

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, Jan. 11, 2019

PRESENT

BC Doyle

Debbie Flores

Cheryl Galloway

Dan McAuliffe

Natalie Martinez

Alvaro Meza

Paul Nadeau

Anna O'Connor

Linda Piceno

James Pace

Meeting called to order: 9 a.m.

APPROVAL OF MINUTES FROM DEC. 7, 2018

- BC Doyle made motion to approve the minutes; Linda Piceno seconded.
- All in favor

TIME CERTAINS

CLIMATEC ON INFRASTRUCTURE MODERNIZATION AND SUSTAINABILITY OPPORTUNITIES

- Tyler Gertmann of Climatec presented.
- Climatec helps districts to get to net-zero energy.
- Challenges: Not having enough capital, staff; utility rate changes; board and community expectations.
- Approaches in the past: piecemeal; wait and see (bonds and emergency repairs).
- Climatec provides comprehensive approach: funding solutions, technology options, ways to fulfill expectations.
- Technologies: lighting, building automation, heating and cooling, irrigation, roofs/building
- Combating utilities: pairing up solar and battery storage.
- Ultimate goal is to net-zero energy (Prop. 39) and implementing these comprehensive solutions to new projects.
- Typical funding sources: state programs, 0% interest financing programs/grants, Bosch funding, PG&E programs, power-purchase agreements, district routine maintenance, district capital/bond
- Sample comprehensive programs (see slides for examples) BAS = building automation system.
- What are next steps? Climatec feasibility assessment. This would provide a snapshot of what is needed and what are some info for whether to pursue further. RFQ or negotiated path. No cost to district for this assessment. (The process is feasibility assessment (FA), then procurement, then engineering/implementation).
- Climatec is a pre-approved vendor for GUSD.
- After the assessment, Climatec would be one of the competitors at the procurement level.
- Linda: If we don't pay for FA at this level but you do the assessment – is there any issue with the fairness at the RFQ stage with other competitors?
 - Dr. Flores: We will still check with legal to make sure GUSD is comfortable with it.

- Linda: What other districts have used your services?
 - Tyler: Burlingame, Hayward, Santa Cruz, Cabrillo – in this area.
- Alvaro: The key driver for this proposal is savings to the general fund. If there's an opportunity to improve systems to lower the fees we pay, that's savings to the general fund.
- Alvaro: Cheryl, we should come back with numbers about how much CHS has saved with using water-use conservation, as good data point for discussion.
- Cheryl: This isn't the only company that does this kind of assessment. We've had similar assessments throughout the year, especially in preparation for Prop. 39. Syserco is doing an assessment to gauge where we are now in comparison to where we were before Prop. 39. The difference is Climatec says they'll recommend potential funding sources. In the end, it doesn't harm us to have more in the information.
- Next steps: Alvaro will check with legal. If it's OK with them, he'll pursue the assessment with Climatec with the knowledge that it will go into a competitive RFQ.

