

## Measure P Citizens Oversight Committee Meeting Minutes 6/9/2016

### Call to Order:

- Meeting called to order at 6:04 p.m. by D. Matuszak
- Present- (Members) Jay Menchaca, Clint Zollinger, Melanie Corona, Dave Silva, Dave Matuszak, Paul Nadeau (Staff) Alvaro Meza, Mariana Solomon (Public) Cheri Sarkur

### Review Minutes from Last Meeting 3/10/16:

- Minutes accepted with change on page 1 regarding outreach money
- Motion to accept minutes made by D. Silva (with revisions noted)
- J. Menchaca seconded motion

### Measure P COC Project Update:

- Handout was provided by J. Bombaci
- **Summer projects postponed**-4 solar projects; tied in with SunEdison who went bankrupt right before the start of project
- June 30th additional funding lead time to put in ground -would be in August, will put that off until next summer
- It is a power purchase agreement, getting operational savings; they still do not have funding for it. Still do not have financing, working with creditors to get an investor late June. No guarantee it is going to happen with SunEdison. Will cut them loose at the end of September, and the projects will go on
- D. Matuszak-other bidders?
- A. Meza-Yes, Solar City was the first and SunEdison threw together a huge RFP statewide and it was a piggyback bid, there pricing was a lot more competitive.
- City owns the zero entry pool at Christopher High School, they are going to be putting in shade structures (only reason it is on here is because DSA says that we have to hire the IOR and testing agency, Jim Bombaci hires them and then they pay us back, we want our IOR on that project, he works for us and he keeps an eye out for the District.
- **Brownell MS -Building Q** (which includes-gym, 4 classrooms, locker rooms and coaches office), years ago they installed a chiller and boiler it does not work, the chiller is way oversized, putting in individual HVAC units, will probably pull chiller and sell it, we purchase units themselves ahead of time, just took the contract to the Board last Thursday for that purpose.
- A. Meza-Asked Jim if he can explain the budget of \$550K
- J. Bombaci-explained how we had \$550K for project and the bid-this here is kind of a strange year for bidding and receiving bids, have had one or no bids, the most are 2 on projects, everyone is too busy and no one wants to bid, if so they are way too high. We had \$550K to work with- they bid 565K, have not pulled out negative change order which is at -65K, also has a 10% contingency trying to get it down to \$450K or as low as possible. Going to be at 500K (not to exceed) per Board.
- D. Matuszak-Do we have any projects we can hold until economy drops?
- J. Bombaci-will get down to that-have been out of AC and heating for 3 years, it was not worth it to make them wait.
- D. Silva -Will you start and finish before the school year starts?
- J. Bombaci-yes
- C. Sakur-How much space is the area?
- J. Bombaci-Classrooms and locker rooms are 960 square feet each, coach office is 10x10, gym itself is the big one, do not know off top of head but will get square footage to her. (6 at 960 sf. & 2 at 120 sf. & the gym)
- That has to do with duct work, placing these, abandoning these and pulling them out. The scope of project is available at Agenda online. We bring the scope and contract to the Board on each one of these.
- Handout says out to bid but will be starting on Monday
- **Brownell Lunch Shelter**-One lunch shelter is running at \$78K other at \$98K, the Board has not authorized this; the Facilities Subcommittee asked to compare metal to canvas type, unfortunately the canvas type has to be replaced each 10 years, if we go to a 50 year period does it cost to replace every 10 years or just buy the metal one. Our recommendation will be to give them the two options and ask which way they want to go either \$78 or \$98K or replace the canvas.
- A. Meza-Do the other Middle Schools have shelters?
- J. Bombaci-South Valley Middle School not sure, Solorsano yes, does not know off the top of his head. South Valley has a large covering around MPR.

