

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, Oct. 19, 2018

PRESENT

Jim Bombaci
Debbie Flores
Cheryl Galloway
Dan McAuliffe
Alvaro Meza
Pat Midtgaard
Paul Nadeau
Anna O'Connor
James Pace
Linda Piceno

APPROVAL OF MINUTES FROM AUG. 10, 2018

- Motion made to approve the minutes: James
- All in favor

FACILITIES AND NEW CONSTRUCTION – JIM BOMBACI

DISTRICT-WIDE: BOND ACCOUNT-ABILITY SOFTWARE

- Colbi Technologies is the creator of this software. John gave a detailed presentation about this software.
- The software handles bond accounting, including all pay applications, requisitions. This allows for multiple-year projects (unlike QSS, which is for fiscal year). It can also help with pre-qualification and vendors, CUPCCA.
- This is an additional tool for the district now that Toni Bozzo's position in Facilities no longer exists.
- Jim: Software allows for the project to start from the bottom and tracks in real time. It streamlines the process so all input and output is accessible. Maintains information as the project progresses. Jim recommends that Colbi come out to do another presentation for context. It's the perfect time to do this to help with Toni gone and Jim leaving. Paul Nadeau is familiar with it, too. It would be good to use to with pool or lab to see how it works for us. It's become the standard in the field.
- Paul: This has been used in Hollister for pre-qualification and vendors. It's been good for that district.
- Cost: Annual cost could be about \$45,000.
- Next steps: Alvaro recommends that Paul and Anna O'Connor review the software to see if it is relevant and useful before the committee makes a final decision.

EL ROBLE: FENCE REPLACEMENT

- Proposals from Architectural Systems, all paid from Measure E:
 - \$7,200
 - \$2,682
 - \$7,518
- When school was painted, the large fence exterior fence was painted black to match new colors. Three smaller chain-link fences weren't painted because they're vinyl. For those smaller fences to match, the

chain-link has to be replaced – not the posts – which makes it less expensive. It's a simple, two-to-three day job. We'd like to have it done over Thanksgiving or winter break.

- We budgeted high for this project and the painting part came under budget so money is there.
- The question: Should these fences be replaced so they matched the school's new color scheme?
- James Pace: What motivated this?
 - Dr. Flores: We've had some complaints. It looks like an unfinished job. Our standard should be that if we repaint a school, we should do this so it looks complete.
 - Jim: The site initially didn't want to change out those fences so that they could keep some green. They've changed their mind.
 - Linda: I don't have a problem replacing the one on Third Street, but the others are functionally fine. I propose a compromise that we replace Third Street and leave the others.
 - James and Pat: We'd like all three done.
- Next steps: The agreement is to propose to that all three be done, from the Wren Avenue Property fund. This will go to the board on Nov. 1 for approval as one package.

BROWNELL: TRAFFIC STUDY

- \$14,160, paid from Measure E
- Jim provided second, lower bid.
- CDE does on-campus part; this vendor will do surrounding area. This is a circulation study to look at entrance/exits, how much will traffic increase/decrease and count cars.
- Jim: We're talking to BMS to use gate at Third Street to allow students access during drop-off and pick-up, after the renovation.
- Next steps: Lower bid will go to board on Nov. 1 for approval.

GILROY HIGH: ADA GATE INSTALL

- Proposal from Architectural Systems
- \$6,500, paid from Measure E
- This is a 4-foot gate for the path-of-travel to people to get from parking lot to the pool entrance. This gate has to have crash bars. This would install a gate and hardware; and repair section of fence near the gate.
- It's important for entrance at that point.
- Next steps: This proposal will go to the board on Nov. 1 for approval.

GILROY HIGH: EXTERIOR LIGHTS ON MATH BUILDING

- Proposal from MJR Electric
- \$8,346, paid from Measure E
- This is to rectify how dark it is in that area, especially when the stadium/track lights aren't on. Track and back of building facing the field. Some teachers who were working late have mentioned that it's particularly dark in that area.
 - Also, similar problem at Brownell: One of the neighbors has said that area near the MPR is too dark. Jim says we can add some lights that are angled to see if that works.
 - Next steps: Jim says we'll get together with the neighbors to discuss short-term solution of lights.
- Next steps: This proposal will go to the board on Nov. 1 for approval.

MAINTENANCE – DAN MCAULIFFE

ALL SITES: RECYCLING

- Information-only item
- From Recology
- Dan looked into better recycling throughout the district. He's working with Julie, recycling expert at Recology. Her consultation is part of Recology's services for the district.
- Dr. Flores: We'd like to hear ideas for recycling at special events outside of school days, too.
- Next steps: Julie will visit each site to observe. Dan will meet with her in November to discuss further. Hopefully, by next committee meeting, we will have more ideas. The committee would also like her to come to a future committee meeting.