RAYMOND JAMES & ASSOCIATES ON MEASURE P & E UPDATES

- Randy Merritt, from Raymond James, presented about starting to look at the timing of Series B out of Measure E and the remaining Measure P series.
- We are looking at issuing Measure E Series B this year to fund Brownell modernization. This is not new, unfound money. This is bond money.
- Borrowing money through certificates of participation (developer's fees; doesn't require voter approval; this was used to finish CHS and other projects) and general obligation bonds (from property taxes through voter approval of bonds).
- James: What are callable?
 - Randy: Determines whether bond is eligible for refinancing.
- Three bonds since 2002 – measures I, P and E. Last two bonds were at the maximum of \$60 per \$100,000 of assessed value tax rate limit.
- \$138.95M in authorized but unissued bonds. (See slides in presentation).
- Different factors can determine when to issue series.
- Page 5: Single most variable to sell bonds – district assessed valuation growth.
- Page 6: Tax rate history.
- Alvaro: Timing is a component in these because the money has to be spent within a certain time after selling.
- It'll still be dated or back-loaded bonds.
- Alvaro: We asked Randy to run scenarios for how much can we issue and have money to finish up Brownell and complete South Valley.
- Measure E: Remaining authorization of \$110M may be sold in two series in 2019 and 2020 or 2021. Limited factor is explained on page 9.
 - Should the district be interested in selling more than \$64M, we can consider submitting a debt capacity waiver to ask for permission to sell more. (Eliminates the 2.5% debt-limit factor.)
 - Page 10: Future bonding capacity shown over time, which shows options if borrowing \$64M now, more later.
 - Before going to debt-capacity waiver, district is required to have a public hearing and provide proof of consultation with bargaining units and advisory committee.
- James: It doesn't look like we need to do more than \$64M now because we can use that in addition to what we have in the fund for Brownell, correct?
 - Alvaro: It looks like we can.
- Dr. Flores: Alvaro, are you saying we shouldn't go for \$64M right now?

- Alvaro: Yes, because if we pull out \$64M, we may not be able to spend it efficiently. The leftover after Brownell wouldn't be enough to start South Valley in the best way. It would be better to pull out the full amount for South Valley when that project is ready to go. I recommend all of the remaining Measure P (\$28.95M) and some from Measure E Series B for a total of about \$44M.
- Paul: South Valley would start after 2020.
- James: I'd like to see a spreadsheet to see different calculations.
- Dr. Flores: I'd like to see charts. Paul, we also need estimates for South Valley – what money do we need for pre-construction to get that phase started while Brownell constructions starts?
- Dr. Flores: I don't want to do the waiver or increase the district's debt.
- Dr. Flores: Do we have any projects for state funding/eligibility? (It's a 60-40 match from the state, with the district providing the match.)
 - Alvaro: Mt. Madonna HS is eligible for \$2M, which is the eligibility limit.
- Some fees are per issuance: legal, financial advisors.
 - Dr. Flores, it would be good to see those numbers as well.
 - James: Are they per bond as well? Or those fees bundled if we issue from E and P at the same time.
 - Randy: Some savings can be made by bundling.
- Randy: You can do this. It's up to the district for decide how much to issue.
- Next steps: Alvaro requests additional research and preparation to provide requested scenarios from subcommittee. Randy will come back in a month or so to the subcommittee with requested data. After the subcommittee is comfortable with numbers, this can go to the board. (It'll go the board twice – for information and then for approval.)

FACILITIES & NEW CONSTRUCTION – PAUL NADEAU

ACCOUNTABILITY, QUALITY BIDDERS, COLBI DOCS

- \$95,000 initially, \$60,500 annually, from Measure P
- Account Ability: Software (accessed through web browser; “software as a service” or SaaS) to handle construction projects. Automates processes and documents (financials).
- Colbi Docs: Second element to software package: tracks and archives notifications between facilities and contractor (pay apps, etc.).
- Quality Bidders: Vets vendors. Streamlines a process that could be improved at GUSD. Keeps pre-qualifications updated.
- This will handle some of the tasks left by vacancies in the Facilities department.
- Alvaro: The subcommittee has seen a demo of Colbi. We saw Key Analytics but it doesn't do the facilities tasks needed. This software gives the Facilities department the tools needed to be more efficient, especially in the face of tighter staffing.
- Alvaro: We are paying for this with the money left from the staffing vacancies. It's important to communicate this to the board.
- James: If you decide to not continue with the service in future, can you retrieve the data?
 - Paul: Yes. A couple of options are available: You can retrieve your data or pay a fee for to maintain the database in their cloud.
- Next steps: This will go to the board for approval.

KEY ANALYTICS

- \$58,000 from Measure P

- A competitor to the Colbi products
- Group that saw demo thought it was redundant accounting software to QSS and wouldn't provide the tools needed for facilities.
- Next steps: Not recommended for Facilities' needs.

