

**Pre-Job Conference Meeting Session 01 for LB25-0181-08-00-G3
Paradise Hills ES Solar Photovoltaic w-Balfour Beatty
Construction-Transcript**

DATE: 06/09/2025

SPECIALIST: IVORY ANDERSON

Ethridge Todd started transcription



Anderson Ivory 0:03

Of the agreement, also on the call with us are my PSA colleagues.

They'll be helping me to run this meeting today.

Today's meeting is a required meeting according to sections 8.5 and 16.1 of the PSA.

One of the reasons for today's meeting is to help avoid jurisdictional disputes.

By announcing the scopes of work.

Also, another intent of the meeting is it's an opportunity for the.

The contractors in the unions to come together and discuss scopes of work and manpower.

Keep in mind that the making of a work assignment belongs to the contractor who is actually performing the work.

If you're a subcontractor, you've hired a tier.

You would indicate who your tiered contractor is, but then leave it for the tiered contractor to explain how they intend to carry out their work.

Again, once an assignment is made, it's considered final.

There's only one of two ways to alter a work assignment after it's been announced, either the affected contractor and the affected unions come together and alter the work assignment, or through a process called the plan for Jurisdictional dispute, which is handled away from the PSA it.

A separate process today's meeting will be recorded and uploaded to the PSA cloud.

A little bit later.

Today we ask that everyone identify themselves in the chat.

Who your organization and your contact information.

We ask that you raise your hand and unmute yourself when you want to speak. We ask that you put your questions and comments in the chat.

That way, they're memorialized to be able to go back later and see them.

A little bit about the PSA, all contractors.

Regardless of that, must submit a signed letter of assent before they can start work, as well as submit a work assignment.

The PSA falls under a hierarchy which is the state of California.

Rules and regulation, prevailing wage codes and that sort of thing.

Then comes the PSA.

And then the schedule A or the master Labor Agreement that you're working on?

Under any subject that's covered in the PSA, you take direction from there. If there's a topic or subject that's not mentioned in the PSA, you have to go to the master, to the schedule A for resolution or for answers.

An example would be show up pay nowhere in the PSA. Does it speak about show up pay.

So you got to go to the separate schedule way to.

Get information about show up pay.

On non union, contractors must have their core employees referred.

Back to the project before they can start work.

So they have to go down to the Union hall that you're working with.

Start a.

Trust account and anyway you work with the Union hall that you on that.

The San Diego School District has a local hire goal that local hire goal is that 100% of the workforce lives somewhere in the county of San Diego.

70% of the workforce live in the school district. Zip code, 35% live in the 11 targeted ZIP codes.


How? We asked the contractors to help us effectuate that goal.

Is that your core employees?

Live somewhere in the county of San Diego, then in a situation where you're I have more than one worker working at a time or the operation of more than one piece of equipment at at the same time, you're likely to have a composite.

Crew. So with your composite crew, you're gonna have to request dispatch from the Union hall.

 **Fredi Flores local 5 insulators** 4:26
Hopefully.

 **Anderson Ivory** 4:31
Not only are you gonna identify if you need an apprentice.



Fredi Flores local 5 insulators 4:33

Phoenix I I scan my bills, so if you want to save them. Thank you.



Anderson Ivory 4:38

Say again?

Freddie, go ahead and mute yourself, please.

Anyway, so that all of you want to identify whether you need a journeyman or an apprentice.

The skill set certification you also if possible mention if they if they can dispatch someone who lives in the school district ZIP code.

I mentioned composite crew a minute ago, so non union contractors.

You're you're allowed up to three core employees.

Per contract per classification.

So if you had a workforce of 6.

Positions 1/3 and five would belong to the contractor. 246 and beyond would be would belong to the unions and if you reduced your workforce it would go in reverse order where the position 1 core employee would be the last worker on the site a time.

Referral is that you have your your core employees.

And or.

Your dispatched union members dispatched to you or registered within at least 48 hours less weekends and holidays before the start of the project.

That's a timely referral.

Neither the contractor or their employees are required to join a union to perform under the PSA.

They simply have to follow the guidelines of the PSA.

And schedule A that they're working under.

The wage determination for this project is found at on the DIR website and it is the ways of determination that was in that had been issued during the first advertisement bid. So it's listed on the on the advertise for bid, which weighs very termination to utilize one other.

Thing is, with the prevailing wage, you'll pay the base rate on the check.

And the fringe benefit component will go to the.

The applicable Union Trust fund at a later date, director Harris, would you like to add anything before we turn it over?



Harris III George 6:55

No, nothing to add.



Anderson Ivory 6:57

Alright, thank you.

With that, I'm gonna go ahead and turn the meeting over to Belfer Beatty the 1st. Discuss the overall scope of work and then whether or not Belfer Beatty will self perform.

