

GLENDALE UNIFIED SCHOOL DISTRICT
SUPERINTENDENT'S FACILITY ADVISORY COMMITTEE
(SFAC)

SFAC Meeting Minutes

May 29, 2019

The Superintendent's Facility Advisory Committee meeting was held in Room 213 of the GUSD Administration Building at 233 North Jackson Street in Glendale on Wednesday, May 29, 2019.

Committee Members Present:

Reinard Knur	Hector Arias
Peter Gharibian	Una Chung-Iwasaka

Staff and Board Liaisons included:

Hagop Kassabian, Administrator: Planning, Development and Facilities
Stephen Dickinson, Chief Business and Financial Officer
Diana Espiritu, Administrative Secretary

Each Committee member was provided with the following items in their packets:

- SFAC Meeting Agenda

I. Call to Order

The meeting was called to order at 5:47 p.m.

II. Roll Call and Establishment of Quorum

A roll call was taken and a quorum was reached.

III. Approval of Minutes from May 14, 2019 Meeting

A Committee member asked for details of what happened to the parent at Glendale High School that was stuck in a restroom. Mr. Dickinson provided a brief recap of the incident.

Committee member Hector Arias made a motion and Committee member Peter Gharibian seconded the motion to approve the minutes of the May 14, 2019 meeting. Committee member Una Chung-Iwasaka abstained, all other members unanimously agreed.

IV. Action Items

1. Award of Bid No. 185-18/19 for Construction of CMU Ball Walls, Site Work, & Striping at Lincoln and R.D. White Elementary Schools

In accordance with established procedures, Procurement & Contract Services completed the solicitation of bids for the construction of CMU ball walls, site work, and striping at Lincoln and R.D. White Elementary Schools. A bid conference and job walk was conducted and thirteen contractors participated. The District received and opened three (3) bids on May 15, 2019, as outlined below:

Contractor	Total Amount	Lincoln	R.D. White
SS+K Construction, Inc.	\$140,272	\$22,272	\$118,000
Chalmers Construction Services, Inc.	\$169,400	\$23,000	\$146,000
Y.KO Construction	\$605,000	\$62,000	\$543,000

After conducting a post-bid conference and reviewing the bid documents, staff is recommending to award to SS+K Construction, Inc. as the lowest responsive and responsible bidder, in the amount of \$140,272. This project is anticipated to be completed by August 9, 2019. Bid details are available for review in the Procurement & Contract Services Department.

This project will be funded by Measure S – Site Improvement Projects funds.

A Committee member asked why the two lower bids were so much lower than the highest bid. Mr. Dickinson explained that this is typical of contractors to increase their bids at the last minute, before bids are due. A Committee member asked if this includes the cost of the foundations of the ball walls. Mr. Kassabian confirmed that the cost of the foundations is included in these bids. A Committee member asked why CMU walls are built in place of wood walls as was done in the past. Mr. Kassabian informed the Committee that the ball walls must be DSA-approved and meet specific requirements.

A Committee member asked why the cost for R.D. White is so high compared to the cost of Lincoln. Mr. Kassabian informed the Committee that there are more ball walls being installed at R.D. White, and there is more work being done west of where the bungalows were located than the work at Lincoln. A suggestion was made to add the original estimates of projects for reference.

2. Award of Bid No. 187-18/19 for Exterior Painting at Four (4) School Sites

In accordance with established procedures, Procurement & Contract Services completed the solicitation of bids for exterior painting at four (4) school sites, including Keppel, Lincoln, Monte Vista, and Valley View Elementary Schools. A bid conference and job walk was conducted and twenty-six contractors participated. The District received and opened fifteen bids on May 14, 2019, as outlined on the following page.

Following the receipt of bids, CAM Painting, Inc. withdrew their bid citing clerical errors that occurred during the bid preparation, pursuant to California Public Contract

Code Section 5103. After conducting a post-bid conference and reviewing the bid documents, staff is recommending to award the bid per school sites as follows: ISR Painting & Wall Covering, Inc. for Keppel Elementary School in the amount of \$72,000; Pacific Rim Painting Co. for Lincoln Elementary School in the amount of \$94,450; Astro Painting for Monte Vista Elementary School in the amount of \$109,000; and Omega Construction Co., Inc. for Valley View Elementary School in the amount of \$75,000. This project is anticipated to be completed by August 1, 2019. Bid details are available for review in the Procurement & Contract Services Department.

This project will be funded by Measure S – Summer Projects funds.

