

Pre-Job Conference Mtg. Session 01 Garfield High School Air Handler Chiller Replacement – CC24-0935-50-00-00, Conan Construction- Transcript

DATE: 04/30/2025

SPECIALIST : MARA CRUZ

April 30, 2025, 4:00PM



Cruz Maria 0:03

The pre job conference for Garfield Air.

Garfield High School air handler chiller replacement with coding construction.

So I'd like to start off the meeting by letting everyone know that this meeting is being recorded and a copy of the recording will be uploaded under this project on the PSA cloud site.

So please use the chat feature to check in by letting everyone know who you are, what company or union you're with, and how to get a hold of you again, whether it be a cell phone, an office phone, or an e-mail.

And then we request that all questions.

Also be asked in the chat just for easier tracking as we start this meeting.

Everyone is muted if you have a comment or question, please raise your hand and be recognized.

Once recognized, we will enable you to unmute your MIC and then to speak when speaking.

Please be sure to identify who you are, what company you're from and who you're directing the question to.

So whether it's a question or comment for the GC, or if it's for the sub that we're going.

We're discussing at that moment.

If you do not have a microphone or encounter any glitches.

Please use the chat feature to communicate with the group.

This is gonna be a fairly short meeting. We have 10 contractors that are ready to go right now.

We are in the talks for the next meeting.

So when the next meeting is scheduled, we will definitely put that out along with the recording of the meeting, the chat log in the meeting minutes will also be uploaded to the cloud.

So I am Maria Cruise. The primary contact for the day-to-day questions regarding the PSA participation for this project.

Also on the call is our wonderful PSA.

Team and our ever cherry and Sensible Leader director George Harris, who gets involved when any substantial matters or issues arise. I want to welcome to today's meeting Palin and Adriana.

Palin is our project manager for this meeting and Adriana is our project coordinator with Conan Construction.

So next we're going to review the significance of the pre job conference.

So first thing is it's a mandatory meeting under section 8.5 of the PSA, which states in short.

To avoid jurisdictional disputes, a prejud conference is required to be held prior to the start of work by all contractors at every level performing work covered by this agreement for the purpose of reviewing scopes and determining the crafts to be used.

Establishing manpower needs getting an idea of the schedule of work for the contract, and of course reviewing project, working roles.

Now our Article 16 goes into further details describing the activities to take place at the pre job.

Noting that all work assignments should be disclosed by each contractor, and if a firm, a formal jurisdictional dispute between unions on an assignment does pop up, they will be noted and I'm going to review how those get handled here in a minute or two.

So additionally, the purpose of the pre job conference is to bring together the district, the GC subcontractors tier contractors and the unions to ensure everyone's on the same page with scopes and schedules, noting that every contractor with a signed.

Tracked or Po, including all levels of peers must be identified and are required to sign and submit a letter of assent prior to beginning work on site by the end of the meeting.

Our goal is that all work assignments be complete, being permanent and final.

So Next up is a quick review on of our crews set up for the PSA project.

So our PSA implements what is called a composite crew concept meaning.

If your company is not signatory to a Union.

Outside of our projects, of course your company is required or and your company is using a crew of two or more. You are required to utilize the Union's hiring hall for manpower.

As a non signatory contractor you are allowed three core workers per trade.

However, per the upsa hiring rules, core workers will be required to register with the applicable union and or unions. If you have that drag of all trades, it does a little bit of everything per ***.

Prior to performing.

Work on site now. The 3.6 section of the PSA describes the composite crew as being made-up of a ratio of 1 to one, one coworker to one dispatched worker from the Union up to your 3 core workers.

So if you have a crew of eight, your 3 core workers will be the first, third and the fifth people on site, with the Union dispatch workers being the 2nd, 4th, 6th and then all additional workers after six.

So your seven and eight are gonna be union dispatch.

So when requesting dispatch from the Union hall, a contractor can and should stipulate any specific skills needed or certificates licenses to complete the task, especially for any kind of specialty requirements. Depending on the Union, the contractor can request workers by name and can request workers from the Dist. Identified priority zip codes.