From there, we will walk through the list of Subs, allowing the subcontractors the opportunity to speak to their scope of work and make their assignments. So with that, I'm gonna go ahead and turn it over to Balfour Beatty.



Stinnett, Aidan 7:27

Hi, guys.

How's it going?

My name is Aidan Stinnett.

I'm the project manager at Balfour Beatty and what this project is is we're installing two solar canopies in this the middle of campus.

This is the third.

We have 3 projects on this job.

The whole site modernization, a joint use field and a solar aspect.

So this is the solar job. It's strictly in the center of the campus and we are essentially drilling for column footings, setting rebar cages.

Pouring concrete and then the the canopies are consist of structural steel with solar panels on top of them, and then we run trenching.

From an existing building 200, which is nearby all the way to those canopies.

So there will be a mild.

Mild repairs to the existing building, like mild painting, repairs and roofing repairs, which is why you'll see some of those Subs on this project conference.

But the majority?

Of it will be our structural steel sub and then the the company actually putting the cages in the ground and pouring the concrete which is Keller and then precision

Electric will be doing the actual solar panels themselves.

And no, we do not self perform any work.

Balfour Beatty.

So all our Subs will be performing this work.



Anderson Ivory 8:56

Thank you, Aidan. Before we go on to our first subcontractor, Dan Gore, go ahead and unmute yourself please.



DG Dan Goar 9:04

Good afternoon.

Thank you, ivory.

My question is for Balfour Beatty.

Are there you guys going to be running over any domestic water lines?

For hose bibs to maintain and clean the solar panels.



SA Stinnett, Aidan 9:21

I don't think that's shown in the plans, but.

I'm sure they'll if you have a question on it, I'm sure it came from another job, so we'll probably be looking into that in the future.



DG Dan Goar 9:33

Yeah, we've seen him on quite a few of these projects.

I just want to go on the record and if there is local 2:30 will be put in the claim to that.

Who's the the plumbing contractor on this other project?

I'm throwing a blank here.

Do you guys got multiple projects on this right?



SA Stinnett, Aidan 9:46

Yeah. So we have. Jds is doing our site utilities.



DG Dan Goar 9:49

OK.

Yes. Jds will most likely sell that work out if it's on the prints, right?

 **Stinnett, Aidan** 9:50

So.

I think they would probably do it themselves, but.

I mean, it's not in the plans, so that would have to become via the change order at that point we would, we would I guess pursue it, then deal with it then.

 **Dan Goar** 10:11

Yeah. Well, JDS guys don't work.

And they get it.

They're they're signatory with us, but we're just for the record, we're gonna be putting claim to that work. If it does come up.

Thank you.

 **Anderson Ivory** 10:20

Thank you, Dan.

Any other questions or comments?

I see no hands.

Let's go to our first subcontractor, which is DBE. Supplies. Is there anyone on the call from DBE?

If so, please raise your hand.

I see no raised hand.

Aidan, can you speak to their scope of work?

 **Stinnett, Aidan** 10:44

Yeah. So they'll be doing an erosion control implementation and swiit monitoring.

 **Anderson Ivory** 10:51

Thank you.

And which union or unions will they work with?

 **Stinnett, Aidan** 10:58

Laborers Local 89 and then operating engineers local 12.

 **Anderson Ivory** 11:04

Thank you.

Any questions or comments?

I see no hands.

Is there anything in the chat, Todd?



Ethridge Todd 11:16

Local 89 accepts the work assignment and local 12 also.



Anderson Ivory 11:21

Thank you.

With that, let's go ahead and move on to our next contractor, which is ground penetrating radar system. Is there anyone on the call from ground, Aaron, go ahead and unmute yourself please.



Erin Hughes 11:38

Hi there.

We'll be doing the subsurface imaging and we'll be assigning the work to 1184.



Anderson Ivory 11:44

Thank you. Erin, any questions or comments?

Jean, go ahead and unmute yourself, please.



Gene Good 11:55

The things I read, gene good labors local 1184 and we're going to set the assignment on behalf of GPRS. Thank you.



Anderson Ivory 12:02

Thank you both.

Any other questions or comments?

I see no hands.

Let's move on to our next contractor, which is J&B Engineering, survey surveyors.

Is there anyone on the call from JMB?

If so, raise your hand, please. Now mute yourself.

I see no hands.

Aidan, can you go ahead and speak to the scope of work, please?

 **Stinnett, Aidan** 12:31

So they are doing field engineering, land surveying, and then yeah, they're just doing survey.

They'll be assigning it to operating engineers local 12.

 **Anderson Ivory** 12:42

Thank you.

Any questions or comments?

Anything in the chat, Todd?