Contractor	Keppel	Lincoln	Monte Vista	Valley View
A.J. Fistes Corp.	\$195,800	\$286,400	\$290,400	\$242,500
Astro Painting	\$76,400	\$99,500	\$109,000	\$103,000
CAM Painting, Inc.	\$79,000	\$94,000	\$152,000	\$94,000
Color New Company	\$290,000	\$163,000	\$163,000	\$112,000
CTG Construction, Inc.	\$260,000	\$380,000	\$230,000	\$240,000
ISR Painting & Wall Covering, Inc.	\$72,000	\$110,000	\$165,000	\$79,800
Mariscal Painting	\$95,000	\$193,000	\$190,000	\$105,000
Omega Construction Co., Inc.	\$144,500	\$139,000	\$218,000	\$75,000
Pacific Contractors Group, Inc.	\$226,000	\$182,000	\$286,000	\$162,000
Pacific Rim Painting Co.	No Bid	\$94,450	No Bid	\$91,550
Piana Construction & Painting, Inc.	\$93,000	\$113,000	\$136,000	\$108,000
Polychrome Construction, Inc.	\$117,900	\$281,000	\$297,000	\$287,000
Prime Painting Contractors, Inc.	\$280,000	\$135,000	\$330,000	\$99,000
Stolie Painting	\$186,000	\$143,000	\$245,000	\$186,000
Vera's Painting	\$461,000	\$473,000	\$888,000	\$361,000

A Committee member noted that some parents at Monte Vista Elementary School are not supportive of this painting work, and would like to eliminate it. Mr. Kassabian informed the Committee that staff is having the entire school painted, not only the bungalows. A majority of the work is the painting of the rest of the school, not the bungalows. Staff still needs to maintain the building and paint as scheduled. A Committee member inquired as to how these four (4) schools were chosen. Mr. Dickinson informed the Committee that the sites are determined by FASO staff, and all schools are rotated based on need. These projects will continue as long as funding is available.

3. Award of Bid No. 189-18/19 for Installation of Two (2) Ball Walls and Shade Structure at Verdugo Woodlands Elementary School

In accordance with established procedures, Procurement & Contract Services completed the solicitation of bids for the installation of two (2) ball walls and a shade structure at Verdugo Woodlands Elementary School. A bid conference and job walk was conducted and six (6) contractors participated. The District received and opened five (5) bids on May 16, 2019, as outlined below:

Contractor	Total Amount
SS+K Construction, Inc.	\$112,500
ARC Construction, Inc.	\$115,000
Chalmers Construction Services, Inc.	\$118,400
Y.KO Construction Co., Inc.	\$128,000
Cybertech Construction Company, Inc.	\$139,777

After conducting a post-bid conference and reviewing the bid documents, staff is recommending to award the bid to SS+K Construction, Inc. as the lowest responsive and responsible bidder, in the amount of \$112,500. This project is anticipated to be completed by August 9, 2019. Bid details are available for review in the Procurement & Contract Services Department. This project will be funded by Measure S – Small Non-Tech Projects funds.

4. Award of Bid No. 190-18/19 for Installation of New Copper Piping at Wilson Middle School

In accordance with established procedures, Procurement & Contract Services completed the solicitation of bids for the installation of new copper piping at Wilson Middle School. A bid conference and job walk was conducted and six (6) contractors participated. The District received and opened five (5) bids on May 15, 2019, as outlined below:

Contractor	Total Amount
SS+K Construction, Inc.	\$67,200
Chalmers Construction Services, Inc.	\$78,000
Cybertech Construction Company, Inc.	\$89,777
Vernes Plumbing	\$155,900
The Nazerian Group	\$184,123

Following the receipt of bids, SS+K Construction, Inc. withdrew their bid citing clerical errors that occurred during the bid preparation, pursuant to California Public Contract Code Section 5103. After conducting a post-bid conference and reviewing the bid documents, staff is recommending to award the bid to Chalmers Construction Co., Inc. as the lowest responsive and responsible bidder, in the amount of \$78,000. This project is anticipated to be completed by August 1, 2019. Bid details are available for review in the Procurement & Contract Services Department. This project will be funded by Measure S – Summer Projects funds.

A Committee member noted a typographical error and in the details of the work, and staff clarified that this project is for the installation of copper piping at Wilson Middle school.

Committee member Reinard Knur made a motion and Hector Arias seconded the motion to approve these items. All Committee members unanimously agreed.

V. Other Business

- **Final Expenditure Reports and Project Closeout of Various Measure S Projects –**
The following ten (10) projects were approved by the Board on various dates. All were completed in a satisfactory manner and provided the District a combined savings of \$3,879,270. The chart below shows the savings by individual project.

