

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, Dec. 7, 2018

PRESENT

Debbie Flores
Cheryl Galloway
Maribel Guizar
Dan McAuliffe
Natalie Martinez
Alvaro Meza
Paul Nadeau
Anna O'Connor
Linda Piceno
James Pace
Joe Vela

Meeting started at 9 a.m.

APPROVAL OF MINUTES FROM NOV. 9, 2018

- Motion made to approve the minutes: Cheryl Galloway; Linda Piceno, second
- All in favor

TIME CERTAIN

JOE VELA OF AEDIS ARCHITECTS

BROWNELL MODERNIZATION PROJECT

- RFP has generated a lot of interest.
- Expecting proposals next week (2 p.m. Thursday)
- Paul is taking lead on scheduling interviews with contractors. Anticipating three-four interviews. Friday, Dec. 21.
- This project will have a general contractor for site and building
 - Linda: Does GUSD have experience with these contractors?
 - Joe: Not all of them but they're relatively local, in Monterey, San Jose, etc.
- Aedis is working with Paul for questions and points for interviews.
- Candidates will be scored and ranked for best value. The one chosen from interviews will go to board for approval.
- Late spring 2019 to DSA for review and approval for first set of buildings.
- Linda: Who is to panel to interview?
 - Alvaro and Paul will look who will be on the panel. It'll include some board members.
 - Joe: The architect is in the room but doesn't have voting powers. For guidance.

GILROY HIGH POOL

- Project approved and we're moving forward.
- Working from pool consultant to prepare for DSA review and approval.

- We're aiming for end of January to send to DSA review and approval. But may push in to February.
- We hope to get DSA's approval for June. It may be pushed to July, if that approval takes longer.
- Talking with Cheryl and Paul for when to close the pool for the project.
- Pat: It was one of the last votes I was able to participate in and I'm proud of the decision the district made for this project. I encourage you to keep the board updated as the project progress as well, to help keep board informed and help them communicate with public.
- Cheryl: Gilroy is already planning for contingency plan during construction for next year. They'll go to CHS. Alvaro and I are meeting with Gators next week.
- James: What's the status of the diving blocks that need replacement or repair?
 - Paul: We're still looking at those to see what needs to be done – if they can be repaired or if they need replacements.

FACILITIES & NEW CONSTRUCTION – PAUL NADEAU

GILROY HS: POOL PROJECT

- Update on project.
- Paul will provide milestone tracker as much as possible to help inform the committee about how projects are progressing. (See page 7 in agenda packet)
 - James: Can you show this data into a Gantt chart to make it more visual interesting and digestible?
 - Paul: Yes, we can modify this into different views. We're looking for a good way to consistently communicate.
 - Alvaro: I like the idea of putting this onto the website with key things highlighted and a thank you to the public for supporting the measures.

GECA: SCIENCE LAB MODERNIZATION

- Project is under way.
- Original furniture quote: \$12,272 from Measures E and P.
- We've gone back and forth with vendors. The updated quote is included in supplementary material today. Quotes are not finalized. \$13,000 in tables and chairs. On casters that are lockable. The carts allows A/V equipment are also moveable. That means the classroom setup can easily be reconfigured. The chairs are not on casters for classroom-management reasons.
 - James: Have we learned anything from the math building?
 - Alvaro: I've heard positive things about that design, especially the staggered seating.
- They're almost done with demo. Some work will be done over winter break. Project should wrap up by Jan. 18. (See project tracker in agenda packet.)
- This will go the ratification because we want to order the furniture as soon as possible.
- May go up as much as \$13K
- Next steps: This item will go to the board as a ratification for approval.

LUIGI ES: ROOF REPAIRS – INFORMATION

- About \$110,000 from deferred maintenance.

