



**San Diego Unified**  
SCHOOL DISTRICT

PSA Pre-Job Conference Meeting Minutes  
**Contract No.:** CC22-0902-08-A1-G1 , **Name:** King Chavez Academy of Excellence Whole Site Modernization (LLB) (GMP No. 1)  
**Meeting Title:** PJC# IV for King/Chavez Academy of Excellence WSM GMP#1  
**Meeting Date & Time:** 10:30:00 AM

**General Contractor:** BALFOUR BEATTY CONSTRUCTION, LLC  
**GC Representative:** Larry Valdez, (619) 642-1348, lvaldez@balfourbeattyus.com

**Assigned PSA Specialist:** Maria Cruz  
**Phone:** (619) 879-7870  
**Email:** mcruz5@sandi.net

**Agenda:**

1. General Contractor's Overview of Scope
2. Actions on Contractor Pre-Job Forms
3. Closing Comments, Questions, and Next Steps
4. Dismissal

**Contract Summary**

No Comments...

**Actions of Contractor Assignments**

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
ABLE HEATING & AIR CONDITIONING, INC	1020 COLORADO AVE SUITE A CHULA VISTA, CA 91911 CSLB: 466861 DIR: 1000004337	Moses Moreno mmoreno@ableac.net (619) 409-9100	False	Published

**Overall Scope:** HVAC Mechanical  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** HVAC

**Scope of Work to be Performed:** HVAC Mechanical including installing HVAC equipment, ductwork, refrigerant piping and accessories.

**Scope of Work to be Performed:** Ladders, Hand Tools, Duct Lifts

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
installing HVAC equipment, ductwork, refrigerant piping and accessories.	Sheet Metal Workers Local 206	Sheet Metal Worker (HVAC)	Final	Accepted

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
BRAGG CRANE SERVICE, BRAGG CRANE & RIGGING, HEAVY TRANSPORT, Spectra Electrical and Instrumentation Services	PO BOX 727 LONG BEACH, CA 90801-0727 CSLB: 505420 DIR: 1000002972	Diane Hester diane.hester@braggcrane.com (562) 220-1212	True	Submitted

**Overall Scope:** Crane Work  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** 1 crane operator

**Scope of Work to be Performed:** A/Cs with a crane  
**Scope of Work to be Performed:** 40 ton hydro Crane

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Operating 40 ton crane	Operating Engineers Local 12	Cranes Pile Driving and Hoisting Equipment	Pending	Pending

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
RUSSELL SIGLER INC.	P.O. BOX 9720 TOLLESON, CA 85353 CSLB: 960159 DIR: 1000005440	Lisa Elder lelder@siglers.com	True	Final Published

**Overall Scope:** Furnish and install building automation and controls system.  
**Self-Performing?** No

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
BAKER ELECTRIC & RENEWABLES LLC	1298 PACIFIC OAKS PLACE ESCONDIDO, CA 92029 CSLB: 161756 DIR: 1000000466	Nicole Dekome bakercpliance@baker-electric.com	True	Final Published

**Overall Scope:** Installation of conduit, wiring and devices for the HVAC Low Voltage Controls System.  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Electricians

**Scope of Work to be Performed:** Installation of conduit, wiring and devices for the HVAC Low Voltage Controls System.

**Scope of Work to be Performed:** TBD

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Installation of conduit, wiring and devices for the HVAC Low Voltage Controls System	Electrical Workers Local 569	Inside Wireman, Technician	Final	Accepted

**Comments:**

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:55:16 AM

Chad Emory with baker electric read form

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:55:29 AM

Iu 569 accepts

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
ASBESTOS & LEAD ABATEMENT, LABORER	1130 W. TRENTON AVE. ORANGE, CA 92867 CSLB: 772797 DIR: 1000000628	Sylvia Mendoza smendoza@millerenvironmental.com	False	Published

**Overall Scope:** Demolition and removal of buildings and site improvements, removing below-grade construction, disconnecting, capping or sealing, and removing site utilities, and salvaging items for reuse by District. As well as asbestos abatement and lead abatement.