So the district has goals for employing residents within San Diego County. Residents within the district boundaries, and residents within our district targeted ZIP codes, which have been identified in paperwork that's been given out to the GCS. And the Subs at today's meeting, each contractor will be asked to.

Make their work.

Assignment each sub including tier Subs are responsible for making their own work.

Assignment. A GC can't make a work assignment for sub A.

Subcassignment for a tier.

Noting that while on our PSA project.

All fringe benefits are required to be paid to the assigned or associated trade unions.

Trust that the contractor selects all Subs to be reviewed today will have already completed their pre job form describing their scopes and their work assignments. If you are in this meeting right now and.

You have not completed this form. If you do so before the end of the meeting, I can refresh and we can still cover your form.

If not, you'll just be in the next meeting.

The contractor has the right to choose the assignment of scopes as long as the Union being assigned.

Claims and accepts it once a scope of work is assigned to a craft and or union, it is considered final and can only be changed one of two ways.

First, the two unions involve, discuss and agree to the change, or at the discretion of an arbitrator, through a process that is outside of this meeting.

Changes other than work assignments, such as scope of work, clarification need to be reflected on the prerogative form and will be revised and resubmitted right away. OK.

So now let's get into reviewing how this meeting will go.

So Palin will describe the overall project scope and schedule, noting if Conan plans on self performing any work and then describes if that work is being self performed, the scope that will be and the assignments then I'm gonna pull up the sub paperwork in alphabetical order as sh.

On the screen.

So anybody who's not grayed out will be reviewed today.

I'm gonna ask if that sub is in attendance and for them to raise their hand and be recognized.

Once recognized, they will go ahead and speak and read off their scope of work and their work assignments with any equipment, and then identify if they have any tiers. If there's any questions from the unions, they'll go ahead and answer that. Now. If the sub is not present.

Peeling will go ahead and read their scope assignments.

Their scope.

Their assignments and take any questions. If a Union challenges the work assignment, one of the following scenarios.

This is gonna happen.

So first we'll check to see if the Union being a sign is present and accepts the work as described.

2nd, If the Union assigned the work is absent, we'll note the challenge and ensure the contractor's aware of the challenge.

3rd if the sub is absent, the challenge will be noted in. The GC will notify the sub of

the challenge.

We do like to remind contractors that the work assignment is 100% up to them.

Again, as long as the Union they're assigning it to does accept the work and it will be final.

Work assignments will not be changed unless as described.

Earlier, with the two unions discussing and agreeing to it, or an arbitrator orders it.

All right, George, is there anything you'd like to add?

I'm gonna take that as a no.



Harris III George 8:08

Sorry, sorry about that. Muted.

Yeah, just want to reinforce the point you made, Maria, that we do have a list of Subs that we intend to go over today. And if there are folks who are on the call, but we don't call out your names or or whatever, we'll, we'll circle back to.



Cruz Maria 8:17

Mm hmm.



Harris III George 8:30

You today or we'll schedule a subsequent meeting to address.

Your scope of work, so everyone.

Please be patient and let's go through.

We'll get this work done pretty, pretty. We have a.

We have a good system. If this is your first time and and we can get this done. All right. Thanks.



Cruz Maria 8:49

Perfect. Thanks George. Alright, Caitlin.

So if I can go ahead and have you read the overall contract summary and then we'll get into your guys's cruise.



Pelin Karakas 8:59

Perfect. Thank you so much, Maria.

The scope of the project will be removal and replacement of the existing HVAC system, which will be including also the big chiller replacement in the ground floor

and we will have 5 new HVAC rooftop units, some new VA V units and which will be also associated with the.



Cruz Maria 9:01

You're welcome.



Pelin Karakas 9:24

With the piping new ducting, some.

Electrical disconnects and new connections.

To the new systems as well as the roofing, we have to do some roofing repairs and replacements and also structural support for these new units.