- Three wings need repairs. Rooms 8-19. It's the area that wasn't done two years ago.
- WTI – Page 2c in supplement.
- Through CMAS. Prenegotiated contracts for materials and labor.
- Contractor is hoping for start day in late January or later. 10-day window to get this done. Work can be done while school is in session.
- Approval for material purchase – waterproofing.
 - James: You should communication the background – that we started the project and this is the completion – when it goes to the board.
- Next steps: This item will go to the board for approval.

BROWNELL MS: HAZMAT TESTING

- \$21,975 from Measure E.
- New quote in supplemental packet from EnviroScience for \$21,975. That's about \$50,000 less than the first quote we received from Phoenix. We've worked with EnvironScience before.
- It's for the "deconstruction" side so we have a bit of time. But we want to get this done so we know what's there now.
 - Alvaro: When you to the board, please provide the original quote to show the difference.
- Next steps: This item will go the board for approval.

GILROY HS: PORTABLE RELOCATIONS – INFORMATION

- This is for removing the nine empty portables on the campus.
- Three most viable portables will move to Glen View. Quote for about \$27,000 to move and placed (construction costs; architect costs extra)
 - James: At our last meeting, we talked about Glen View not needing them?
 - Paul: Alvaro, Dr. Flores and I have discussed that this would accommodate increased density at Glen View, if needed.
 - Pat: Please explain this logic to the board.
 - James: How much do moving those three to buying three? \$800,000 vs. \$50,000.
- The rest of the portables: Hollister SD has expressed interest because \$31.8K to move to Hollister. (Hollister would pay.) We're looking at viability of the structures.
- Also has reached out to Butte County to see if any are needed up here but hasn't heard back.
 - Linda: Butte County has put out a call for portables
 - Paul will reach out to Butte county
 - Alvaro: Might be something we could figure out.
- Destruction quote: \$44.8k (pages 4-9 of agenda packet). In case we need to destroy all of them: \$65,000.
- We'd incur cost to level the ground and demo'd the asphalt that would be left over.
- Timeline? Units are getting prepped for moving or demo. Could do it as soon as we can, depending on the decision. April or March for moving and destruction. Fencing off in May. June for hardscape work.

MAINTENANCE – DAN MCAULIFFE

DISTRICT WIDE: SECURITY CAMERA MAINTENANCE – INFORMATION

- Quotes are quarterly rates.
- PM package for security cameras, as per request of Mark Goode
- We have about \$1M in cameras in district
- 1st: Service and cleaning
- 2nd: Extends warranty: \$53,000
- These plans don't include replacement for stolen or missing cameras
- Typical services as needed we are paying now throughout the year: \$10,000-\$12,000
 - James: Perhaps Dr. Flores can update the board that we've investigated and determined it's not
 - Alvaro: We need an alternative to TSCS to compare prices.
- Next steps: Recommend that it's included in Sunday report

DISTRICT: RETRACTABLE BLEACHERS

- \$9,779 to repair from RRM.
- Part of standard maintenance and inspection that is required every two years.
- Dan will look in to options
- Next steps: This item will go to the board for approval.

GILROY HS: TURF SERVICE

- \$6,400 from RRM.
- Field turf has worked on both schools.
- From last meeting: 150 repairs on turf that's not even two years old.
- Dan recommends AstroTurf to keep track of the issues.
- Recommended Rhino package (higher quote) includes leveling. It'll extend the life of the turf.
- In-fill would be due soon, which would be \$10,000.
- We have two maintenance people who take care of turf.
- Next steps: Rhino package will go to the board for approval.

GILROY HS: TREE WORK

- \$7,840 from RRM.
- Dr. Flores asked for look at the swamp pines in back of campus.
- We recently removed this species of tree in parking lot.
- Fall zone for these trees fall in to the levy.
- Consultant doesn't recommend removal for all the trees. Remove four trees; others structurally pruned.
- We will replace the ones we take out but with species that the consultant recommends.
- He's also going to trees at Glen View that may have some issues.
 - Alvaro: Also needs a look at Luigi?
 - These are city trees. Dan will alert them.
- Next steps: This item will go the board for approval.