BROWNELL MODERNIZATION UPDATE – INFORMATION

- The interview committee has the intent to award to Flint Builders.
- The group interviewed three candidates for the contractor bid. It was the unanimous choice and also the lowest bid.
- Concern about on-site labor requirements for the project (internship requirements, etc.) was brought to district legal team. Legal determined that it's a compliance issue for the vendors, not the district. When we checked back with Flint, they said they are aware and compliant.
- Alvaro: It's important to point out that what is going to the board at the Jan. 17, 2019, meeting: the proposal to award Flint Builders as well as request to approval a \$700K pre-construction agreement.
 - Paul: This agreement will help start the surveys, etc., for pre-construction.
- Linda: Do we have solar incorporated in this project?
 - Alvaro: We expect to have room to incorporate.
- Next steps: This is going to the board for approval.

GARLIC FESTIVAL USE OF GUSD PROPERTIES

- Festival organizers approached the district to ask about using the property off Club Drive for parking.
- Consultant John Dominguez, of School Site Solutions, strongly recommends against it because of the potential pollutants.
- Dan: Some alternatives could be Gilroy HS student and staff parking lots. Playing fields could also be an option but we'd have to figure out how to address potential issues with turf damage.
- Paul: Full disclosure that he's the transportation chairman for the festival. The Gilroy HS options may not be as attractive to festival organizers because it would not be for attendees, but rather staff. What they need is more parking for attendees so that buses would be reduced. District options would not necessary solve the problems they have.
- James: The Solorsano field would be a better option to offer.
- James: We want to be good neighbors but Club Drive won't work. We want to figure out other options to offer.
 - Dan: As a side, the festival has asked about the old wooden tables. We want to get rid of them because the sites have new metal tables.
 - Dr. Flores: They have to be obsolete/surplus them.
- Next steps: Paul will reach out to see if the festival will be interested in the option of the Gilroy HS parking lots and Solorsano field. Dan will talk to festival organizers to see if they want the tables.

GILROY HS: PORTABLE REMOVAL

- It'll cost about \$10-\$12K per unit to move three portables from Gilroy HS to Glen View ES. The siding would have to be redone and possibly re-roof after they're moved, which would be in addition to moving costs.
- Paul reached out to Butte County and they don't need the the portables.
- It'll cost almost \$60K to demo all of them, including creating the asphalt after.

- For hardscape after demolition: LPA didn't have a plan for his area that was hardscape. Its plan was for a mirror of the math building. They're putting together a plan for outdoor area that includes dining areas. That would include a plan, not the materials and labor to implement.
- Gilroy HS has said they wanted two of them for storage. Paul recommends against this because they may not be useable and other potential areas are available.
- Dr. Flores: We need to look at overall storage needs at the school, including the Nob Hill truck and portables.
- Dr. Flores: Can we something simpler?
 - Linda: I'd like to see options for different ranges: a simple concrete pad, something with planters and something more elaborate.
- Next steps:
 - All of the portables will be demolished.
 - We need an estimate of how much it would cost to implement the hardscape LPA would propose.
 - Paul will get an estimate for some simpler and mid-range options from EFS concrete.
 - Paul will get an estimate from a roofing contractor to create a gateway.
 - Paul connects with Gilroy HS to determine storage needs and options.

MAINTENANCE – DAN MCAULIFFE

LAS ANIMAS ES: PROJECTION SCREEN

- \$6,635.66 from RRM
- Vendor: Appropriate Connections
- The screen has been broken since beginning of school year. It's an 11-year-old device.
- Can be repaired for \$5,300 but with only 90-day warranty.
- New would come with a five-year warranty.
- Next steps: This will go to the board for approval.

