

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, Feb. 8, 2019

PRESENT

BC Doyle
Debbie Flores
Cheryl Galloway
Dan McAuliffe
Natalie Martinez
Alvaro Meza
Paul Nadeau
Anna O'Connor
Linda Piceno
James Pace

MEETING BEGAN: 9 a.m.

APPROVAL OF MINUTES: Jan 11, 2019

- James Pace made the motion approve the minutes: B.C. Doyle seconded.
- All in favor.

TIME CERTAIN

CITY OF GILROY – GARY HEAP, JORGE DURAN AND NIRORN THAN

- Jorge: Development update – no new projects have broken ground since the last time this group visited the committee. Several are in punchlist phase.
 - These projects will be breaking ground after the rainy season: condo complex at First Street and Santa Teresa Boulevard; commercial development at First Street and Kelton Drive; 72-unit single-family homes near Highway 152, part of Hecker Pass development plan. Also, new roundabout on Highway 152 and pedestrian bike trail (latter will go through seven-eight months of construction).
- New proposed project: 120 affordable townhouses in Glen Loma Ranch area. Timing: Construction aimed to start this year but not sure if that'll happen. It'll likely be end of next year or the one after, in reality. This project will include second phase of re-alignment of Miller Avenue under construction now. Part of 10th Street is being extended now.
 - The challenge is that the project will go over the extending part of Miller Avenue. It's an affordable housing project, which requires a more stringent process for funding. Developer will have a tough time getting funding because of that. The challenge is to get the right of way to give them access to Miller. The developer has just proposed the closure of Miller for six to 12 months.
 - Jorge: We realize the closure of Miller affects lots of people and traffic. The developer is working on options: The city has suggested that they build the bypass. But the big factors that will determine outcome will be money and environmental needs. When the environmental originally was done for the project, the bypass was not part of it.
 - Preliminary feedback:
 - Dr. Flores, James: Impact would be bad. It would affect Solorsano MS and Gilroy HS traffic.
 - Dr. Flores: We could live with four- to five-week closure but a year is bad.
 - James: Should we send a comment letter?

- Jorge: Not at this time.
 - The good news once this work is done, that will be the end of work on Miller. Future development will work around these changes.
- Dr. Flores: How many homes are being constructed in the Ballybunion area?
 - Jorge: 113 units in the Grove project. Plus, three separate projects with 250 units on Ballybunion side. Occupancy expected in two years.
- Cannery: 200 affordable units total near downtown. The partial opening of 100 units is in March. Full opening of rest of units will be in July.
- Kern Avenue, near GHS/FFA farm: 27 apartments, market-rate units.
- Monterey Gateway, on Monterey Road, north of Luchessa, is moving along. For residents 55 and older.
- Dr. Flores: What are the total new units for occupancy expected in 2019?
 - Jorge: We'll get that number back to you.
- James: Do we get impact fees from these developments?
 - Anna: yes.
- Jorge: How does the school district anticipate these developments will change things?
 - Dr. Flores: We work with a demographer to project enrollment and he's projected we'll be level or grow. But we've been had decreased enrollment the last couple of years.
 - We're not seeing one child per two homes in Glen Loma, as projected.
 - Linda Piceno: We worked with management at Alex Station to get a count of incoming students. Will we work with the Cannery to get a similar count?
 - Dr. Flores: We definitely can.
 - Dr. Flores: Declining enrollment has impacted our schools with ADA, etc. We have a senior class that's about 200-plus larger than our kindergarten class. We've started a committee to advise the board about whether to close a school and which one.
 - Alvaro Meza: We'll engage the city to help present to the committee as well.
 - Dr. Flores: We can send you charts on our enrollment as well.
 - James: We have a joint council meeting at this month so I'm sure this will be a bit topic of discussion.
- Cheryl Galloway: We talked about the striping on IOOF. The plan is going to be do this President's Week, depending on the weather. Please work with Rachelle and Melanie so we can keep parents updated.
- Dan McAuliffe: At Eliot, we have a quote from our vendor do redo the sidewalks near Eliot. Is the project to split the cost with city 50-50 still available?
 - Gary: Yes, it's available.
- Nirorn:
 - Community meeting for those impacted by the traffic project near Brownell will be 7 p.m. Feb. 12. First Street will be in construction until end of the year.
 - Auto Mall project and Monterey rehab projects are underway.
 - PG&E is realigning gas line at Sixth Street and Monterey Road.
 - Traffic: Speed survey is complete and being considered. It's going to city council at the beginning of March.
 - Neighborhood traffic management program. Gilroy doesn't have that now and we're going getting ready to launch it. Speed cushions in some targeted areas but other methods as well.
- Jorge: Town center near Glen Loma developments is In design. But the builders will take time because residents have to be in place before the commercial comes in.