- **Glen View Elementary School Preschool-** one of properties, corner of Hanna and 9th (County) the next one over is ours. Installing a preschool for Headstart, started that program April 25th we have to be done by July 15th have to start August 15th, there is a one month period where the state comes down and licenses it.
- Purchased two buildings that are 3 wide, each building section is 12ft wide and 40ft deep, we purchased from Gavilan College, \$50K for both. Brand new ones are \$75-100K each.
- A. Meza-Wanted to add funding source for this is developer fees because it is a new school
- **GPS Phase 4-** Change start date to 6/13 and finish date will be 8/8
- D. Matuszak-Got a lot going this summer
- D. Silva-will they still repave parking lot at Gilroy High School being that we lost Solar
- J. Bombaci-No, they are all part of the plans
- **Glen View ES-**Right now we leveled out the areas, all been removed, replaced pad and two buildings, everything has been removed, was a single building preschool for an outside agency. Did not have a huge amount to remove (2nd picture from the top on the packet provided), next page starting to frame the wall, will get all new VCT
- D. Matuszak-You don't have to use steel studs in that building?
- J. Bombaci-DSA is okay with either way
- **Gilroy HS Student Center-**trying to improve acoustics in building; DSA (Division of State Architects) about 2 years ago said you are not allowed to work on projects that are not closed out, that project was not closed out. Has been working diligently with Barbara Changam from Kasavan and Mike Rice and Jenny Derry has been to DSA in Oakland, have not gotten close out but are very close, expect to get change order directive. Do not have an IOR (Inspector of Record) they left long ago, don't want to work with us without charging us a lot of money. Have already taken plans to DSA, cannot start work until they sign it, expecting to get the change directive next week.
- D. Matuszak-What will project be?
- J. Bombaci-Acoustical upgrade, sound tiles on ceiling, doing it in pieces, accordion style delineate that goes across the building. The back has a kitchen area; it makes a lot of noise, as well as the AC unit, a few other items. Treatments along the wall etc.
- A. Meza- We can share the report with committee (acoustical), if you have ever been in the structure the sound bounces
- D. Matuszak-Is that because it wasn't designed for that?
- J. Bombaci-absolutely, it was designed to be a food area
- A. Meza-the theater there has been remodeled holds about 2-250, the Student Center can pack 500.
- D. Matuszak-what did that report cost?
- A. Meza-Was not charged to Measure P
- **Gilroy HS Fire Alarm wiring,** installed fire alarm 5-6 years ago, they did it in phases when they did that they had to put splices in there, they are underground and they fail, now we constantly get trouble, the system works but all we get is trouble. We are replacing wiring so fire alarm system is at 100%
- D. Silva-So these things are underground?
- J. Bombaci-they get wet or fail, unfortunately in this case they allowed it because it was 4 phases, we are going back and replacing wires so there will not be any splices underground. Got a good price on this one, Hue and Cry bid it and engineers estimate was \$250K came in at \$180K
- D. Matuszak-Just to pull wiring no piping?
- J. Bombaci-first thing they have to do is map it, they will spend 2 weeks just mapping it, trenching associated with it, also a piece to check issues where some of the fire alarms itself are failing not just wiring.
- C. Sakur-Are these conduits full of only fire alarm or do they also have electrical?
- J. Bombaci-should only have fire alarm, but unfortunately you will end up finding other low voltage electrical in there. They have to trace all those and pull all the fire.
- **GPS Phase 4-** last project with them when they signed up they were at 2nd grade and they are going to go to 8th grade, we have been adding 2 classroom buildings annually for the last 4 years. Putting in last 2 portable units starting next week for the first time they are ready to be completed and delivered. Also have put in a restroom and ran utilities right up to the back door of these buildings.
- **Mt. Madonna HS-** in back of building there are doors that exit to dirt, going to put in concrete considered ADA path of travel, this one will be level, also putting in a door way, in order for the students to get to the center they have to pass a classroom, also adding gates.
- Engineers estimate was \$95K, got it down to \$69K

