send out each Board link as there are almost always Measure A projects on agenda.
- h. Future Bond Survey - It will be Measure Q and has been submitted for the November ballot. A campaign will be started, but campaigning can only happen after hours and off site. Measure Q is basically requesting an extension of Measure V costs. The tax cost will remain the same. We had two positive surveys and can request up to \$229 Million. Projects will be based on amount and enrollment numbers. Our enrollment is down from previous years, but we still have an increase of students from other districts requesting to come to VUSD. The communications department is putting together a video about Measure A projects to show how much work we've accomplished with Measure A funding. Back-to-school nights may be a good place to showcase this information.
- i. Questions – No further questions.

COMMITTEE MEMBER DISCUSSION

- a. Open Discussion – Discussion held about thank-you bricks and placement. There will be some options for brick locations. Music room project at Vacaville High School discussed – there was some wood rot by windows – rebuilding won't be done until September. There is a back-up placement for the band, and they are excited for the update work.

FUTURE BUSINESS

- a. Next Regular Meeting: September 14, 2022 – 6 p.m.
Location: Vacaville High School – 100 E. Monte Vista, Vacaville, CA 95688
- b. Future Agenda Items – None mentioned.

ADJOURNMENT - Adjourn Time: 7:16 p.m.