GILROY HS: SOFTBALL BATTING CAGE

- No cost to district
- Vendor: Home Depot grant
- Diagram in packet (page 56) illustrates where they'd like to install this.
- Can this project have a sign or plaque that acknowledges Home Depot's grant?
 - Dr. Flores: We are discouraging signage but smaller plaque would be OK, especially if it's for acknowledgement of this grant.
- Next steps: Dan will check with Jami Reynolds to whether Home Depot will want to have signage. Dan will give Jami the OK to proceed with project.

EL ROBLE ES: BIRD EXCLUSION

- \$10,790 from RRM
- Vendor: ADM
- The birds near the MPR at this site. They're near the HVAC and other important components so this should be taken care of quickly.
- Next steps: This will go to the board for approval.

RUCKER ES: CARPET REPLACEMENT

- \$13,447.15 from RRM

- Vendor: Cottage Floors
- Carpets are not that old but damaged during the renovation of this area. The carpet is cleaned several times but the stains reappear.
- Not urgent but Dan would like to get it done during next school break.
- Next steps: This will go to the board for approval.

CHRISTOPHER HS: GYM FLOOR REFINISH

- TBD from RRM
- Vendor: TDB
- Dan has been trying to get bids for this but has one so far.
- Would like to get this done in spring.
- Next steps: Dan will come back to subcommittee when he has more bids to compare.

RUCKER ES: MURAL

- No cost to district
- Mural will go on portables that face garden area.
- Next steps: Information only.

LUIGI ES: SITE IMPROVEMENTS

- No cost to district
- Parent club has \$18K to make improvements: installing water-filling stations, painting asphalt.
- They proposed shade structures for pick-up area but Dan talked to principal to recommend against it. Dan recommended benches in parking area instead.
- Next steps: Information only.

RUCKER ES: WATER AND WELL WORK

- Cost not determined at time of submittal. Cost will be about \$45K to \$50K.
- Vendor: Plumbing America, Inc.
- Water board is being updated with the work as we do it.
- Work was done during the winter break to fix cross connections.
- The well at this site is in terrible condition. The pressure tanks are leaking where we can't repair them.
- Progressive repairs. We won't shut water off during school is in session unless it is on the verge of complete shut-down.
- Dan has communicated to the school that the water is safe. Water is being tested weekly.
 - BC: Should water be tested daily?
 - Dan: Will check if this is a requirement.
- Next steps: Repairs will done in a few weeks.

ALVARO MEZA'S ITEMS

BOUNDARY CONSULTANT RFP

- Tom Williams does enrollment forecasts but we need more robust options to give us more complex forecasts.
- Recommendation for RFP will be for boundary consultant and new demographer.
- Next steps: This item will go the board for approval.

OTHER SITES

ANTONIO DEL BUONO ES

- SDC PRESCHOOL:
 - The four portables outside of the fencing area, near the parking lot. The preschool classrooms only have one door that faces the parking lot. Kids have to walk to playground as well as main school in this unfenced areas, which has been a safety concern. Head Start has said they want to a fence as well and indicated they could pay for their part.
 - A proposed solution: Mrs. Codiga and preschool program have found two empty classrooms in the main campus that they'd like to move into ASAP.
 - Next steps: They have the subcommittee permission to move. Cheryl will let school know and loop Paul Winslow into conversation.

GPS

- City would like to change striping and signage near GPS. They'll re-stripe closer to South Valley soon after. They'd like to get rid of left-hand turns.
- What the city is asking the district is to help with educating parents about the changes. The police department will do three phases of enforcement.

DISTRICT-WIDE

- Linda: With the upcoming rains, how are we prepared?
 - Dan: We are as prepared as we can be. Crew is on a circuit to check sites every morning after rain to check draining and gutters, especially in our usual problem areas.

FACILITIES SUBCOMMITTEE

- Paul: Welcome to Trustee BC Doyle, who has been appointed to the subcommittee, and Edgar Esquivel, new facilities project manager.

Next meeting: Feb. 8, 2019

Meeting adjourned: 12:15 p.m.