The project is designated to start this summer.

It's a summer rush project.

And that's why we are handling the first PLA meeting today.



Cruz Maria 9:54

And then you guys are planning on performing. So if I can have you read your scopes that you'll be self performing and who you're gonna be giving those to?



Pelin Karakas 10:02

Sure, sure, Maria.

So construction will be self performing couple scopes which will be the general daily cleanup at the job site.

We also have some demo scope to handle and some tempnds installation to secure the project site.

For those scopes, we are planning to use labor 89.

Union Local 89 for laborers.

Addition to the laborers, we are also.

So proposing to use.

The Local 619 for some rough carpentry work, we have some blocking to do at the roof level and and some backing and we will be using local 619 for that.



Cruz Maria 10:51

Perfect. Thank you. Palin and Local 89 and local 619. Do accept in the chat.

Thank you, gentlemen.

So we'll get moving on to the first subcontractor which is able heating and air.

Do we have anyone with able on the call?

If so, please raise your hand and be recognized.

There we go.

Moses your mic has been enabled.

Please unmute yourself and we'll check your mic.

OK, so I see you unmuted, but right now we do not hear you.

So we do.



Moses Moreno 11:21

OK.

How about now?



Cruz Maria 11:23

Yes, perfect.

All right. If I can go ahead and have you read your scope and then we'll go into your cruise.



Moses Moreno 11:25

OK.

Sure. Good morning.

My name is Moses with able heating and air. We are doing the HVAC mechanical dry scope of work which will include.

The installation of the new Air handling units, the new chiller, the new Vavs, as well as the ductwork connections.

We will be assigning that work to.

Our new build 206.



Cruz Maria 11:58

Perfect.

OK. And I see Local 206 has accepted the assignment in the chat.

Thank you, Dom.

OK. And you have a few tier Subs, so oh and Freddie Flores has his hand up, Freddie, go ahead.

 **Fredi F. local 5 insulators** 12:13


Yeah, I'm probably gonna hit on myself, he said.
There's a couple of tier Subs.
I'll just wait till then.
He'll finish. All right. OK. Thanks. Thanks.

 **Cruz Maria** 12:20

OK.
All right.
Thanks Freddie.
OK.
So the first tier sub up is Air Balance company. If we have anybody from air Balance, please raise your hand and be recognized.
And if not Moses, I'll have you read for them.
OK.
So air balance, I'm not seeing a hand at this time and nothing in the chat. So Moses, can I go ahead and have you read?

 **Moses Moreno** 12:40


Here.

 **Pelin Karakas** 12:42

Iowa wants to do that.

 **Moses Moreno** 12:42

Sure. Air Balance Co.
Will be performing the duct cleaning as well as the test and balance.

 **Pelin Karakas** 12:46

In part.

 **Moses Moreno** 12:52

And they will be assigning that work to smart local 206 system.



Cruz Maria 12:56

Perfect. Thank you.

And 2:06 also accept accept that work from air balance. So we will go ahead and move on to control air enterprises your your next tier.

Do we have anyone with control air on the call?

If so, please raise your hand and be recognized.

All right.

See no hands, Moses. If I can have you continue reading.



Moses Moreno 13:22

Your control error will be performing the parts that smarts of the control system.

There's sub tier that will be performing the onsite labor.

Is impeached electric and they will be assigning their work, IBEW.



Cruz Maria 13:42

OK, first real quick control error does have some stuff that they're gonna be doing programming and assist electrical start up and then the programming is listed as local 2:30 with ladder and laptop.

OK. And so if there are any questions or comments, I see no hands raised.

And I see nothing in the chat, so we will go ahead and move on to control airs tier sub which is MP electric.

So if you could just read, there's one more time. I know you just mentioned what they're gonna be doing.



Moses Moreno 14:23

Sure. I'm sorry about that.



Cruz Maria 14:24

Oh, actually we have.



Moses Moreno 14:24

I'll need it.