Self-Performing? Yes

**Union Assignments and Scopes of Work:**

**Crew:** Demolition

**Scope of Work to be Performed:** 1. Demolition and removal of buildings and site improvements. 2. Removing below-grade construction. 3. Disconnecting, capping or sealing, and removing site utilities. 4. Salvaging items for reuse by District. 5. Possible water trucks if needed.

**Scope of Work to be Performed:** Excavator and bobcats.

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Demolition	Laborers Local 89	Laborer (Building Construction)	Final	Accepted
Excavators and bobcats.	Operating Engineers Local 12	Operator	Final	Accepted
Water trucks ONLY IF needed.	Teamsters Local 166	Teamsters	Pending	Pending

**Crew:** Hazardous Material Abatement

**Scope of Work to be Performed:** Lead and asbestos abatement.

**Scope of Work to be Performed:** HEPA Vacuums, negative air machines, and HEPA-filtered exhaust fans

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Abatement.	Laborers Local 89	Laborer (Building Construction)	Final Challenged	Pending

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
Ace Concrete Cutting, Inc.	P.O Box 746 Riverside, CA 92502 CSLB: 1049599 DIR: PWLR-1000522337	Lena Smith lena@acecc.us (760) 881-5631	True	Not Started

**Overall Scope:** --

**Self-Performing?** No

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
PAVEMENT RECYCLING SYSTEMS INC	10240 SAN SEVAINE WAY JURUPA VALLEY, CA 91752 CSLB: 569352 DIR: 1000003363	Amanda Lamb alamb@pavementrecycling.com (951) 934-4732	True	Final Published

**Overall Scope:** Removal of AC Only with Pavement Recycling Systems (PRS) Milling Equipment.

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Asphalt Demolition

**Scope of Work to be Performed:** Removal of AC Only with Pavement Recycling Systems (PRS) Milling Equipment.

**Scope of Work to be Performed:** 2017 Wirtgen W120Cfi

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Removal of AC Only with Pavement Recycling Systems (PRS) Milling Equipment	Operating Engineers Local 12	Operator	Final	Accepted

**Comments:**

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:39:43 AM

Daniel with Pavement read form

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:40:30 AM

chris b lu89; any laborers on project? sub; no, our scope does not require labor

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:41:19 AM

gc; miller provides labor

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
F.J. Willert Contracting Co.	1869 NIRVANA AVENUE CHULA VISTA, CA 91911 CSLB: 402473 DIR: 1000004062	Shayne Dahlstrom shayne@fjwillert.com (619) 421-1980	True	Final Published

**Overall Scope:** Earthwork

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Earthwork

**Scope of Work to be Performed:** Grading

**Scope of Work to be Performed:** Scraper, loader, backhoe, skip loader, water truck, motor grader, excavator, street sweeper

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Heavy Equipment Operator	Operating Engineers Local 12	Operator	Final	Accepted
Water Truck	Teamsters Local 166	Teamsters	Final	Accepted
Hand Work	Laborers Local 89	Laborer (Building Construction)	Final	Accepted

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
CALIFORNIA TREE SERVICE, INC.	P.O. BOX 2019 SAN MARCOS, CA 92079 CSLB: 696749 DIR: 1000009174	Danica Jovanic djovanic@caltreeservice.com	True	Final Published

**Overall Scope:** Remove various trees on site

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Tree work

**Scope of Work to be Performed:** various tree work

**Scope of Work to be Performed:** Truk and chipper

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
tree seervice	Laborers Local 89	Laborer (Building Construction)	Final	Accepted

**Comments:**

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:42:10 AM

gc read fom

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:42:35 AM

lu 89 accepts

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
CUT 'N CORE, INC.	9194 CHESAPEAKE DR SAN DIEGO, CA 92123 CSLB: 438783 DIR: 1000008538	Jennifer Sain jennifer@cutncore.com (858) 560-6627	True	Final Published

**Overall Scope:** FLATSAW AND CORE DRILLING, LABOR

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** LABOR

**Scope of Work to be Performed:** SAWCUTTING

**Scope of Work to be Performed:** FLATSAW

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
SAWCUTTING	Laborers Local 89	Laborer (Construction-Fence Erector-Housemover) (Engineering Construction)	Final	Accepted

