



September 14, 2022 Minutes –COC Regular Meeting

Vacaville Unified School District- Held at Vacaville High School-100 Monte Vista Ave., Vacaville, CA 95688

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

ESTABLISH QUORUM/CALL TO ORDER

The meeting was called to order by Mr. Fletcher at 6:08 p.m.

APPROVAL OF AGENDA

A motion was presented by Mr. McCallum and seconded by Ms. Woo to approve the agenda as presented. This was carried by a 4-0 vote.

APPROVAL OF MINUTES

A motion was presented by Ms. Vasquez and seconded by Ms. Woo to approve the minutes as submitted. This was carried by a 4-0 vote.

TOUR OF VACAVILLE HIGH SCHOOL NEW GYMNASIUM – LED BY DAN BANOWETZ

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: pg.3 – Program Expense – not in a category-is that overall? A: Yes overall- it covers all construction managers, CPM, some salaries tied to Measure A. Q: pg 8 – Increase of \$2,500. for reprographics-is that for bidding purposes? A: Yes, we provide the drawings, the contractors can request them from the company and we get charged for those copies. Q : pg 5 – increase in actual interest for Q4–did that decrease because of bank interest? A: Yes. Q: CDE – planned check fee – what is that for? A: There is a planned check fee for each project – plans are submitted to DSA and CDE at the same time, but CDE can take 6 months to 2 years to review and they sometimes add to the project. Q: How much is known beforehand on CDE changes? A: We follow CDE rules, not usually a lot changes after CDE review, but when there are changes, they must be made before project can be certified. Q: How much is left over for Measure A spending? A: It shows on the bottom of page 3 there is a balance of 5.2 million – but that is where we start. There won’t be a final number until we finish the last projects. There is some escalation in projects, but we should know better by mid-October what the final figures will be, and then there will be a

special Board workshop in October to discuss projects that will be addressed by the remaining funds. Dan will make recommendations at that time to the Board. Q: What is at the top of the list for your [Dan's] ideas for these projects? A: Dan would like to see some asphalt issues addressed at various sites, including Kairos, some beautification projects – like Sierra Vista landscaping, or Jepson bus loop, back of school areas. The hope is to come up with a way that we can beautify in a way that will also work for the Maintenance Department. The Vacaville High music room would be on the list as well as some new science classrooms. Q: pg. 41 – Miscellaneous construction costs for cleaning – what was this for? A: This was cleaning in all of the Vacaville High Classrooms to get ready for school to start after improvements. Q: What does Frontrow do? A: It works with the A/V controls and it can be accessed from a laptop/wifi. Q: pg. 51 – Which portable was moved from Hemlock to Elmira? A: The Oakland one that is in dispute right now. It couldn't pass DSA – no stamped drawings/plates removed – we are working with that seller to refund that purchase price.

- Motion was made by Mr. McCallum and seconded by Ms. Vasquez to approve the Budget/Expenditure report as submitted. This was carried by a 4-0 vote.