BUSINESS SERVICES – ALVARO MEZA

ALTERNATE EDUCATION SITE

- We're working with the county to discuss the potential of a new building on the back of the district office property for a facility for expelled students and professional development. It would be built by the county, not GUSD. We'd still own the two acres of land.
- It would serve south county: Gilroy and Morgan Hill.
- We will have to re-stake. The farmer subleasing the property moved them.
- Also walked the building with the Annex building to consider it for this option. It used to be a dialysis clinic and a lot redevelopment that would need to be done.
- Another option: Because warehouse is closing, IT could move there, leaving the room in the Annex building.
- Another option: If school is closed, we may have some room on that campus.
- Fees expelled students for \$11,000 is staying fixed and goal is to lower that.
- Next steps/timeline: County superintendent is pushing for two years or less. We are looking for short- and long-term solutions.

UPDATE ON SUPERINTENDENT SCHOOL CLOSURE COMMITTEE

- Dr. Flores would like to have a meeting in January. She hasn't identified the committee roster yet.
- Told PPA that they're not needed at this point.
- Next steps: Possible meeting in January.

ENERGY STORAGE

- Feedback from CBO Symposium
- Alvaro and Paul will research this for what options district has to maximize options for solar as well as battery/energy storage.
 - James: Do have any report of the district's carbon footprint?
 - Alvaro and Cheryl: Yes, we can pull that.

INTRODUCTION TO BRAILSFORD & DUNLAVEY

- PM firm that specializes in K-12 and athletic facilities.
- Jenny Derry works for them.
- GUSD hasn't worked with them before.
- The firm's role is to represent the owner/district in larger projects. They would help architects and contractors that we are getting our money's worth. They can help facilitate that the specs from architects actually are being used.
- School Site Solutions are for smaller projects.
- Linda: Do you anticipate bringing a firm like this for Brownell at this point? Or would it be something to pull them in if we determine they're needed once project is launched?
 - Alvaro: It would be worth considering bringing them for a high-level evaluation. It would be done once we pick the builder so that they work with contractor and builder.
- Linda: What are the fees?
 - Alvaro: We haven't gotten to that level of specifics yet.

OTHER SITES

LUIGI

- Dan: The parent group has \$18,000 they'd like to spend to improve play areas. Their request will come to subcommittee for future discussion.

RUCKER

- Dan: Parent group's reading garden is progressing. Mural is in. Benches will be installed. They want to replace the dirt with compacted redwood. It won't hurt or improve the drainage issues in that area.
- The well is functioning but it's old and issues are coming up. Survey is being done to pump house to be re-done. We're hoping to extend the patches until we can propose a comprehensive plan to present to committee for direction. This could be a very big ticket (about \$100,000). This is work that wouldn't be done while school is in session.
 - The cross connection can be done over a week break. But the more extensive work would require longer.
 - Alvaro: Let's earmark \$200,000 for deferred maintenance for this potential project.
 - Dan recommends a survey of whole district to determine any other similar issues.
 - James: Can we save the art of the pump house?
 - Dan: Yes, because we're proposing a roll-up door so we can access the pump easily and building isn't modified.
 - James: Please brief Dr. Flores on this.
 - Dan: Yes, and we should include the survey from plumbing the area.

D.O.

- New carpet is going in the week of 12/17, beginning in board room. The room will be closed off as much as possible to avoid disruption and too many odors.
- The rest of the D.O. will be done the week of Christmas.

SUBCOMMITTEE

- Paul would like to propose for committee to consider new schedule of meetings, starting after June to help coordinate with board meetings.
- Alvaro: Thank you to Pat for her service and insight to the subcommittee.
- James suggests listing the district office, facilities, maintenance as part of the "Other Projects" part of the agenda.

Next meeting: Jan. 11, 2018

Meeting adjourned: 11:08 a.m.