Cruz Maria 14:25


We have nick.


One SEC. We have Nick on the call.


Nick, are you with MP Electric?


 **Nick Pegler** 14:30
Yep.


 **Cruz Maria** 14:32
OK, if I can have you read your overall scope and assignment.

 **Nick Pegler** 14:35
So we do the HVAC controls installation for controller where signatory to IBW 569.

 **Cruz Maria** 14:45
Beautiful. And Jennifer with IBW does accept in the chat.
So perfect.
Thank you, nick.
I appreciate that and we will be going on to our next subcontractor.

 **Nick Pegler** 14:53
No worries.

 **Cruz Maria** 14:56
So Moses, thank you. And we're going to be going to JDS Plumbing is there.
Oh, hold on.
We have a question from Chris Bettencourt.
Chris, your mic has now been enabled.
If I can go and have you on mute.

 **Chris Betancourt** 15:09
Thank you, Maria.
My question to NP electric, are you guys gonna be doing any penetrations like
cordran to any existing walls?



Cruz Maria 15:20

And Nick, if you're still on the line, this question is for you.



NP Nick Pegler 15:24

I don't think so.

There's an existing system in place, so we'll be using existing penetrations and pathways.

Where they are so.



CB Chris Betancourt 15:35

OK, perfect.

Appreciate that and I'm not sure if those walls are masonry or or they're just wood or whatever materials.



NP Nick Pegler 15:44

I'm sure there's a mix so but the the infrastructure pathways should already be established.



CB Chris Betancourt 15:47

Yep.



NP Nick Pegler 15:53

Via the existing installation so.



CB Chris Betancourt 15:57

Thank you so much.



NP Nick Pegler 15:59

No worries.



Cruz Maria 15:59

Thank you, Kirsten. Thank you, nick.

OK. And then I see Freddie Flores has his hand up, Freddie.

Go ahead.

F **Fredi F. local 5 insulators** 16:07

Yeah. Thank you, Maria Lloyd is?

I do have a question.

This is Freddie Flores with the local 5 insulators and Fire Stoppers.

There's any mechanical insulation involved. The scope of work at the HVAC units and the piping.

 **Cruz Maria** 16:22

And this question is for Moses.

F **Fredi F. local 5 insulators** 16:24

Yeah.

 **Cruz Maria** 16:25

With Abel.

MM **Moses Moreno** 16:26

Were the duck and Freddie for the duck work?

No, we just have some line pointing connections that we are tying into the new units.

So all of the existing duck systems that remain the piping portion will that will be under JDS contract.

F **Fredi F. local 5 insulators** 16:47

So what about any fire stopping? Are you guys gonna come across any fire red walls?

That's gonna need a fire stopping.

MM **Moses Moreno** 16:55

No, as soon as, as Nick alluded to on the control side, all the pathways and penetrations from the buildings are existing to remain though. The only thing that we'll be touching is inside the classroom spaces right at the BAP locations.

F **Fredi F. local 5 insulators** 17:12

Got it.

All right.

Thanks a lot Moises.
Appreciate your help.
Thanks Maria.



Cruz Maria 17:18

Freddie and thank you, Moses. OK.
So next we're gonna go to JDS and their tears.
Their tears.
That hasn't completed the form, so we'll just do JDS and I believe that is Giovanni.
Giovanni, your mic is enabled.
If I can go ahead and have you unmute yourself.
OK, I see your mic is open, but we cannot hear you yet.
OK.
And your mic is now muted.
If we can have you unmute one more time.
OK well, while Giovanni is working out the mic issue, there we go.
I see your mic is unmuted, but we still don't hear you, so we'll go ahead and have
Palin read for you for right now and then if anything comes up, if you can utilize the
chat to answer any questions.
So Palin can I go ahead and have you read the scope and the assignments for JDS
Plumbing?