Project No.	Project Name	Approved Budget	Expensed	Project Savings	Savings to Program Reserve	Savings to Summer Projects
90003	Hoover HVAC Control System	\$ 5,869,309	\$ 3,842,161	\$ 2,027,148	\$ 2,027,148	
90029	Teacher Laptop Rollout	\$ 2,549,500	\$ 2,549,500	\$ -	\$ -	
90031	Summer 2012 Maintenance	\$ 1,506,300	\$ 1,483,210	\$ 23,090		\$ 23,090
90063	District-Wide Single-use All Gender Toilet Fac.	\$ 1,500,000	\$ 303,910	\$ 1,196,090	\$ 1,196,090	
90082	Summer 2014 Maintenance	\$ 1,496,500	\$ 1,438,154	\$ 58,346		\$ 58,346
90083	Summer 2015 Maintenance	\$ 1,500,000	\$ 1,497,666	\$ 2,334		\$ 2,334
90084	Summer 2016 Maintenance	\$ 1,500,000	\$ 1,485,105	\$ 14,895		\$ 14,895
90086	Summer 2017 Maintenance	\$ 1,500,000	\$ 1,495,491	\$ 4,509		\$ 4,509
90094	Hoover and Glendale Roofing	\$ 1,750,000	\$ 1,197,142	\$ 552,858	\$ 552,858	
95012	District-Wide Irrigation Controller	\$ 351,025	\$ 351,025	\$ -	\$ -	
		\$19,522,634	\$15,643,364	\$ 3,879,270	\$ 3,776,096	\$103,174
		Total Savings		\$ 3,879,270		

Staff is recommending the approval of the final expenditure reports and the final closeout of these ten (10) projects. All project savings will be returned to Measure S – Program Reserve and Measure S – Summer projects funds as listed, and will be made available for the Board to be allocated to future projects.

A Committee member suggested adding a column to note the original estimated budget in order to compare to the final approved budget. A Committee member asked what the Program Reserve funds savings go towards. Mr. Kassabian informed the Committee that the funds go towards the overall Measure S Program Reserve, which serves for future projects. These funds do not go towards the remaining unallocated Measure S funds, but rather goes towards a Program Reserve for future projects. A Committee member asked how much is currently left in Program Reserve, and Mr. Kassabian informed the Committee that he would look into the details and provide an update at a later time. The Project Closeout process has been happening annually for the past few years.

A Committee member asked what will happen at the end of the Measure S program. Mr. Dickinson informed the Committee that the same process will occur as with Measure K, in which funds rolled over into Measure S. A Committee member asked

- for the Bond language for Measure K. Mr. Dickinson will look into it and present any findings to the Committee at a later meeting.
- **Update on the Sagebrush Territory Transfer** – Following the cancellation of the June meeting, the next meeting will likely be in the fall.
 - **Measure S Updates**
 - Site Assessments – Mr. Kassabian has visited a majority of District schools. The first round will be completed in the coming days, and a second round of visits will be conducted along with Facilities staff in the fall. Estimates on projects will be provided. A Committee member suggested the use of consultants to provide more accurate estimates. Mr. Kassabian informed the Committee that staff has not received direction to proceed with using consultants for providing estimates.
 - Monte Vista Modular Restroom Building – A new building layout has been determined, which will provide additional girls restroom fixtures at a savings of what was originally estimated. A Committee member asked why this project would take six months. Mr. Kassabian informed the Committee that there is additional work that needs to be completed. A staircase is required to meet Fire Department standards. However, due to DSA requirements, it will have to be closed off.
 - Monte Vista Summer Beautification Projects – painting, the moving of classrooms, the installation of awnings, the installation of benches, and planting of an additional tree is expected to be completed during the summer.
 - Glendale High School Aquatic Center, Lease-Leaseback Bids and Interviews – Interviews will be conducted on Friday, May 31. The District is expecting to receive three (3) bids.
 - Glendale High School CTE Project – Measure S funds have been allocated for the CTE Programs at Hoover and Glendale High Schools. Mr. Kassabian provided the Committee with an update on the status and the history of the project at Glendale High School. A Committee member inquired about the funds used at each site, and Mr. Kassabian informed the Committee that the amount spent on each site is determined by the individual needs of each site's CTE Programs.
 - **Next meeting date** – Monday, June 10, 2019 at 5:30 p.m. Marshall Elementary School.

VI. Adjourn

The meeting was adjourned at 7:10 p.m.