STAFF REPORT

- a. Hemlock/ACE Improvements Project – Bids were opened for the portable work - \$226,000.00 will be the amount for hooking up the new building to electric/fire alarm, add new restrooms, work to complete room. The Board approved the contract and the hope is that it will be ready to move into by Thanksgiving or Winter Break.
- b. 100 McClellan Street (Buckingham) Project – Project getting closer to completion – right now we are working on the punch list items. Hand rails have been hard to get. The kitchen is holding up some of the completion – the hood passed fire inspection on Friday, but there is a ceiling that needs to be added in the custodial closet near the kitchen to be considered finished, right now it is too high for requirements. We are working on getting a conditional use permit while completing project. The generator is going to the Air Board for approval for the walk-in fridge/freezer. The new kitchens will have generators to prevent food waste/losses. Looking at generators for Will C. Wood and central kitchen. Orchard has a generator available to be delivered if power outage there.
- c. VHS New Gym Project – Tour was earlier in the meeting. In addition, the Vacaville High School Improvements have included some work on the music rooms. There is a lot of wood rot and we took some walls by the window down to studs. The black paper has disintegrated inside the walls. The outside stucco over time developed cracks that led to water and termite damage. Eventually the outside of the music building will need re-stucco work.
- d. Browns Valley/Callison/Cooper Elementary Improvements – These projects are completed. The ADA improvements at Cooper and Callison have created a tripping hazard that will be addressed this weekend. 2 new trees will be brought in at Callison/Cooper where trees were removed.
- e. Alamo/Padan/Vaca Peña Middle Improvements – The Alamo and Padan projects have had a lot of issues. Alamo needs some epoxy on flooring in kindergarten. It takes 5 days with drying time between layers to set – it will need to be done over a break. The MP room at Alamo is behind schedule. They poured green concrete last week, it was too hot recently to pour more. The concrete will be poured in sections. There was an issue during the summer with concrete pouring and the city closing down some roads to re-pave streets. Alamo had an Air Conditioner for the MP room that was scheduled to arrive on September 9th, that day we heard it would not be shipped until the 21st. Padan's shade structure will arrive in about 6 weeks. F&H Construction stepped in at Padan to finish 2 bathrooms to be ready for the start of school. The bathrooms are up for use, but need some finish work, pricing is coming soon. Q: Did CPM put this out to bid? Are they responsible for things like delays? A: CPM has a checklist that they are accountable for, they work for the district and ultimately the district is responsible for the project. Q: Have there been any projects that have been managed by CPM without you [Dan] getting involved? A: Yes, somewhat – Dan usually steps in if there are issues that need to be addressed and is ultimately responsible for

the projects. VUSD works with CPM with a large number of projects that the staff in Facilities could not do alone.

- f. Grand Openings/Ribbon Cuttings – Apologies for the late notice/invite to the Markham ribbon cutting that will happen on Friday morning. Working with Communications Department to get more invites routed with earlier notice for future ribbon cutting ceremonies.
- g. Will C. Wood High Technology Project – When originally bid, the budget was 1.2 million and the low bid was 2.2 million. VUSD rejected that bid and put it out to bid with a different timetable – not summer work/some after-hours work. The re-bid came at \$300,000 over budget instead of a million. Pacific Power & Systems will do the work – they are a local company and we have worked well with them before.
- h. Measure Q – Dan met with Jared at Kairos and 3 Board Members from Kairos and VUSD. There are legal reasons they won't be able to get the 40 million they asked for building. Dan outlined the 3 levels of projects at sites: A. Things we know we have to do, i.e. sewers, HVAC, roofs B. Things we do for students, i.e. add a Science classroom and C. site Wish lists. Sewers are at the top of the list. The sewers need work, many sewer issues coming from the hygiene products that were required to be added to bathrooms. The Elm site has portables that may be able to be replaced with modular buildings, like Markham. Dan put that as a B. list item - things for students. Asphalt/HVAC/sewer work would be prioritized over new modular buildings. Discussions are being held with Kairos on their site needs. Q: Is there any discussion of reorganization of space at Kairos to solve some of the traffic/space issues? A: Not much will help those issues, as it is built on a tight street, there could maybe be some changes made where the play area is located. Solar work is happening at Kairos, Padan, and Orchard in October. Vacaville High will get solar next summer. At some sites, the solar additions can double as shade structures. Q: where did the energy money come from? A: It came from a \$20 million dollar loan. The energy savings will be used to pay the loan back. Q: How much parking was lost at Will C. Wood with Solar addition? A: Not more than 10. The committee would like to see a copy of the argument against Measure Q from the Solano Tax payers. The hope is that one selling point for Measure Q will be that we were good stewards with the tax dollars from Measure A.
- i. Questions – No questions.

COMMITTEE MEMBER DISCUSSION

- a. Open Discussion – Further discussion of Measure Q held by committee. Committee would also like to know when walks for Measure Q are happening – Dan is hoping that PTAs and PTOs will want to get involved. It will need 200-300 volunteers for the walk with so many households to reach. Central Kitchen project discussed – the price for just the Architect is \$970,000.00 – about 10 percent of the project. Although higher than anticipated it is a very complex project that needs coordination with many consultants to make sure things line up, match up – like gas lines/drains.
- a. Next Regular Meeting: October 12, 2022 – 6 p.m. Location: Buckingham – 100 McClellan St, Vacaville, CA 95688
- b. Future Agenda Items – None mentioned.

ADJOURNMENT - Adjourn Time: 7:30 p.m.