Pelin Karakas 18:24

Sure. Jds will be handling our vet mechanical system.
They will be using two unions. They are using local 89 and local 2:30 to complete
their scope.
They have a tier sub which is Scott term installation which will be part of the next
meeting. I'm assuming because they haven't fill out their form yet forms yet.



Cruz Maria 18:41

Perfect.



Pelin Karakas 18:52

So.



Cruz Maria 18:53

OK, perfect.

Thank you Palin and Local 89 does accept in the chat and I see no additional hands.

So we're gonna mark, this is a acceptance for three 230 plumbers as well.

And like you said, Scott Thurman is currently not completed with their form, so they'll be in the next meeting.



Pelin Karakas 19:07

Yeah.



Cruz Maria 19:13

Johnson control fires is not completed with their form, so they will be in the next meeting and we will pop down to Robinson Electric. Thank you, Giovanni.

And I see Carla's hand up.

Carla, your mic has been enabled. If I can go and have you unmute yourself.



Karla Riel 19:36

OK.



Cruz Maria 19:36

There we go.

Yep, loud and clear.



Karla Riel 19:38

Good morning.



Cruz Maria 19:39

Good morning.



Karla Riel 19:41

So we will be performing.

We will be providing the conduit and the wire to the vavs.

We will also be adding to the existing motor Control Center and providing power

and connections to the HVAC equipment.

And we are signatory to 569.



Cruz Maria 20:04

Perfect.

Perfect. And 569 does accept in the chat and I see no additional hands and or comments.

So Carla, thank you.

Appreciate your time and we will now move on to roof construction slash chambers group.

So do I have anybody with roof construction Chambers group on McCall? If so, please raise your hand and be recognized.

And I am not seeing any hands. Oh, there we go.

Guyana, your mic has been enabled.

If I can have you raise your hand or unmute yourself, please.

Or actually hold on one second. We do have.



Kiana Chambers 20:44

Hi, yes, good morning.

Can you hear me?



Cruz Maria 20:47

Yes, loud and clear. Go ahead.



Kiana Chambers 20:48

OK, roof construction is going to be doing the roof demo and a replacement for apvc roof.

And we will be utilizing local 45 for our our roofers. And then if we're going to be using our crane, we're going to be using a local 12 operating engineers.





Cruz Maria 21:10


Perfect. And then I see the roof installation with the same assignments 45 and 12.


Perfect. All right.


 **Kiana Chambers** 21:14
Oh yes.


 **Cruz Maria** 21:17
And I see Adrian Lopez with a hand up Adrian. If I can go ahead and have you on Mike.
Adrian Lopez with local 45. I see you're unmuted, but we cannot hear you at this point.
OK. And so while we're waiting for Adrian Caesar, I see your hand up. If you can go ahead.


 **Cesar Carrasco** 21:45
Yeah, it's Caesar, local 12.
We accept the assignment. Thank you.


 **Cruz Maria** 21:48
Thank you, Cesar. And Dom with local 206.
Go ahead.

 **Domingo Luyo** 21:55
Hi will the installation of the new roof include any sheet metal accessories like flashing, coping gutters or anything like that?

 **Kiana Chambers** 22:03
No, we will not.

 **Domingo Luyo** 22:05
Thank you.

 **Cruz Maria** 22:08
Perfect. And Adrian, do you wanna? Oh, go ahead. Mm hmm.

 **Pelin Karakas** 22:09
Maria, I will take that question.

So just to just to clarify, we have some sheet metal work in this project. However, it's going to be performed by Dave Whipple.

Metal company, which we will be covering their assignments and the scope in the next meeting.

 **Domingo Luyo** 22:31

Thanks, palen.

 **Pelin Karakas** 22:32

You're welcome.

 **Cruz Maria** 22:35

Thank you. OK. And Adrian, with local 45 accepts in the chat.

Thank you, Adrian.

And we have a Kenneth Clay.

Kenneth, your mic has been enabled.

If I can go ahead and have you on mute yourself.

 **Kenneth W. Clay** 22:51

Yeah. Hi, good morning.