 **Ethridge Todd** 12:50

Yes, Local 12 accepts.

 **Anderson Ivory** 12:53

Thank you.

With that, let's move on to our next contractor, which is Keller.

North America. Is there anyone on the call from Keller Bartholomew?

Go ahead and unmute yourself, please.

 **Bartholomew, Wyatt** 13:06

Yeah, killer scope of work is the drilled pier footings for the solar canopy.

We'll be assigning that to local 12 and local 89.

 **Anderson Ivory** 13:17

Thank you.

Questions or comments?

 **Ethridge Todd** 13:25

Looks like Cruz has his hand up.

 **Anderson Ivory** 13:27


Cruz, go ahead and unmute yourself, please.


 **CRUZ RAMOS** 13:30


Yes. Good afternoon everyone.


This is questions for Keller.


Are you guys gonna be doing any finishing above grade?


 **Bartholomew, Wyatt** 13:39
No.


 **CRUZ RAMOS** 13:40
No finishing above grade.

 **Bartholomew, Wyatt** 13:42
No, we will not.

 **CRUZ RAMOS** 13:43
At all.
I appreciate that. Thank you.

 **Anderson Ivory** 13:46
Thank you, Cruz.
Anything. Anything else in the chat, Todd?

 **Ethridge Todd** 13:50
Yes, 12 and 89 accepted for Keller.

 **Anderson Ivory** 13:54
Thank you.
With that, let's go ahead and move on to our next contractor, which is letting the roofing.
Is there anyone on the call from letting or if so, please raise your hand unmute yourself.
I see no hands.
Aiden, can you speak to this scope of work?

 **Stinnett, Aidan** 14:18

Yes. So they will be performing single ply insulation and bur pairs.
And they'll be assigning it to roofers local 45.



Anderson Ivory 14:28

Thank you.

Thank you.

Any questions and or comments?

Anything in the chat, Todd?



Ethridge Todd 14:41

No chance clear.



Anderson Ivory 14:43

Thank you.

With that, let's move on to our next contractor, MEK Enterprises.

Is there anyone on the call from MEK?

So raise your hand please.

I see no hands.

Aidan, can you go ahead and speak to speak for me, K?



Stinnett, Aidan 15:05

Yeah, they'll be doing moving and final cleaning and they'll be assigning that to laborers local 89.



Anderson Ivory 15:13

Thank you.

Any questions or comments?



Ethridge Todd 15:16

MEKI mean local 89 except for MEK. In the chat ivory.



Anderson Ivory 15:21

Thank you.

All right, with that, let's go ahead and move on to our next subcontractor, which is precision electric. Is there anyone on the call from Precision Electric Company?

If so, please raise your hand.
Unmute yourself, Brandon.
Go ahead and unmute yourself, please.

 **Brandon Abell** 15:38

OK.
Hi, this is Brandon Abel with precision electric.
We're gonna be installing all the solar scope of work on this project.

 **Anderson Ivory** 15:49

Thank you.
And which union or unions are you working with?

 **Brandon Abell** 15:55

569.

 **Anderson Ivory** 15:57

Thank you.
I thought I saw a hand go up and go down.
Do we have any questions?

 **Ethridge Todd** 16:04

Freddie Flores, go ahead and meet yourself.

 **Fred Flores local 5 insulators** 16:08

Gentlemen, Brenda and Freddie Flores, Local 5 installators and Fire stoppers.
There's any fire stopping involved in the scope of work.

 **Brandon Abell** 16:15

No.

 **Fred Flores local 5 insulators** 16:16

Who's not? You guys not going to come across any firearms or anything like that?

 **Brandon Abell** 16:22

No, this is a canopy.

 **Fredi Flores local 5 insulators** 16:24

Got it.

All right. Thanks.

 **Anderson Ivory** 16:28

Any other questions or comments?

 **Ethridge Todd** 16:31

lbw accepts for precision in chat Adam.

 **Anderson Ivory** 16:35

Thank you.

We would go on to Precision Electrics, tiered cement cutting.

They asked to have their form returned, but they hadn't got it back to us.

Is there anyone on the call from cement cutting?

Natalia.

Go ahead and unmute yourself.

 **Natalie Chastain** 17:01

This is Mike Thorn with cement cutting.

 **Anderson Ivory** 17:04

Yes.

 **Natalie Chastain** 17:05

And I'm here to answer any kind of question. We're gonna be excavating.

We're local Union 12 and we'll be excavating for precision.

 **Anderson Ivory** 17:15

OK. Is there any reason you haven't returned your form to us so that we could so we could view it in this meeting?



Natalie Chastain 17:24

I can get over to you right away.



Anderson Ivory 17:27

OK.

So go ahead and send it to me.

I will circulate it with the unions and that's when we'll finalize it.