FACILITIES & NEW CONSTRUCTION – PAUL NADEAU

GILROY HS: FLATWORK PROJECT AT OLD PORTABLE SITE

- \$311, 190, from Measure E.
- Proposal is to put down a mirror of what is at the math building.
- Three sections:
 - \$217,8000
 - \$81,390
 - \$12,000
 - Total: \$311, 190
- 30 feet from dining commons. This will include a seat wall and take care of elevation change. An ADA ramp up to the gates will go in right behind it.
- Not including the demo, which is about \$60,000.
- We haven't released Premier on the math building project. We could issue a change order to allow Premier to do this as part of the project, funded out of bond money.
- Funding: On the last page. Measure E, Series A \$300,000 unallocated, which could take care of this project.
 - It doesn't affect South Valley MS because it's unallocated.
- James: How does this compare to what we had proposed earlier?
 - It is less that because the estimate we had last month from the architect was \$110K-plus, just for the design.
 - Dr. Flores: To complete the math building project, we have to remove the portables. And removing the portables, we are left with that dirt area. So, we have to do something about the dirt area to finish the project.
- Paul Nadeau: We do have some potential costs savings if we can get someone to move the portables. Talked to some folks who may be interested in taking the portables. But they have timing and other details to figure out before they know.
- Dr. Flores: When's the best time to do the concrete work?
 - Paul: Right after school year ends.
- James: Is this going to grow into a \$500K project without adding any significant space to the school?
 - Dr. Flores: We should have included the landscaping as part of the project. We did talk about grass in the area but the costs were too high for maintenance and resolving drainage issues.
 - Linda: I understand we don't want lawn but can we include trees or some other greenery in that area?
 - BC: How will we deal with electrical that's left over?
 - Paul: We have several options to move these.
- James: Are we thinking about future use for that area?
 - Paul: We could theoretically do some things but we don't know how things will change.
- Next steps: We are clear to move forward with the proposal to proceed as a change order for Premier. \$370K. This will go the board second meeting in March.

BROWNELL MS: UPDATE AND FLINT BUILDERS CONTRACTS

- Contract is in four parts, generated by our legal.
- This will go to Flint to review, redline and sign in time for March 7 meeting.

- Linda: Can this go to trustee Mark Good before the meeting?
 - Dr. Flores: Yes, Alvaro please send to him.
- Next steps: Contract will go to the board March 7.

GILROY HS: POOL STARTING BLOCKS

- Cost and funding source TBD.
- Starting blocks at the Gilroy HS pool are non-operable.
- For safety reasons, our maintenance department can't make changes or fixes to these. They need to come from official service providers or manufacturers.
- The ones to replace these can't be used on the new pool because the design is different and aren't compatible. These replacements would be a separate sets that would used for one season, which is about five meets.
- Alvaro: We can go without starting blocks?
 - BC: Gators also need starting blocks.
 - Cheryl: Coach Pickford said yes, they can go without blocks as a last resort, but times for races without start blocks won't count for CCS.
- Paul: If we go without these, we'd have to figure out how to deal with these faulty ones to make sure no one uses them. Also, we'd have to get access to pool. We need to know if this can be done in the time constraint we're facing ASAP. If not, plans need to made to make sure we have a contingency plan for doing what we need.
- Dr. Flores: This is a safety issue that needs to be resolved.
- Linda: I also don't want students to lose out official times for CCS.
- Paul: I'll see if another consultant can take another look at the tensile strength. One option is Aquatech, out of Galt.
- Next steps: Paul will start working to get this done ASAP, starting with checking with the consultant. He'll work with Coach Pickford to work around pool needs.

GUSD: GARLIC FESTIVAL TRAFFIC PLAN

- Dr. Flores: Garlic Festival is in financial trouble because of the high cost of the parking shuttle buses. We can't help with busing because of legal reasons. But we are exploring what else we can help with aside from busing.
- The proposal is to use some GUSD lots to help offset their busing needs. The agreement would include requirements to return fields to their original conditions. GHS parking, GHS ball fields, a field near Solorsano MS, Olive Grove property.
 - Olive Grove has a big mound of soil and the festival would have to re-grade it to make it usable for parking.
 - BC: What does this mean for the testing requirements at these sites?
 - Linda: We're looking at having to redo all testing anyway because we're not going to anything in the five-year requirement window.
- The festival is willing to find a compromise with partial offering: GHS fields, Solorsano but not Olive Grove for this year, for example.
- The city will still have to approve any plan because of traffic issues, etc.
- Next steps: Paul will talk to festival organizers to let them know about the reasons why district can't help with busing. The board will need to be briefed in Sunday report. The MOU will go the board in March.