GILROY HIGH: FENCE AND GATE REPAIRS

- From ASI, Inc.
- \$6,235, paid from RRM
- Gate near B Building needs closure.
- Replacement of five panels in other fence sections that are eroded and beyond repair. This is the older part of the fence – not the newer section but not sure of age.
- Both are safety issues.
- Next steps: This will go the board for approval.

EL ROBLE: GATE SELF-CLOSING HINGES

- From ASI, Inc.
- \$11,505, paid from RRM
- Every gate (13) on that site has deficient closures.
- ASI recommended same solution they recommended at CHS.
- Directive from Dr. Flores and committee: Gates can't be chained at any site. It's not safe.
- James recommends that this be funded from bond money, instead of RRM. Committee agrees that the proceeds from Wren Avenue Property will fund this.
- Next steps: This will go the board for approval.

LAS ANIMAS: CAMERA REPLACEMENT

- Ratification of contract with TSCS, Inc.
- \$4,449, paid from RRM
- Two cameras in high-traffic areas went bad. Out of warranty. They missed one incident that the school hoped to capture.
- Next steps: This will go to the board for approval.

LUIGI: UNDERGROUND SEWER LINE REPAIR

- Ratification of contract with Plumbing America, Inc.
- \$5,428.65, paid from RRM
- This was on-going issue that maintenance team tried to chase all summer but scope got beyond our resources. Plumbers discovered breaks in lines because of tree roots and sections that were plugged solid. This project got done two days before school started.
- Next steps: This will go to the board for approval.

GILROY HIGH: POOL VACUUM REPAIR

- Ratification of contract with National Aquatics Services, Inc.
- \$5,134.78, paid from RRM
- This is a critical piece of equipment that is out of warranty and has to be re-built.
- For reference, a new machine would be \$13,000.
- Warranty would be a year but this re-build would hopefully last as long as a new one.
- Next steps: This will go the board for approval.

ROD KELLEY: SLIDE REPLACEMENT

- Proposal from Miracle Play Systems
- \$2,953.49, paid from RRM
- Damage to slide requires more than a patching repair we've done in the past.
- Next steps: This will not go to the board because it's less than \$5,000.

GILROY HIGH: MOTORIZING AN OVERHEAD DOOR IN CAFETERIA

- Proposal from Barton Overhead Door, Inc.
- \$2,980 (not including electrical power to unit), paid from RRM
- This door seals off cafeteria area from rest of G Building. It often gets stuck. It's functioning like it should but a lot of resistance when it's in manual mode. It's hard for staff to safely open. This would go a lot way to avoid any possible injury.
- If power goes out, manual controls would still work.
- These machines require service once a year.
- Next steps: This will not go to the board because it's less than \$5,000.

DISTRICT OFFICE: FLOOR REPLACEMENT IN BOARD ROOM, FOYER, HALLS AND STAFF BREAKROOM

- Cottage Floors
- \$23,266.42, paid from RRM
- We've done several repairs in this area. They're not cleaning well because they're pretty worn.
- Dan: Recommends same product used in the main office area, which made for high-traffic areas and in tiles for easier repair or replacement.
- Work would be done over a break.
- Cottage has been our primary vendor and provides good service.
- Dan has sample boards for reference. He recommends a complementary color.
- Jim recommends a walk-off mat – an area that's heavier carpet and integrated into the rest of the area.
- Next steps: This proposal will go the board for approval.

GILROY HIGH: MARQUEE REPLACEMENT

- Information-only item
- The marquee is beyond repair because it's obsolete. Maribel has been looking for replacement parts.
- Quote is from company we've worked with.
- Dr. Flores: How is this paid?
 - Dan: We paid for the one at Christopher High. Other schools have fundraised and paid from their own marquees.
 - Dr. Flores: If we paid for Christopher High, we should pay for Gilroy High.
- This would be funded from RRM.

- Next steps: Committee agrees to pursue this. Dan will get more quotes for this and involve Dr. Sanchez and Maribel Guizar.

ALL SITES: SOLAR FLAGPOLE LIGHTING

- Information-only item
- \$125-\$400 each.
- During the holiday weekend, we were asked to go half-mast. That meant someone had to put up the flag and take it down over the weekend. We could avoid that if we had lights on the flag.
- The one at Christopher High has a solar light, in the ground.
- Dan would like to buy one to try on the district office to see how they work.
- Dr. Flores: It would be nice to do allow school to leave them all the time.
- James: We should be aware that if we do leave up flags all the time, we have to make sure we keep an eye on flags so they're not damaged.
- Next steps: Dan will buy one to test at the district office.