**Crew:** LABORER

**Scope of Work to be Performed:** CORE DRILLING

**Scope of Work to be Performed:** CORE DRILL SET UP

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
CORE DRILL	Laborers Local 89	Laborer (Construction-Fence Erector-Housemover) (Engineering Construction)	Final	Accepted

**Comments:**

Edmundo Avila II [evailaii@sandi.net](mailto:evailaii@sandi.net) - 8/1/2024 10:43:00 AM

gc read form

Edmundo Avila II [evailaii@sandi.net](mailto:evailaii@sandi.net) - 8/1/2024 10:43:18 AM

lu89 accepts

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
INLAND INTERIOR CONTRACTING	323 SOUTH SIERRA WAY SAN BERNARDINO, CA 92408 CSLB: 405281 DIR: 1000001174	Stacy Hernandez stacy@ibccinc.com (909) 884-6276	True	Submitted

**Overall Scope:** Steel Shade Structure: IBCC is purchasing from Porter Corp, and IBCC is installing the steel shade structure and footings.

Athletic Equipment: IBCC is purchasing and installing. Playgrounds: IBCC is purchasing from Dave Bang, Zasueta installing Fabric Shade

Structure: All work done by USA Shades

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Carpenters

**Scope of Work to be Performed:** Athletic Equipment Installation Shade Shelter Installation Shade Shelter Footings

**Scope of Work to be Performed:** N/A

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Athletic Equipment Installation & Shade Shelter Footings	Carpenters Local 619	Carpenter	Final	Accepted

**Comments:**

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:43:47 AM

Autumn with Inland read form

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:44:34 AM

chris allen 619; accepts assignment

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:46:37 AM

chris b lu89; claims concrete placing/footing. any finishing concrete? gc; no finishing

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:49:47 AM

Dom Luyo; sheet metal installation? sub; yes Maria; returning form to give more detail to scope of work and follow up with who is installing sheet metal roof.

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:50:14 AM

cruz 500; no finishing of concrete above subgrade? gc and sub; correct;

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:51:06 AM

lu500; if there is any finishing of concrete, putting claim

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
K&Z CABINET CO., INC.	1450 S. GROVE AVENUE, California ONTARIO, CA 91761 CSLB: 319196 DIR: PWLR-1000404685	Michelle Sangoo mrsangoo@kzcabt.com (909) 947-3567	False	Final Published

**Overall Scope:** ARCHITECTURAL CASEWORK

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** CARPENTER - INSTALLATION

**Scope of Work to be Performed:** CABINET INSTALLATION

**Scope of Work to be Performed:** NONE

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
CABINET INSTALLATION	Carpenters Local 619	Carpenter	Final	Accepted

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
Andrew Lauren Surfaces	13220 Cambridge St Santa Fe Springs, CA 90670 CSLB: 973936 DIR: PWLR-1000818308	Cheri Tanner cherit@andrewlauren.com (562) 921-9549	True	Final Published

**Overall Scope:** Installation of Quartz Countertops

**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** INSTALL

**Scope of Work to be Performed:** COUNTERTOP INSTALLATION

**Scope of Work to be Performed:** N/A

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
install	Bricklayers & Allied Craftsman Local 4	Bricklayer	Final	Accepted

**Comments:**

Edmundo Avila II *eavilaii@sandi.net* - 8/1/2024 10:51:37 AM

Cheri Tanner with Andrew Lauren Surfaces read form

no comment

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
SAN DIEGO RESTAURANT SUPPLY	1202 MARKET STREET SAN DIEGO, CA 92101 CSLB: 303750 DIR: 1000014915	Kelly Kanady <a href="mailto:kelly@sdrs.com">kelly@sdrs.com</a> (619) 239-8107	True	Revise and Resubmit

**Overall Scope:** Installation of hoods, custom stainless, and buyout equipment for kitchen  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Sheetmetal Installation