But if you want to go ahead and say what you just said, again who you intend to work with can't make it official till we have the form. But go ahead and say it.



Natalie Chastain 17:47

OK.

We're going to work for precision electric, and we'll be doing the excavation and that's pretty much it.

Local 12 for operators and local 89 for our laborers.



Anderson Ivory 18:01

Thank you. When we get the form, I will blast mail it out to the unions for them to comment on it and hopefully we'll just finalize it at that point.

But so we're kind of in hold pattern for right now. But thank you for attending the meeting.



Natalie Chastain 18:17

Thank you for the delay.



Anderson Ivory 18:18

Are there any other?

Not not a problem, not a problem.


I meant to check this morning to see if it was back in after you request to have it back.

But anyway, let's go ahead and move on to our next contractor.


I see no other hands.


Let's go to rap engineering.


Is there anyone on the call from RAP?


 **Tamara Villegas - RAP Enineering** 18:40
Hi, good morning.


 **Anderson Ivory** 18:40
If.


 **Tamara Villegas - RAP Enineering** 18:40
This is Tammy with rap engineering.


 **Anderson Ivory** 18:43
Go ahead, Tammy.


 **Tamara Villegas - RAP Enineering** 18:45
Hi we are going to be doing the A/C paving, trench paving and we are signatory to laborers local 89 and operating engineers local 12.

 **Anderson Ivory** 18:56
Thank you. Tammy, any questions or comments?

 **Ethridge Todd** 19:00
Looks like 12 and 89 accepted for rap in the chat ivory.

 **Anderson Ivory** 19:05
Excellent.

 **Tamara Villegas - RAP Enineering** 19:06
Thanks everyone.

 **Anderson Ivory** 19:09
With that, let's move on to RA PS tiered contractor, which is Kelly.
G striping.
Is there anyone on the call from Kelly G?
So raise your hand.
Tammy, can you go ahead and speak to Kelly G SC scope of work, please.



Tamara Villegas - RAP Enineering 19:28

Yes, Kelly G will be doing the striping and payment markings, signage and lettering.
He is.

Going to be assigning to local 1184.



Anderson Ivory 19:44

Thank you.

Any questions or comments?

Anything in the chat, Todd?



Ethridge Todd 19:53

Yes, looks like 1184.

Just accepted in the chat.



Anderson Ivory 19:56

Thank you.

With that, let's move on to our next contractor, which is San Diego paint pros.

Is there anyone on the call from Sandy, Jacqueline.

Go ahead and unmute yourself, please.



Jaclyn Metz 20:10

Hey. Yeah, Jacqueline with San Diego paint pros. We accept the assignment. Union 1399 painting.



Anderson Ivory 20:19

Thank you.

Any questions or comments?



Ethridge Todd 20:25

1399 accepts in the chat Ivor.



Anderson Ivory 20:28

Thank you.

With that, let's move on to our next subcontractor, which is West Coast iron. Is there

anyone on the call from West Coast iron?

So.

OK, I see no hands and it looks like they're not self performing.

So let's move on to. Is there anyone on the call from Asberry Steel?

If so, please raise your hand.

Ed, go ahead and unmute yourself, please. Ed Rivera.



Ed Rivera 20:58

Ed Asbury Steele will be erecting the structural steel signatory to local two 29229.



Anderson Ivory 21:06

Thank you.

Any questions or comments?

I see no hands. Anything in the chat, pat.



Ethridge Todd 21:15

David David Johnson has his hand up.

David, go ahead and meet yourself.



David Johnson 21:20

Good morning.

Thank you, Ed.

Local 229 we accept the working assignment from our signatory contractor, Asbury.

Thank you.



Anderson Ivory 21:28

Thank you, David.

With that, we've come to the.

End of our list.

End of the list of known subcontractors.

Are there any contractors on the call?

Or who did not get an opportunity to speak?

If so, please raise your hand.

I see no hands.

Aiden, to the best of your knowledge, is this our complete list of contractors or do you suspect you'll be hiring more?

 **Stinnett, Aidan** 22:05

Just a complete list.

 **Anderson Ivory** 22:07

OK.

So we'll get.

Cement cutting squared away and I think we got it.

Director Harris, is there anything you want to add before we close out?

 **Harris III George** 22:21

Nope. Good job. Thanks everyone.

 **Anderson Ivory** 22:24

Thank you.

Thank you all.

Enjoy the rest of your day and we will get the notes in the video uploaded later today. Enjoy your day.

 **Harris III George** 22:37

Thanks everyone.

 **Leonel Urquidez** 22:39

Thank you.

 **Stinnett, Aidan** 22:40

Thanks everyone.

 **Anderson Ivory** 22:41

Thanks.

 stopped transcription