BUSINESS SERVICES – ALVARO MEZA

SUPERINTENDENT'S ADVISORY COMMITTEE ON SCHOOL CLOSURE

- Dr. Flores: Preliminary discussion about membership:
 - Dr. Flores, Alvaro and Paul would need to be on the committee.
 - Who would be other potential members? Suggestions are principals from schools most likely to be closed; SPAC/ELAC parents; board members; retired board members; teachers (GTA rep?); reps from all bargaining units.
 - Committee would be need chairperson to facilitate group.
- Dr. Flores: Her goal is get proposal to board by May 2019 with decision in place by August 2019.
- One of committee's directives would be to discuss options for the vacated site. It would remain as district property.
- Next steps: Dr. Flores would like the committee started by November. One meeting by Thanksgiving break. Dr. Flores is open to suggestions. She will take to board this weekend.

ANTONIO DEL BUONO: PRESCHOOL DROP-OFF AND PICK-UP

- For information only.
- Alvaro, Velia Codiga and Trish Tice have discussed issues with this area before. Area is congested in the bus-drop area because of too many buses and preschool vehicles are in the area. It was originally designed as an area for bus drop-off but parent vehicles are using it because of the nearby preschool portables.
- One suggestion has been (see page 50 on agenda packet for pictures): To pave grassy area so and create a parking lot.
- Why is it an issue? Preschool attendance is full but attendance on not main campus.
- Cost is not known or how it would be paid yet. Dr. Flores: Can we get quotes to understand how much this could cost?
- Linda: Would we need a traffic study here?
- Next steps: Alvaro recommends to not make final decision until decision on school closure is made. In the meantime, Dr. Flores requests quotes to get an idea of cost.

SCHOOL SITE SOLUTIONS – PROPOSAL FOR PHASE 1 BOND SERVICES**SCHOOL SITE SOLUTIONS – PROPOSAL FOR GILROY HIGH POOL PROJECT MANAGEMENT**

- These were drawn up in preparation for potential vacancies and transition in Facilities department. The situation has changed because of new Facilities Director.
- Alvaro recommends not taking action on this now because he'd would like to re-focus with Paul getting on board.
- Conclusion is that oversight from both projects would be as needed, not to exceed \$35,000.
- Next steps: Take this part to board for approval, in case it's needed.

ROUGH ESTIMATE FOR GAVILAN COLLEGE DENTAL ASSISTANT PROGRAM

- Greg CamachoLight and Deb Padilla are also involved in this discussion.
- One potential site: Near Mt. Madonna High. It would be a GUSD-Gavilan partnership of a CTE-like program for Mt. Madonna High students.
- One suggestion: Move portables at Gilroy High, at Gavilan's expense.
- Cost would be \$2 million.
- Concern is for cost for a small program.
- Dr. Flores: Feels like the timing is not right because of the school-closure process.
- Next steps: Revisit this after the school-closure decision has been met because this could change options would change. Cost estimate will be forwarded to Gavilan team so they have a better idea of what this option may cost.

UPDATE ON MT. MADONNA HIGH

- School moved to Gilroy High while flea treatments are happening. Treatments and monitoring are happening. It's unclear what the source or hosts are.
- Dr. Flores: Should we consider replacing the carpet?
 - Three-four rooms have carpeting at the campus.
 - We can also keep Mt. Madonna High students and staff at Gilroy as long as needed.
 - Linda: What's the potential cost to replace the flooring?
 - Dan: First guess is about \$20,000. He'll check notes to see correlation between which rooms still have fleas appearing and which rooms have carpeting.
 - Dr. Flores: Seems like the best solution would be see the result of this latest treatment, then consider the floors.
- Next steps: Dan will check on correlation with fleas and carpeted rooms; and provide quotes for hard-surfaces to replace the carpeting.

MISCELLANEOUS

- Add "working projects," by school site, on future agendas so we can discuss items that are pending or from board meetings.
- Gilroy High Pool:
 - Dr. Flores: I'd like to schedule a meeting to see a pool with a peninsula for next week. Lucy Huerta is looking to see what schools have peninsulas and can be visited.
 - Linda: We should see our pool in action to see how it works. Also, I'd like us to meet the administrators to hear how the decision was made for a peninsula at their sites.
 - Alvaro: We also will have a separate subcommittee meeting to specifically discuss the pool.
- Jim: Five notices of completion are going to board at next meeting. Only things left are punch-list items at math building.

- Dr. Flores: For next meeting, let's discuss the portables at Gilroy. Jim will designate the ones that need to be torn down and get an estimate for that work – so we can decide what to do with the rest.
 - Jim: Football is using one of the portables but that program could be moved to the room next to the weight room, which has computer equipment.
 - Dr. Flores: Would like to also explore options to hear other avenues for either moving, selling them as well.

MEETING ADJOURNED

- 11:27 a.m.

NEXT MEETING

- 9 a.m. Friday, Nov. 9