This is Ken Clay with Johnson Controls.

I just want to let you know that I actually am on this call.

 **Cruz Maria** 22:58

OK.

So then we didn't have your form completed. If you guys can get that form completed I can re refresh at the end after World Bridge and then we can review your form.

If not, then we'll have to push you over to our next meeting.

 **Kenneth W. Clay** 23:15

That'll be likely.

 **Cruz Maria** 23:17

Oh, OK.

 **Kenneth W. Clay** 23:18

OK.

I'll I'll just do that.

 **Cruz Maria** 23:19

Well, thank you, Ken.

 **Kenneth W. Clay** 23:19

I'll, I'll, I'll. I'll bow out and then just be on the next one then.

 **Cruz Maria** 23:24

All right.

Thank you, Kenneth.

We appreciate your time.

 **Kenneth W. Clay** 23:26

You got it. Thank you. Bye bye.

 **Cruz Maria** 23:30

OK.

So the next forms that are complete are actually the Dave Whipple sheet metal. As we've said in the past, with the naming conventions, we are still working on that and our system is getting sharper every day and this will be corrected shortly.

So, Palin, you had mentioned that Dave is going to be part of the next one.

Do we want to go ahead and cover it since it's completed, or do we want to wait for the next meeting? OK, perfect.

 **Pelin Karakas** 23:51

Yes, yes. Yeah, definitely.

We can cover it.

I wasn't sure if they finish this stuff before the meeting, but it looks like they did.

And they ripple will be using local 206 again.

They are handling our sheet metal flashing and counter flashing in this project.



Cruz Maria 24:12

Perfect. Thank you and.

Dom, I know you had your hand up earlier.

Do you want to question accept?

Nope, there it is in the chat.

OK, perfect. So 206 does accept in the chat. So thank you, Dom. And we are to our last contractor, World Bridge. Is there anybody from World Bridge on the call please raise your hand and be recognized there we go.

Hector. Hector, your mic has been enabled.

Go ahead and unmute.

Hector, I can go ahead and have you unmute yourself.

I know we've had some some issues with a muting today.



Harris III George 24:55

He says it's mic. It's not working in the chat.



Cruz Maria 24:58

Oh, there it is. OK, perfect.

Not perfect, but we'll get you handled Palin. If I can go ahead and have you read their scope and assignments.



Pelin Karakas 25:08

Sure, Wordbridge will be handling our data communication system.

They will be installing all the cabling and wiring and they are using local 569.



Cruz Maria 25:20

Perfect and Local 569 does accept in the chat so that will complete that list of Subs for today.

So now do we have any other subcontractors on the call whose assignments were up or not up but completed during the meeting and would like to review or discuss?

If so, please raise your hand and be recognized and I just refreshed real quick.

Just to see if anybody knew.

So Marco Crane is still under draft.

Gds.

We covered Scott.

Therm will be in the next meeting, Johnson Fire in the next meeting.

San Diego Solutions and Erectors will be in the next meeting and that appears to be all of our contractors OK.

So Palin is there anything that you would like to add? We are looking to schedule the next meeting here pretty quickly and when we do like I said, the notice will go out to everybody and list those who will be on that.

So are there any comments or questions for the GC at this time?

OK, seeing no hands and nothing in the chat.

I'd like to thank everybody for their time and Palin for a smooth meeting and until the next time, thank you all and we will see you out there.

 **Pelin Karakas** 26:37

Perfect. Thank you so much, Maria.

 **Harris III George** 26:37

Thanks everyone.

 **Cruz Maria** 26:39

You're welcome.

 **Harris III George** 26:39

Thanks everyone.

 **Pelin Karakas** 26:39

Thank you.

 **Harris III George** 26:40

Thanks Maria.

 **Cruz Maria** 26:42

What's up?

 **Pelin Karakas** 26:43

Bye everyone.



Adrienne Jessee 26:44

Thank you. Bye.



Cruz Maria 26:44

Right.



Cruz Maria stopped transcription