SOLORSANO MS: UNDERGROUND ELECTRICAL REPAIR (RATIFICATION)

- \$6,387, from RRM
- We lost power in one of classroom wings for about a week. It's where the band and choir do work.
- Vendor was able to respond quickly and make repair, even in the rain.
- Next steps: Ratification will go the board in March.

ANTONIO DEL BUONO ES, GILROY HS AND RUCKER ES: DIESEL GENERATOR INSPECTION AND SERVICE

- \$12,130, from RRM.
- This is for inspection and service of fire pump at Rucker as well as emergency lighting at Gilroy HS and ABD ES.
- it's important to keep these maintained so they're in working order in case of an emergency.
- Every year, the vendor provides this routine maintenance and have given us great services.
- GHS is a Red Cross center; ADB is an emergency medicine-distribution center.
- Dan will ask for a redo of the matrix in the packet so the information is clearer for the board.
- Fire service company does provide separate inspection.
- We have portable generators that are serviced once a month.
- Next steps: This will go the board with a clearer matrix.

GILROY HS: MARQUEE REPLACEMENT

- About \$21K to \$22K, from RRM.
- This to replace the broken marquee at the corner of 10th Street and Princevalle.
- IT Director Maribel Guizar is reviewing three quotes to provide recommendation. She's aiming to find something that can be controlled.
- Maribel's recommendation is what will go the board.
- Next steps: This item will go to the board.

GILROY HS: PORTABLE BATHROOM REPAIR (INFORMATION)

- \$18K, from RRM; but additional costs will be necessary.
- Five stalls need repair.
- Floors are rotted because of water intrusion.
- Only one contractor has been out there to look but it's the same one who provided work at Glen View. Do we need look for other vendors?
- This price would removing flooring and subfloor. But could be additional, depending on damage to insulation, etc.
- Linda: How much more this will be?
 - Dan: Depends on what additional damage is found.
- Next steps: Do the work and take the agreement as a ratification to the board.

ELIOT ES: SIDEWALK REPAIR REPLACEMENT (INFORMATION)

- \$20,790, with some costs potentially shared by City of Gilroy program.
- This would be all three streets around the school.
- We have already walked out the site and marked some issues. But might have to re-do this, depending on city.
- James: I recommend that we look at also installing trees and shrubs.
- Next steps: Dan will connect with Nirorn from the city for what to do next.

SAFETY – CHERYL GALLOWAY

GUSD: RFQ FOR ENERGY CONSERVATION DESIGN-BUILD SERVICES

- Climatec came to propose a high-level view of district's energy needs as well as an RFQ. With legal's recommendation, we're skipping the high-level view and going straight to RFQ.
- This will help analyze our energy needs and potential savings opportunities.
- Next steps: This will go the board.

ALVARO MEZA'S ITEMS

ARMORY PROPERTY ON WREN AVENUE (2 ACRES)

- The people in charge of the Armory building on Wren Avenue have reached out to the district to let us know this site is for sale.
- Next steps: This is information only. It's not something that interests the district at this time.

RECOMMENDED SIZE OF NEXT BOND SERIES

- Last meeting, Raymond James was here to present.
- Project numbers haven't changed.
- Timing of Measure E Series B has changed.
- We are accelerating Measure P so we can close that out this year.
- Total issuance in March or so of \$44.2M, including both Measures P and E.
- We will push issuance of Measure E Series C (\$94M) to four of five years from now so it's issued as close to building of South Valley MS as possible and assessed value is enough. We want to avoid stretching out the building of South Valley MS over too many years.
 - \$2.5M would be needed to help with planning/pre-construction of South Valley MS.
- Next steps: Alvaro will present this as information item to board second meeting in March. It'll go for approval in the first meeting in April.

OTHER SITES

GILROY HS

- Security camera was stolen from near greenhouse. Insurance is submitting the claim. Deductible is \$1,000. The replacement is about \$3,300.
- *Update on work on the greenhouse:* Maintenance has been working on updating some things at site, including electrical, etc. Most of the work has been done in-house. Other things have to be addressed, such as how to work around the liquid propane gas at the site. The goal is to have it completed in mid-May.

CHRISTOPHER HS

- *For information only:* Converting the metal shop at Christopher HS would cost \$600K-\$1M.
 - We have to spend \$900K in CTE grant funds that have to be spent by the end of June but it's for all-CTE projects across the district.

DISTRICT OFFICE

- Camera was stolen on Christmas Day.
- Replacement is \$700, with labor. \$400 camera.
- The cost was less than \$1,000 so doesn't meet deductible.

RUCKER

APPROVED: March 8, 2019

- Work on pump house will be done during February break.
- We've been working closely with water board and they've been happy with the progress.

Next meeting: March 8, 2019

Meeting adjourned: 11:18 a.m.