



September 8, 2021 Minutes –COC Regular Meeting

Vacaville Unified School District- Held at Buckingham – 100 McClellan Street, Vacaville, CA 95688

Members Present:	Jeff Fletcher	Mary Woo
	Mary Vasquez	Ross Riesche
Members Absent:	Pamela Olson	
Guest Present:	Robert Choisser	
Staff Present:	Dan Banowetz	

**ESTABLISH QUORUM/CALL TO ORDER**

The meeting was called to order by Mr. Fletcher at 6:07 p.m.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

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

**CAMPUS TOUR OF BUCKINGHAM – 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**

The committee discussed questions about the budget:

-Q: Why is there 5 million dollars from the Developer fees added to this project? A: To make up part of the expenditures for the project. Q: Why is there a \$5,737,644 deduction from the general contractor and increase of \$8,938,783 to the Perm. Modular Bldg deduction from the general -why the huge changes? A: The initial budget for the general contractor when we started was \$28,000,000. Once the Guaranteed Maximum Price (GMP), since this is a lease-leaseback project, that initial budget was lowered to that GMP price (\$22,262,356.) That explains the drop of \$5,737,644. When we first started the project we had not decided to bid out the modular construction separate from the general contractor. The \$8,938,783 is the cost of the modular and was added once those bids came in. Q: Why is the breakdown on the uncommitted budget so high? A: It is showing the number of dollars at this point. Many of the projects are unencumbered/not in contract so not subtracted. There is actually only a 5.2 million-dollar budget of

unencumbered expenses on the Measure A project. Why are the general contractor and painting project separate on the VHS Improvements Project? A: Separated, we were able to get the painting done sooner. Q: Why are Covid funds used for flooring repair for the WCW Café? A: Esser funds were used because it is an allowable spending to do work on kitchen improvements. Q: Does the Board have to approve Covid expenditures? A: Yes, the Board approves any expenses over \$25,000.00. Q: What are Energy Management Controls? A: These are done by Johnson Controls to monitor air and other controls to keep the various systems working. Q: Does the District own 401 Nut Tree? A: Yes. Q: What are the construction savings of 838,000 mentioned on page 13 of the budget? A: The project came in under budget – it was low enough that we were able to put HVAC into the project, but there was still a good savings. Q: The restrooms updates, are they like the ones we see on campus? A: Yes, it is like them. When refreshing buildings/restrooms the unrecognized expenditures and found 2 main ways – 1) ground work that may show further project issues and 2) modernizing old classrooms – opening up the walls can display new issues to address like electrical. Q: Is the new MP Room at Buckingham 1 story? A: Yes, it will be tall and house the usual MP room items – stage, basketball court, kitchen, locker room areas, robotics, and shop areas. What do the initials MPB stand for? A: Master Program Budget. Q: Are the current modular staying? A: Yes, they are being refreshed and need new ramps/painting.

- Motion was made by Mr. Riesche 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 – Project is closer to start up. The preconstruction meetings started today. The request for information on drawings have been submitted. Tearing up and moving dirt will start soon. Completion is estimated by summer of 2022, but we would like be done in January if possible.
- b. Markham Elementary Project – We are at the substantial completion point. There are a few punch list items like installing secondary whiteboards. The bus loop parking lot needs the containers out and to be sealed and striped. It was mentioned that the kinder gate area would be improved if wider. Completion should be done after a 2-week punch list and the parking lot is likely to be done during Thanksgiving break. The construction portable is gone from campus.
- c. 100 McClellan Street Project- This project rolled out roughly. Construction promises are not all happening. There is/will be a change of the project Superintendent and Inspector of record. Things are getting done on project and school is in session. Project completion should be done by Fall of 2022 by the first day of school.
- d. VHS New Gym Project – This project has started, the fencing and work trailers are there. This project should be done by next summer.
- e. Orchard Elementary Improvements- There are a few things to do including the Shade Structure which will be by the kindergarten area. The sails have a 10-year warranty. Concrete will be poured when the weather is a little cooler next week. It should be completed by next month but isn't officially done/closed until the DSA certifies the projects. Q: Are there complaints from the teachers about noise and construction. A: Yes, sometimes, but the staff knows about the projects ahead of time and are informed about the process.
- f. District Wide Roof Project – Vaca Peña is complete and is in close-out
- g. Remaining Projects – Alamo – Padan – Vaca Peña project are in design documents phase. Site walks are happening. Alamo is extending the MP room, due to DSA parameters it can only be done about ½ way as large as desired, there will be a rolling door added like the one at Markham, to enlarge the space. It can get expensive with ADA compliance issues. There is a 20% budgeting requirement for ADA compliance, older schools can easily eat up more of the whole budget. Callison and Cooper had their site walk today. Browns Valley is in document review. The documents will be going to DSA in the next few weeks and projects should go out to bid in about

- January/February. Work is then anticipated over the summer with a Fall 2022 completion for Measure A projects – except the ones that will be done with the unencumbered 5.2 million. The board has discussed projects, but have not made a final decision for where the funds will be spent.
- h. Facilities Board Workshop – Happened on August 7<sup>th</sup> and should be able to be accessed online.
  - i. Questions – Q: Are the masks for K-12 state mandated? A: Yes, and we have also taken measures to improve air quality in the classrooms – ionizers and air purifiers. Q: When do the Covid funds end? A: Unknown at this time. There is a little preschool building at Fairmont, VUSD will be adding another building nearby for more pre-school. This is not Measure A funded, and neither is the work at 621 South Orchard. Q: Are there more federal funds coming? A: We have applications ready to submit as soon as it opens. Q: Will the Shelly Dally building be used District wide? A: Yes, The MP room will be a Covid test area. It is under construction for 6 classrooms. The sanctuary building will be turned into offices soon. The building will be used for trainings and meetings district-wide.

#### COMMITTEE MEMBER DISCUSSION

- a. Open discussion – It is a good time to plan a Grand Opening Celebration at Markham once cooler. It is a big deal for this project to be completed.

#### FUTURE BUSINESS

- a. Next Regular Meeting: October 13, 2021. 6:00 p.m.  
Location: VUSD – Educational Services Center – 401 Nut Tree Rd., Vacaville, CA 95687
- b. Future Agenda Items – no additions.

ADJOURNMENT - Adjourn Time: 7:23 p.m.