- We did an RFQ for other architects in anticipation of new bond and to finish up Measure P work, so we have a pool of 5 architects that will be here for at least 5-7 years, one group will be working on the new school and other group on existing schools.
- We do have our Master Plan on our website, it is a very large document, and you can see this on the GUSD website. LPA architect is one of the architects that did the work, one of the best for that specific purpose
- **Rod Kelley fire alarm**-got zero bids
- Anything under \$175K we can bid out directly, anything over \$175K has to be on the pre-qualified list. We have to prequalify all contractors with state matching funds, to get ahead of the curb. It is mandated by legislature, the other thing is so we can get financial records, we know what they are capable of bonding for. When we build a new school at \$40M we know who qualifies.
- D. Silva-For the Rod Kelley fire alarm the people doing the Gilroy HS job did not bid?
- J. Bombaci- no they did not because they did not think they can get it done; if I go out and rebid they are going to rebid 100-150% over. The second is on August 16th when kids are back have to be 100% and tested. We used to hire security guards, if I miss that mark I have students that I have no place to put. Will bid in January when no one has any work and will get a good bid.
- D. Silva-can they do some of that work on Christmas or Spring Break?
- J. Bombaci- doesn't want to do that because you are splitting those two and talking about mobilization cost.
- A. Meza- State as well; we work with Service Company that wrote a letter and said all systems are serviceable for another year.
- D. Matuszak- Can we pick up the pace?
- J. Bombaci-Putting a fence around Solorsano, received a good bid engineers estimate was \$250K came out at \$180K
- **New school**-We have a property; California Department of Education has to sign off before we can build a school.
- D. Matuszak-Application is with them now?
- J. Bombaci-It is, they have given us the few things we need to work on.
- D. Matuszak-Site near Solorsano?
- A. Meza- We own the spot where roundabout is at Miller and Santa Teresa we swapped it with the Filice Family for the property across from Solorsano.
- D. Silva-That is plenty of space?
- J. Bombaci-useable, 13 acres
- A. Meza-Difference is utilities are on Club Drive, it was a win-win, because the developers wanted to keep the Grove as is.
- D. Matuszak-What is that school going to cost?
- J. Bombaci- \$40million
- D. Matuszak-what is \$3million
- J. Bombaci-The 3million is the due diligence, preliminary architecture and design.
- D. Matuszak-So architect gets paid out of this?
- J. Bombaci-Yes
- C. Zollinger-This does come from measure P?
- That is correct
- P. Nadeau-What was the just of the traffic pattern that they want?
- J. Bombaci-Have to get cars off of Club drive otherwise they will load to Santa Teresa. They said they cannot guarantee us that these kids are not going to go across etc., putting loading in front of the school. There was 3 of the Supervisors from CDE and Jim Bombaci and the architect,
- A. Meza-when we do this we work with Fire and GPD to make sure they like the flow and that is what they recommended.
- C. Zollinger-will you come in Club drive?
- J. Bombaci- yes the kids will exit on school side (right side)
- C. Zollinger-Is the school going to face same direction as ASMS
- A. Meza-School is going to face towards Club

### Measure P Budget Update

- Everything is committed
- D. Matuszak-so all available funds are committed? When will new money be available?

- A. Meza-2026, we have 28.9M available, because assess valuation has to catch up to be able to tap in.

### **Information (Measure E Election Results)**

- A. Meza- Measure E passed
- First series will happen sometime between October and November of this year
- First key piece is to wait for ROV right now still 80%, could potentially change the results because there is enough votes to swing, if it holds
- Have 60days to go to the Board and certify the results and establish a new COC
- Nothing happens until the ROV finalizes the vote and board approves it
- \$40M first series
- In November initiative that the state can pass, which will turn that \$40 into \$80 and at that point we can start working on some of the projects
- Matching funds for new construction is 50/50

### **Public Comments**

- No Public Comment

### **Old Business**

- None

### **New Business**

- D. Silva-When are we going to do a drive and to see the site of the new school?
- J. Bombaci-End of July first week in August so July 20th at 4pm will send out an invite, meet here and will have a van available.
- Next meeting will take place on September 8<sup>th</sup>, then December 8<sup>th</sup>
- J. Bombaci-Jane Howard will be coming back as Tax Payers representative for measure E because she served her term for Measure P.
- D. Matuszak-when does Measure E become established? Could it be the Sept 8<sup>th</sup> meeting?
- J. Bombaci-Will take her to the board in August (Jane) along with the new bylaws and changes for Measure E, only thing that changes is the new dollar amount. You can get the information from Agenda Online.
- D Silva-when we change from P to E every one of us have to go in front of the board?
- J. Bombaci-does not know for a fact, will double check for sure, the board does have to accept everyone?
- C. Zollinger-Will future meetings be measure P & E?
- J. Bombaci-Will finish up with whatever is left of Measure P?
- A. Meza-Will keep them separate

### **Adjournment**

- Meeting adjourned at 7:05 p.m.