**Scope of Work to be Performed:** Install Sheet Metal

**Scope of Work to be Performed:** N/A

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Delivery and install foodservice commercial kitchen equipment	Sheet Metal Workers Local 206	Sheet Metal Worker (HVAC)	Final	Accepted

**Comments:**

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:52:38 AM

gc read form

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:53:04 AM

lu206 accepts

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
STANDARD DRYWALL, INC.	3100 PALISADES DRIVE CORONA, CA 92878 CSLB: 444328 DIR: 1000000269	Krisa Wright <a href="mailto:kwright@standarddrywall.com">kwright@standarddrywall.com</a> (619) 443-7034	False	Final Published

**Overall Scope:** Drywall, Metal Framing, Plaster, Rough Carpentry and Insulation  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Carpenters (Drywall Installers/Framers)

**Scope of Work to be Performed:** Complete rough carpentry as required per scope. Install metal framing and drywall which includes taping and finishing. Plaster and insulation done by others.

**Scope of Work to be Performed:** Screws guns

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Drywall, drywall finishing (taping) and rough carpentry	Carpenters Local 619	Carpenter	Final Challenged	Accepted

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
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CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
ONYX BUILDING GROUP, INC.	555 RALEIGH AVE EL CAJON, CA 92020 CSLB: 957645 DIR: 100004799	Luke Utrecht luke@onyxbuilding.com	True	Final Published

**Overall Scope:** Exterior Lath and Plaster, Scaffolding for Plaster Scope  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Lath

**Scope of Work to be Performed:** Exterior Lath and Black Paper

**Scope of Work to be Performed:** Hand Tools

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Lath	Carpenters Local 619	Carpenter	Final	Accepted

**Crew:** Plaster

**Scope of Work to be Performed:** Plaster

**Scope of Work to be Performed:** Mixer, Pump, Hand Tools

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Plaster	Carpenters Local 619	Carpenter	Final	Accepted

**Crew:** Plaster Tenders

**Scope of Work to be Performed:** Plaster Tending

**Scope of Work to be Performed:** Mixer, Pump

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Plaster Tending	Plasterers Tenders of So. Cal. Local 1414	Plaster Tender	Final	Accepted

CONTRACTOR NAME	ADDRESS CSLB LIC. NUMBER DIR NUMBER	PRE-JOB FORM SUBMITTED BY:	LOA RECEIVED?	PRE-JOB FORM STATUS
COMMERCIAL SCAFFOLDING OF CALIFORNIA, INC.	14928 S. MAPLE AVE. GARDENA, CA 90248 CSLB: 835630 DIR: 100001499	Lisette Vallejo lisettev@csiscaffold.com	True	Published

**Overall Scope:** Installing scaffold to bldg. 100, 200, & 300, along with stair towers and canopies.  
**Self-Performing?** Yes

**Union Assignments and Scopes of Work:**

**Crew:** Scaffold Erectors

**Scope of Work to be Performed:** Installing and dismantling scaffold

**Scope of Work to be Performed:** N/A

SCOPE OF WORK	UNION ASSIGNMENT	DIR CLASSIFICATION	ASSIGNMENT STATUS	SCOPE OF WORK STATUS
Scaffold Erectors	Carpenters Local 619	Carpenter	Final	Accepted

**Comments:**

Edmundo Avila II [evailai@sandi.net](mailto:evailai@sandi.net) - 8/1/2024 10:53:58 AM



gc read fom

Edmundo Avila II [eavilaii@sandi.net](mailto:eavilaii@sandi.net) - 8/1/2024 10:54:13 AM

chris allen 619 accepts

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## Meeting Closing Comment

Closing meeting

Meeting Mnotes Publish Date: 9/4/2024 9:43:15 AM

Meeting Mnotes Publish Date indicates when the information for this meeting was marked complete with no further changes required. Other meetings may be required for the project and publishing these notes does not affect those. This document conveys our understanding of the conversations and decisions reached during this meeting. We assume it is reasonably correct and accurate unless formally notified otherwise. The recipients of these minutes are to inform the writer of any errors and/or omissions within 48 hours of receipt. Otherwise, the minutes will be presumed correct as-is and become project record.